

2022

Corporate
Responsibility
Report

Getty Realty

Contents

Message to our Stakeholders 1

About Getty Realty Corp. 2

Our People: Social Responsibility & Human Capital Development. 8

 Introduction & Commitments 9

 Employee Health & Wellness 10

 Employee Benefits & Compensation. 11

 Diversity & Inclusion 12

 Corporate Citizenship & Philanthropy. 13

Our Planet: Environmental Stewardship 14

 Introduction & Commitments 15

 Environmental Due Diligence. 16

 Environmental Compliance 16

 Environmental Liability & Remediation 17

 Sustainability at Our Properties 18

 Redevelopment Program. 20

 Sustainability at Our Corporate Headquarters 21

Our Practices: Corporate Governance & Ethical Business Practices. 22

 Introduction & Commitments 23

 Board Composition 25

 Board Oversight of ESG & Risk Management. 25

About This Report 27

 Scope of Report. 27

 Forward Looking Statements. 27

 Questions or Comments 27

Appendices

Appendix A – GRI Index 28

Appendix B – SASB Index. 35



Message to Our Stakeholders

Getty’s inaugural corporate responsibility report represents an important milestone as we communicate our current policies and ongoing commitment to effective environmental, social and governance (ESG) practices.

Getty’s culture is grounded in having high standards of accountability to all our stakeholders. We believe that delivering results includes performing up to these standards as we grow our high-quality portfolio of convenience and automotive retail net lease properties.

Our people are the foundation for our ESG efforts. Every team member is critical to our overall success, and we are fortunate to work with a group of professionals that are committed to growing Getty in a responsible manner. We strive to provide a diverse and inclusive work setting that provides a safe and healthy environment in which our team can continue to engage professionally and personally.

As an organization with a portfolio of more than 1,000 freestanding retail properties subject to long-term triple-net leases, our efforts to protect the environment and our assets commence well before we actually own a property. Our acquisition due diligence process includes thorough environmental review and analysis to determine whether a property and its operations meet our environmental standards. Once in our portfolio, the triple net lease structure dictates that our tenants maintain, operate, and make capital investments at our properties. As such, it is our tenants who control the environmental impact of their operations, and decide on environmentally sustainable practices and related investments. To that end, we are pleased to report that many of our tenants have already completed environmental and sustainability projects, including upgrading to LED lighting, installing energy efficient coolers and HVAC units, and, in select cases, installing electric vehicle (EV) charging stations.

As part of our commitment to environmentally sustainable practices, we recently implemented “Getty Green Loans” to provide low-cost loans to our tenants for the express purpose of investing in environmental and sustainability projects. We believe Getty Green Loans reinforces our position as a business partner,

while providing additional incentive for our tenants to prioritize green projects.

I am also proud to introduce our initial philanthropic program, “Getty Gives”. We have grown considerably over the last several years, and are excited to initiate a formal program that allows us to give back to causes dear to us and the communities in which we live and work. Getty Gives includes donations to charitable organizations selected by our employees, company matching for employee charitable donations, and additional paid time off for employee volunteer opportunities.

Finally, we appreciate the support we have received from our Board of Directors, who have engaged with us to further our goals regarding sustainability, corporate citizenship, and effective governance. Our company has evolved dramatically during my tenure, and I believe we are well-positioned for continued progress as a result of our Board’s guidance and the outstanding efforts of our 30+ employees.

I would like to personally thank our team for all of their efforts on producing our initial corporate responsibility report. We view this as a starting point, and look forward to reporting our progress as we continue down our path as a responsible corporate citizen

Best Regards,

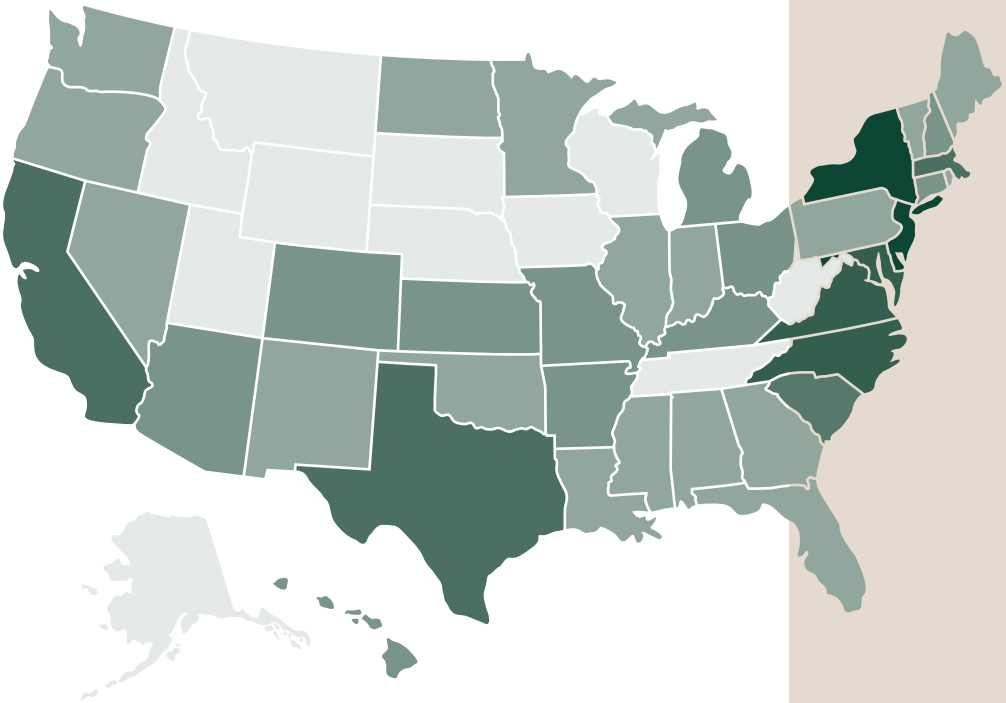
Christopher J. Constant
President and Chief Executive Officer



About Getty Realty Corp.

Introduction

Getty Realty Corp. is a publicly traded, net lease REIT specializing in the acquisition, financing and development of convenience, automotive and other single tenant retail real estate. Our portfolio is comprised of convenience stores, car washes, automotive service centers, automotive parts retailers, and certain other freestanding retail properties, including drive-thru quick service restaurants.



National Footprint with Concentrations in High Density Metropolitan Areas

64%
top 50 MSAs

70%
corner locations



Over the last decade, we have invested more than \$1.0 billion to acquire or redevelop more than 450 properties and, in doing so, transitioned our company from an owner of gasoline and service stations in the Northeast and Mid-Atlantic, to a dedicated net lease REIT that owns a diverse portfolio of convenience and automotive retail real estate across the country.

We believe that consumers, particularly mobile consumers, will increasingly prioritize convenience, speed, and service, and that these trends will continue to support our investments in freestanding retail properties tied to convenience and automobility. Our objective is to generate sustained earnings growth,

which in turns drives sustained growth in cash dividends to common stockholders, and to do so over the long term without negatively impacting our risk profile.

Our portfolio includes more than 1,000 properties located in 38 states and Washington, D.C., and our tenants operate under a variety of national and regional brands. Our corporate headquarters are located in New York City where our team of 30+ dedicated professionals reflect the broad capabilities of our business and our commitment to effectively serve our stakeholders.

Corporate Responsibility

Getty is committed to good corporate citizenship and business practices that serve all our stakeholders



We recognize the importance of environmental, social and governance (ESG) issues and are increasingly incorporating ESG considerations into our business practices and decision-making processes. We believe the growth and sustainability of our business depends on a broad array of factors, including on-going investments in our people, support of our environmental programs, and an emphasis on sound governance and ethical business practices.

Our public ESG efforts began in 2021 with initial disclosures regarding our programs and policies on our website and in certain of our corporate marketing materials. In February 2022, our Board formally delegated oversight of ESG at Getty to our Nominating & Corporate Governance Committee. This inaugural Corporate Responsibility Report reflects a continuation of these efforts, and we look forward to pursuing additional initiatives that further our corporate citizenship and service to our stakeholders.

Recent ESG Highlights



Overall Corporate Responsibility

- Formalized the delegation** of ESG oversight to our Nominating & Corporate Governance Committee
- Formed an internal ESG Team** led by members of executive management
- Hired an external consultant** to assist with ESG initiatives
- Enhanced proxy disclosure** to include additional ESG content
- Published inaugural Corporate Responsibility Report** aligned with GRI and SASB frameworks



Our People: Social Responsibility & Human Capital Development

- Prioritized empathy and flexibility** to support the safety, health, and security of each member our team throughout the COVID-19 pandemic and ensure they were able to meet their personal and family needs, as well as their professional goals
- Implemented **Getty Gives** program** to facilitate volunteerism and charitable contributions in support of our communities and other causes meaningful to our team members
- Launched a pro bono legal services program** to benefit communities in need and provide opportunities for personal philanthropic fulfillment



Our Planet: Environmental Stewardship

- Emphasized sustainability** during the build out of our new corporate office space and implementation of subsequent office policies
- Implemented **Getty Green Loans** program** to provide low-cost loans to our tenants for the express purpose of investing in environmental and sustainability projects



Our Practice: Corporate Governance & Ethical Business Practices

- Increased gender and ethnic diversity** on our Board of Directors
- Changed our by-laws and Articles of Incorporation** to provide stockholders with authority to amend our bylaws
- Opted out of applicable provisions** of the Maryland Unsolicited Takeover Act (MUTA) relating to our Board’s right to self-classify

- Next Steps:**
- **CONDUCT GAP ANALYSIS TO IDENTIFY MATERIAL TOPICS AND BETTER UNDERSTAND ESG OPPORTUNITIES**
 - **DEFINE ESG PRIORITIES BASED ON GAP ANALYSIS AND DETERMINE ACTION ITEMS**

Our People

Social Responsibility & Human
Capital Development



Introduction & Commitments

Getty believes that our people are the foundation of our success, and we are committed to providing a safe and healthy workplace that supports professional and social engagement.

We are committed to fostering a diverse and inclusive work environment that values our team members, our external partners, and our communities. And we are committed to sponsoring professional development opportunities through in-person trainings, online learning resources, and external classes and seminars as requested by our team members.

**OUR BUSINESS
CONDUCT GUIDELINES
AND EMPLOYEE
HANDBOOK GOVERN
OUR PROFESSIONAL
CONDUCT AND ETHICS
WITH RESPECT TO
OUR PEOPLE, OUR
PARTNERS, OUR
HEALTH AND SAFETY,
AND OUR INFORMATION
TECHNOLOGY
SECURITY.**

Employee Health & Wellness

COVID-19 Response

Getty took swift and decisive action at the onset of the COVID-19 pandemic in March 2020 to provide our employees with a safe workplace by investing in and instituting company-wide work-from-home policies. We subsequently adopted health screening and hygiene protocols, implemented office de-densification and distancing strategies, and supplied sanitization and protective equipment to ensure safe returns to the office when we reopened later that year.

While our business operations were not significantly disrupted by the COVID-19 pandemic in 2021, our team continued to demonstrate resiliency and agility in responding to a frequently changing work environment and related challenges that arose as a result of the pandemic. We prioritized empathy and flexibility to support the safety, health, and security of each member of our team and worked to ensure that they were able to meet their personal and family needs, as well as their professional goals.



Health & Wellness Highlights



Expansive paid time-off benefits



Flexible, hybrid work schedules



Medical, dental and vision insurance with substantially all premiums paid by Getty



Life, AD&D, and disability insurance with all premiums paid by Getty



Paid parental leave



Adoption assistance reimbursement



Company-funded healthcare reimbursement accounts



Pre-tax employee-funded flexible spending accounts



Purposefully designed physical work environment with sit-stand desks, ergonomic chairs, healthy snack options, collaborative workspaces, and privacy booths

IN 2022, WE IMPLEMENTED A PERMANENT HYBRID WORK SCHEDULE, ALLOWING TEAM MEMBERS TO WORK FROM HOME TWO DAYS PER WEEK, WHILE MAINTAINING COVID-RELATED POLICIES THAT SUPPORT THE OVERALL HEALTH AND WELLNESS OF OUR PEOPLE AND OUR OFFICE SPACE.



Employee Benefits & Compensation Highlights

Employee Benefits & Compensation

In addition to programs to support their health and wellness, Getty provides team members with a comprehensive compensation and benefits package, including competitive base salaries, cash and equity incentive awards, multiple retirement savings programs and commuter benefits programs.

Further, we encourage the professional development of our employees through in-person trainings and online learning resources and regularly support and pay for external education classes and seminars requested by our employees if doing so will advance their work-related skills or professional development.

- ✓ Cash incentive awards
- ✓ Profit sharing program
- ✓ Company-funded commuter reimbursement account
- ✓ Holiday Share Program – annual holiday gift of Getty common stock to each employee
- ✓ Comprehensive health and wellness (see prior page)
- ✓ Equity incentive awards
- ✓ 401(k) plan with partial company match
- ✓ Pre-tax employee-funded commuter benefits program
- ✓ Anniversary Share Program – gift of Getty common stock for each 5-year employee anniversary

Diversity & Inclusion

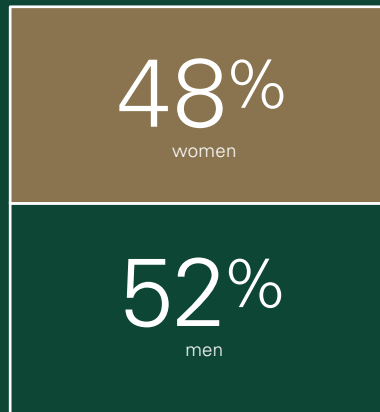
Getty aims to foster a diverse and inclusive work environment. We expect our workplace to be free from discrimination and harassment on the basis of color, race, sex, national origin, ethnicity, religion, disability, sexual orientation, gender identification or expression, and any other legally protected status.

Our Business Conduct Guidelines and Employee Handbook govern our professional conduct and ethics and we conduct annual training to prevent harassment and discrimination and monitor employee conduct year-round.



DE&I Benchmarking Metrics

By Gender

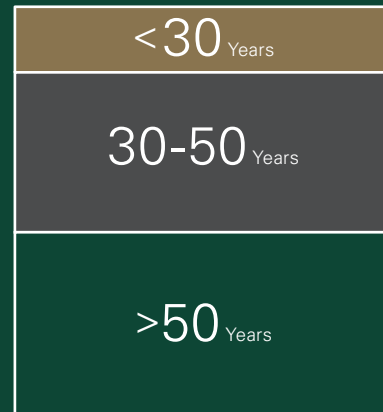


By Ethnicity



- 7% Hispanic or Latino
- 3% Black or African American
- 3% Two or more races
- 87% White

By Age



Corporate Citizenship & Philanthropy

Getty appreciates the important role that our team and the company play in the communities in which we live and operate. We support individual volunteerism and provide team members with work schedule flexibility to support causes and organizations that are meaningful to them.

Alliance for New York to provide contract representation to a local nonprofit organization that supports low-income housing needs. Getty lawyers at all levels are encouraged to commit work hours to pro bono service that may benefit communities in need and provide personal philanthropic fulfillment.

One way in which we seek to fulfil our philanthropic purpose is by supporting members of our legal department looking to provide pro bono service. Getty maintains a legal pro bono program that seeks to advance the public interest by serving communities in need. Our most recent project involves working with the Lawyers

In addition, in 2022, we formally launched our Getty Gives program to facilitate broader volunteerism and charitable contributions in support of our communities and other causes meaningful to our team members.



WE'RE EXCITED TO LAUNCH GETTY GIVES TO FORMALIZE THE PHILANTHROPIC SPIRIT OF OUR TEAM AND FACILITATE ADDITIONAL OPPORTUNITIES FOR CHARITABLE GIVING AND VOLUNTEERISM."

Brian Dickman, Chief Financial Officer

Getty Gives is a multi-faceted corporate citizenship program that includes both charitable giving and volunteer components:

Corporate Giving

Each year, Getty will select at least two eligible causes proposed by team members and make corporate donations to each cause

Employee Matching

Each year, Getty will match employee donations to eligible charitable organizations in amounts up to \$1,000 per employee

Volunteer Days

Each year, Getty will select one or more eligible causes proposed by team members and sponsor volunteer days to engage with and support our local communities

Our Planet

Environmental Stewardship



Introduction & Commitments

As an organization, we are committed to the protection of our assets, communities, and the environment. Our team includes full-time environmental experts who perform due diligence to support our investment activity and actively manage a program to oversee legacy environmental remediation for which we are responsible. In addition, our leases require tenants to comply with environmental laws and regulations, and, for operations with environmental susceptibility, to have insurance to protect against environmental impacts that arise during their tenancy.

WE EMPHASIZE SUSTAINABILITY AT OUR NEW CORPORATE HEADQUARTERS WHERE WE UTILIZE ENERGY EFFICIENT COMPUTER EQUIPMENT, FILTERED WATER MACHINES AND TIMED OR SENSOR-CONTROLLED HVAC AND LIGHTING SYSTEMS, AMONG OTHER SUSTAINABILITY PRACTICES.

Environmental Due Diligence

We are committed to investing responsibly and managing environmental risks throughout our portfolio. Our acquisition due diligence process includes thorough environmental review and analysis, including environmental site assessments to understand the environmental condition of the property, including whether there is indication of any release of hazardous substances, chemical or waste storage, or other

environmental concerns or risks, and to determine whether the property and the operations meet environmental standards. We will not acquire a property unless we are satisfied with the results of our environmental due diligence and, after purchase, our leases require our tenants to comply with all environmental laws, rules, and regulations.



Environmental Compliance

Our properties are leased to tenants under triple-net leases which make our tenants contractually responsible for compliance with environmental laws and regulations and for remediation of all environmental contamination that arises from their operations.

We take appropriate measures, including enforcement when necessary, to assure that our tenants comply with these contractual provisions for the benefit of the environment. Our leases also require tenants who conduct environmentally susceptible operations to have comprehensive environmental insurance, and we maintain

additional pollution coverage throughout our portfolio for properties with higher environmental risk exposure.

In select leases, we have agreed to reimburse tenants for capital expenditures related to the upgrade of underground storage tank systems to ensure the systems provide state-of-the-art protection against future spills that could impact the environment. Over the last decade, we have reimbursed tenants more than \$8.9 million for the removal and replacement of underground storage tank systems at more than 110 properties, thereby reducing potential environmental risks associated with their operations.

Environmental Liability & Remediation

For substantially all of the properties we acquire, our triple-net lease tenants are responsible for environmental liabilities occurring during the terms of their leases and also for environmental liabilities that may be present before their leases commenced. At select legacy properties, under certain circumstances and generally for properties we have owned prior to 2012, we retain responsibility for historical environmental liabilities.

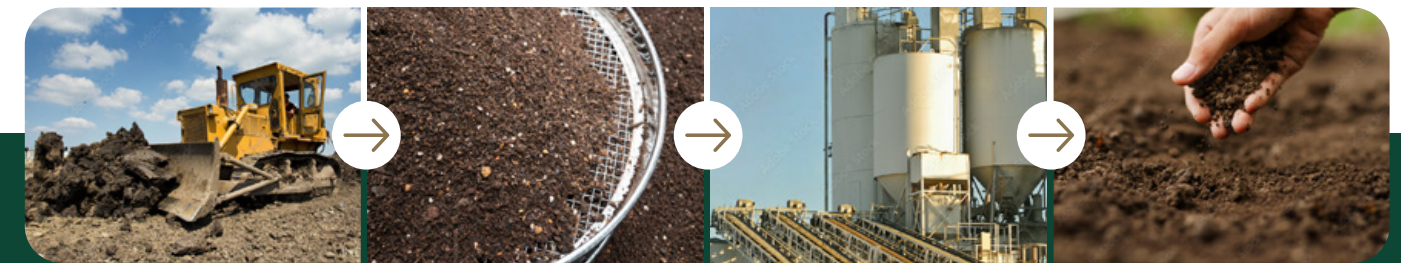
We have continually deployed a dedicated environmental team to oversee and strategically manage legacy liabilities for which we are responsible and to track liabilities for which our tenants are responsible. We have long-standing partnerships with select environmental consulting firms, including Antea® Group, to ensure continuity in the management of our environmental program, and who share in our environmental stewardship practices and goals. Our consultants have a proven track record of performing work in a safe and environmentally friendly manner. We have developed a sophisticated program that ensures we put the health and safety of our workers and the protection of human health and the environment first. Our goal has always been to develop safe and sound strategies to proactively eliminate legacy environmental liabilities efficiently and economically in compliance with all applicable state and federal laws and regulations.



OUR ENVIRONMENTAL PROGRAM FOR MANAGING LEGACY ENVIRONMENTAL LIABILITIES EMPLOYS A “BEYOND COMPLIANCE” MODEL TO PRIORITIZE RISKS AND IDENTIFY OPPORTUNITIES TO PROACTIVELY ELIMINATE LEGACY ENVIRONMENTAL LIABILITIES ALLOWING US TO MORE EFFECTIVELY REDUCE OUR ENVIRONMENTAL FOOTPRINT ACROSS OUR PROPERTIES.”

Brad Fisher, AVP, Environmental

We have had measurable success in ensuring regulatory compliance and decreasing our known environmental liabilities year over year. Since the fourth quarter of 2012, we have decreased our known environmental reserve by 79% and, over that time, have received more than 400 No Further Action (NFA) spill closures from state regulatory agencies. Through closure of these spill cases, we have demonstrated that our legacy operations at these properties with closed spill cases have been remediated to the satisfaction of the regulatory agency and that any residual impacts no longer represent a material threat to human health or the environment.



RAW SOIL

SCREENING PLANT

ADDITIVES/MIXING BOX

PROCESSED SOIL

In order to eliminate the environmental liabilities for which we retain responsibility, we strive to incorporate sustainability awareness into our remediation practices and decision-making practices.

As an example, our objective is to not employ fixed remediation systems where there is long-term energy usage and significant operation and maintenance labor requirements. In situations where we elect to conduct soil excavation as a remedial practice, our goal is to not landfill contaminated soil generated during remediation of our properties. We subcontract with a soil disposal firm which processes, recycles, and places encapsulated soil at a regulated facility in accordance with a state approved program specifically permitted to ensure protection of the environment. This soil disposal process is a much less fuel intensive and environmentally safe solution as compared to traditional soil disposal options.

Sustainability at Our Properties

Under our triple-net leases, tenants are responsible for operating the businesses conducted at our sites, keeping the properties in good order and repair, and making capital investments as they deem appropriate to optimize their business operations. As such, it is our

tenants who control the environmental impact of their operations, including energy efficiency, water usage, and waste and recycling practices, and decide when and how to adopt environmentally sustainable practices and make related investments



ONE OF OUR CORE VALUES AT GO CAR WASH IS INTEGRITY AND DOING THE RIGHT THING EVEN WHEN (MOTHER NATURE) IS NOT LOOKING. MINIMIZING OUR IMPACT TO THIS PLANET AND TREATING WATER AS A PRECIOUS RESOURCE WILL ALWAYS HAVE OUR FOCUS AND ATTENTION."

Brett Meinberg, Chief Operating Officer, GO Car Wash

Our car wash tenants bring an environmental stewardship to the new-to-industry (NTI) car washes constructed on our properties. These state-of-the-art facilities:

- Utilize computer-controlled systems and high-pressure nozzles and pumps that help to minimize water usage
- Employ water recycling systems designed to recycle much of the water
- Are connected to municipal sewer systems which will allow for treatment of any excess generated water prior to discharge to the environment

- Often incorporate environmentally friendly soaps and chemicals during the wash process

These design and use elements lead to much less water usage and discharge during a typical commercial car wash (<45 gallons of water usage per car) as compared to a typical home car wash (80-140 gallons of water usage per car). Over the last 5 years, 25+ NTI car wash facilities employing water use minimization technology have been developed on our properties.

Based on recent communications with our tenants, we are pleased that many have already completed environmental and sustainability projects, including upgrading to LED lighting, installing energy efficient coolers and HVAC units, and, in select cases, installing electric vehicle (EV) charging stations at our properties. We appreciate that many of our tenants have completed these "green" projects with their own capital and/or have taken advantage of government and other subsidies for qualifying renewable energy technologies and projects.

While we have always supported and encouraged these tenant investments, as part of our commitment to ESG, we recently implemented our "Getty Green Loans" program to provide low-cost loans to our tenants for the express purpose of investing in environmental and sustainability projects.



LED LIGHTING



ENERGY EFFICIENT COOLERS AND HVAC UNITS



ELECTRONIC VEHICLE CHARGING STATIONS



WE RECENTLY IMPLEMENTED OUR "GETTY GREEN LOANS" PROGRAM TO PROVIDE LOW-COST LOANS TO OUR TENANTS FOR THE EXPRESS PURPOSE OF INVESTING IN ENVIRONMENTAL AND SUSTAINABILITY PROJECTS."

Brad Fisher, AVP, Environmental

Getty Green Loans are available for tenant projects that align with the core components of the Green Loan Principles published by the Loan Syndications and Trading Association, together with the Asia Pacific Loan Market Association. Examples of such projects at Getty's convenience and automotive retail properties could include, but are not limited to, infrastructure for clean energy vehicles, pollution prevention and control, sustainable water and wastewater management, and energy efficiency.

As a net lease landlord, we trust our tenants to identify the investments they deem appropriate to successfully operate their business at each site we own. With Getty Green Loans, we hope to reinforce our position as a business partner, while providing additional incentive to prioritize green projects as they continue to enhance their operations and our properties.

Redevelopment Program

We maintain a robust redevelopment program that repositions select properties within our portfolio to uses other than traditional gas stations, including modern convenience stores or alternative property uses such as multifamily residential, urgent care, bank, restaurant, and other retail use.

We continue to look for opportunities within our portfolio to redevelop properties for less environmentally sensitive uses and to support economic growth in communities where our properties are located.



Over this past year and under a long-term lease, we engaged with our tenant to redevelop a former gas station property in Brooklyn, NY into a 7-story, 61-unit residential building. This redevelopment was conducted in accordance with New York City's voluntary cleanup program designed to remediate underutilized properties during redevelopment, and as a result of new construction, spur economic growth in traditionally disadvantaged neighborhoods.



In 2019, we engaged with one of our more innovative tenants under a long-term lease to redevelop a former gas station property in Lancaster, PA into a new state-of-the-art convenience and gas facility. This facility included the installation of electric vehicle supercharging stations which were not typically being installed at gas station properties in this area at the time of this redevelopment. These charging stations help to grow the electric vehicle charging network available for customers in this area. We continue to work with our tenants to look for opportunities to include electric vehicle charging stations during property redevelopments.



In 2018, we engaged with our tenant under a long-term lease to redevelop a former gas station property in Falmouth, MA into a 1 1/2 story 5,100 SF urgent care facility. This redevelopment provided us with an opportunity to remediate the property through soil excavation and dewatering in accordance with applicable state regulations. This redevelopment resulted in a beneficial use for the community with a lower environmental footprint than the historical property use.

Sustainability at Our Corporate Headquarters



We recently leased new corporate office space which serves as our headquarters in New York City and emphasized sustainability with respect to certain elements of our build out and subsequent office policies. Our new office space was outfitted with energy efficient computer equipment, filtered water machines, and timed or sensor-controlled HVAC and lighting systems. Our office policies include various recycling programs, no plastic cups or utensils, and a commitment to reduce paper use. Among other positive impacts, we have avoided the use of over 8,000 cans and bottles as a result of these policies, and we continue to work with our landlord to identify opportunities to enhance sustainability efforts within our space.

environmental footprint once a full year of data has been collected for 2022. For 2021, we can report partial energy use metrics comprising five months of sub metered electricity consumption and a square footage adjusted percentage of natural gas used for heating. We extrapolated five months of energy use to develop an annualized estimate of energy efficiency within our leased space. We will continue to work with our landlord to maximize diversion of recyclable waste in accordance with local regulations and implement energy conservation measures in our leased space as appropriate and feasible.

We are in the process of tracking our environmental footprint within our leased corporate office space including monitoring monthly energy usage, recycling efforts, and waste disposal. With our landlord's support, we will be constructing a full picture of our

Additionally, our commuter benefits program encourages the use of public transportation or ride sharing. Our headquarters is within walking distance of New York City's Penn Station and Grand Central Terminal, providing direct access to almost all of New York City's subway and commuter rail lines.

2021 Energy Consumption (Extrapolated Annualized Estimate)

117,710

Electricity Consumption (kWh)

3,469

Natural Gas Consumption (therms)

748,403

Annualized energy use in kBTU

67.34

Annualized space efficiency: kBTU/square foot



WE ARE PROUD THAT OUR HEADQUARTERS HAS A WALK SCORE OF 99 AND A TRANSIT SCORE OF 100, MINIMIZING OUR RELIANCE ON SINGLE OCCUPANCY VEHICLES FOR OUR CORPORATE EMPLOYEES."

Mark Olear, Chief Operating Officer

Our Practices

Corporate Governance & Ethical
Business Practices



Introduction & Commitments

Getty is committed to maintaining high standards for corporate governance predicated on integrity and transparency. In that regard, our Board has delegated oversight of our ESG efforts to our Nominating and Corporate Governance Committee, and oversight of enterprise risk management and risk mitigation, including with respect to information security and data protection, to our Audit Committee.

For additional information, please see our Business Conduct Guidelines and Corporate Governance Guidelines on our website.

OUR BOARD OF DIRECTORS IS DIRECTLY ENGAGED WITH THE CRITICAL INITIATIVES THAT HELP US ESTABLISH AND MAINTAIN OUR POLICIES RELATED TO ENVIRONMENTAL SUSTAINABILITY, SOCIAL RESPONSIBILITY, AND EFFECTIVE GOVERNANCE.

Corporate Governance Highlights

 <p>Independent Chair</p>	 <p>We have opted out of applicable provisions of MUTA relating to our Board's right to self-classify</p>
 <p>All directors, with the exception of our CEO, are independent</p>	 <p>Restrictions on over-boarding</p>
 <p>Annual elections of all directors</p>	 <p>Anti-hedging and anti-pledging policies</p>
 <p>Board oversight of, and engagement on, ESG matters</p>	 <p>No poison pill provisions</p>
 <p>Stockholders have authority to amend our bylaws</p>	 <p>Board of Directors and executive management maintain significant Getty stock ownership</p>

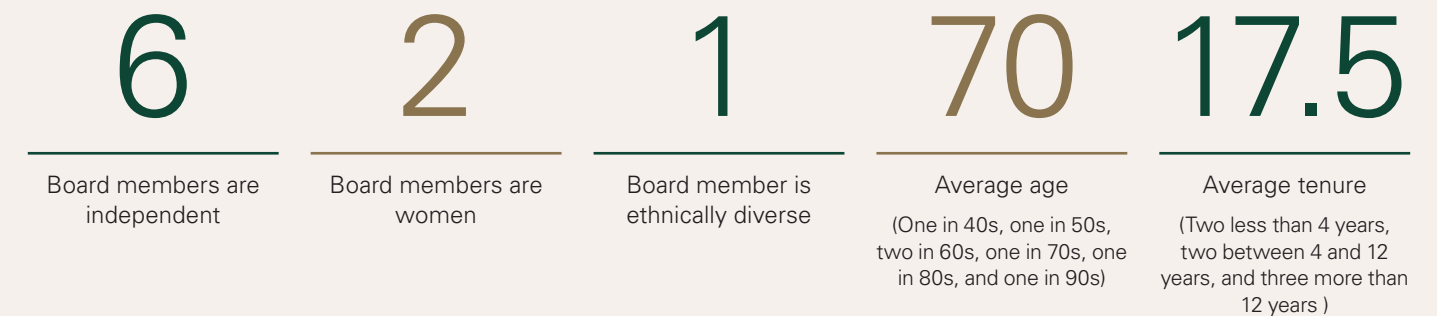
Board Composition

Getty values independence and is committed to broadening diversity on our Board of Directors. Six of our seven Directors are independent, including our Chairman, and all of our committees are independent. In 2021, we enhanced the diversity of our Board from both a gender and racial/ethnic perspective, and our Corporate Governance Guidelines affirm that diversity

(based on factors commonly associated with diversity such as race, gender, national origin, religion, and sexual orientation or identity, as well as on broader principles such as diversity of perspective and experience) is one of the elements to be considered in evaluating a particular director candidate.

Board Composition Metrics

We seek to ensure that our Board of Directors has diversity of background, expertise, perspective, age, gender identity, ethnicity, and tenure on the Board. Our Board currently consists of seven Directors:



Board Oversight of ESG & Risk Management

Board Oversight of ESG

Getty has delegated primary oversight of its ESG efforts to our Nominating & Corporate Governance Committee. The Nominating & Corporate Governance Committee provides guidance, support, and feedback to Executive Management which manages our day-to-day ESG activities and updates the Nominating & Corporate Governance Committee quarterly and on an as-needed basis.

In addition, our Audit Committee provides oversight for ESG-related items that are relevant to their committee scope, which may include cyber security, data privacy, and certain elements of climate risk, including required SEC disclosures related to any of the foregoing.

Risk Management

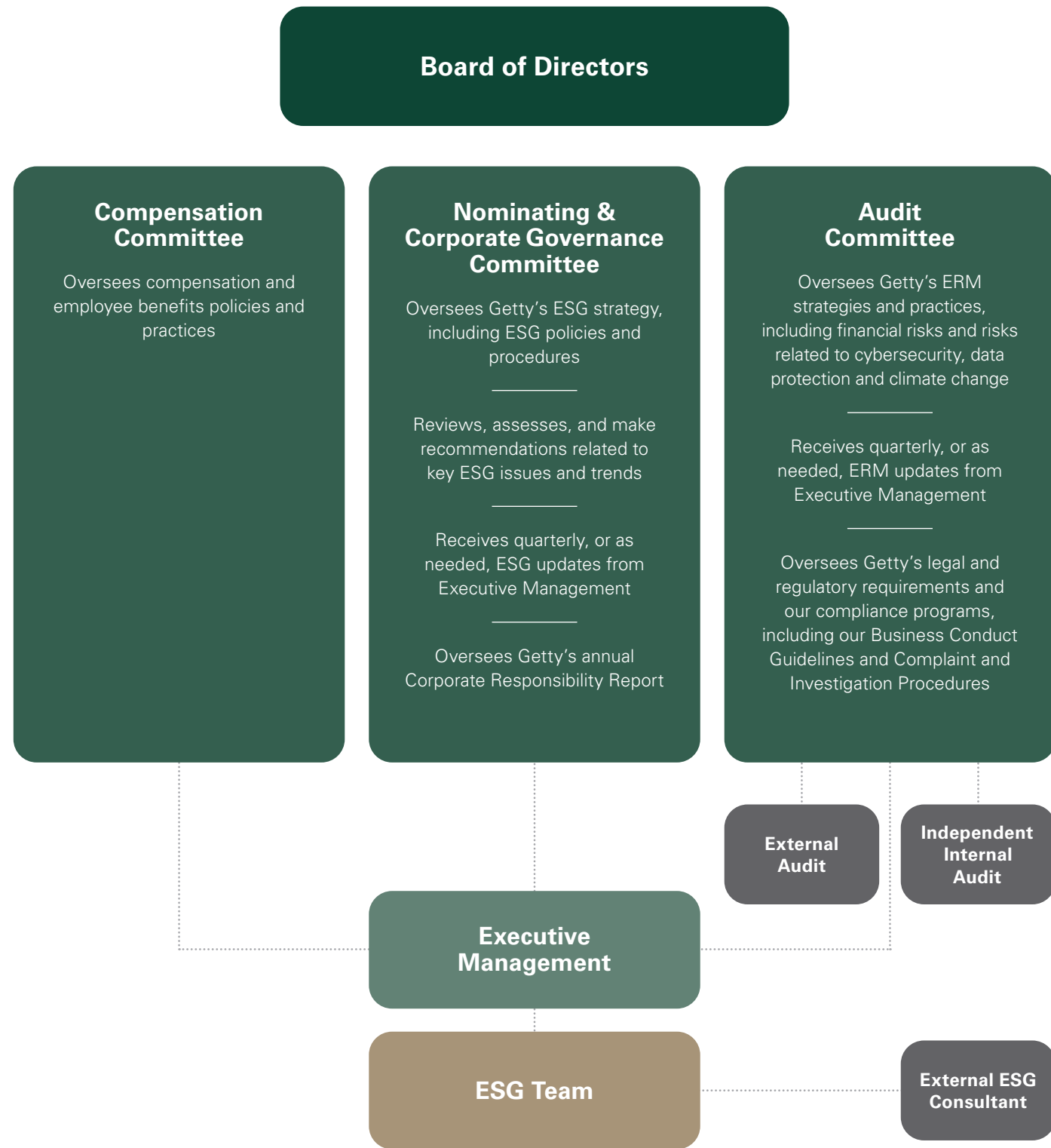
Getty views risk assessment and risk management as core and critical responsibilities of Executive Management.

Our Board of Directors oversees these efforts broadly, and has delegated primary responsibility for risk assessment and risk management oversight to the Audit Committee.

The Audit Committee receives quarterly reports from Executive Management on our enterprise risk management (ERM) practices and risk mitigation efforts, including with respect to financial, regularity and information security risks. The Audit Committee's responsibilities include discussing with Executive Management our material risk exposures, whether such risk exposures have increased or decreased, and the actions we have taken to limit, monitor or control such risk exposures. The Audit Committee Chair reports to the full Board of Directors after each quarterly meeting on any material developments in these risks overseen by the Audit Committee and the full Board of Directors reviews these risks as they may impact the enterprise at large.

Board Oversight Structure

The chart below outlines our Board structure, including the ownership of ESG and risk management oversight within our organization, as well as the core ESG and risk management responsibilities of each committee of the Board.



About This Report

SCOPE OF REPORT

Our 2022 Corporate Responsibility Report covers a wide range of environmental, social, and governance topics that are relevant to us and our stakeholders. Data presented throughout this report is for the year ended December 31, 2021 unless stated otherwise. The information in this report was gathered through internal compilation efforts, is subject to reasonable estimation where applicable, and has not been subject to any outside third party or other independent verification.

FORWARD LOOKING STATEMENTS

Certain statements in this report constitute "forward-looking statements" within the meaning of the federal securities laws. Forward-looking statements are statements that relate to management's expectations or beliefs, future plans and strategies, future financial performance and similar expressions concerning matters that are not historical facts. In some cases, forward-looking statements can be identified by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential." Such forward-looking statements reflect current views with respect to the matters referred to and are based on certain assumptions and involve known and unknown risks, uncertainties, and other important factors, many of which are beyond our control, that could cause our actual results, performance, or achievements differ materially from any future results, performance, or achievement implied by such forward-looking statements.

While forward-looking statements reflect our good faith beliefs, assumptions, and expectations, they are not guarantees of future performance. Unknown or unpredictable factors could have material adverse effects on our business, financial condition, liquidity, results of operations and prospects. Except as required under the federal securities laws and the rules and regulations of the SEC, we do not undertake any obligation to release publicly any revisions to the forward-looking statements to reflect events or circumstances after the date of this presentation or to reflect the occurrence of unanticipated events. For a further discussion of factors that could cause our future results to differ materially from any forward-looking statements, see our Annual Report on Form 10-K for the year ended December 31, 2021 and our other filings with the SEC, including, in particular, the section entitled "Risk Factors" contained therein. In light of these risks, uncertainties, assumptions and factors, there can be no assurance that the results and events contemplated by the forward-looking statements contained in this report will, in fact, transpire. Moreover, because we operate in a very competitive and rapidly changing environment, new risks are likely to emerge from time to time. Given these risks and uncertainties, potential investors are cautioned not to place undue reliance on these forward-looking statements as a prediction of future results.

QUESTIONS OR COMMENTS

Please send all questions or comments on this report to: [insert company ESG email]

June 1, 2022

Appendix A – GRI Index

Reporting Topic	GRI Standard	Description	Response	Page #
Health & Safety	403-1	Occupational health and safety management system	Environmental Liability and Remediation	
		Description of the scope of workers, activities, and workplaces covered by the occupational health and safety management system, and an explanation of whether and, if so, why any workers, activities, or workplaces are not covered.	"Our selected companies have a proven track record of performing work in a safe and environmentally friendly manner. We have developed a sophisticated program that ensures we put the health and safety of our workers and the protection of human health and the environment first."	Pg. 12
Health & Safety	403-2	Hazard identification, risk assessment, and incident investigation	Environmental Due Diligence	Pg. 11
		Description of the processes used to identify work-related hazards and assess risks on a routine and non-routine basis, processes for workers to report work-related hazards and hazardous situations, processes for workers to remove themselves from work situations that they believe could cause injury or ill health, and processes used to investigate work-related incidents.	"Our acquisition due diligence process includes thorough environmental review and analysis, including environmental site assessments to understand the environmental condition of the property, including whether there is indication of any release of hazardous substances, chemical or waste storage, or other environmental concerns or risks, and to determine whether the property and the operations meet environmental standards. We will not acquire a property unless we are satisfied with the results of our environmental due diligence..."	
Health & Safety	403-3	Occupational health services	Not Reported	
		Description of the occupational health services' functions that contribute to the identification and elimination of hazards and minimization of risks.		
Health & Safety	403-4	Worker participation, consultation, and communication on occupational health and safety	Not Reported	
		Description of the processes for worker participation and consultation in the development, implementation, and evaluation of the occupational health and safety management system and where formal joint management-worker health and safety committees exist, a description of their responsibilities, meeting frequency, and decision-making authority.		

Reporting Topic	GRI Standard	Description	Response	Page #
Health & Safety	403-5	Worker training on occupational health and safety	Not Reported	
		A description of any occupational health and safety training provided to workers, including generic training as well as training on specific work-related hazards, hazardous activities, or hazardous situations.		
Health & Safety	403-6	Promotion of worker health	Employee Benefits and Compensation	Pg. 7
		Explanation of how the organization facilitates workers' access to non-occupational medical and healthcare services and a description of any voluntary health promotion services and programs offered to workers.	"In addition to programs to support their health and wellness, Getty provides team members with a comprehensive compensation and benefits package." <i>*The full list of benefits can be found on page 7.</i>	
Health & Safety	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Not Reported	
		Description of the organization's approach to preventing or mitigating significant negative occupational health and safety impacts.		
Health & Safety	403-8	Workers covered by an occupational health and safety management system	Not Reported	
		Number and percentage of all employees and workers who are not employees but whose work and/or workplace is controlled by the organization and an explanation as to why any workers have been excluded from this disclosure.		
Health & Safety	403-9	Work-related injuries	Not Reported	
		Number and rate of fatalities as a result of work-related injury; number and rate of high-consequence work-related injuries (excluding fatalities); number and rate of recordable work-related injuries; main types of work-related injury; number of hours worked.		

Appendix A – GRI Index (continued)

Reporting Topic	GRI Standard	Description	Response	Page #
Health & Safety	403-10	Work-related ill health	Not Reported	
Number of fatalities as a result of work-related ill health; number of cases of recordable work-related ill health; main types of work-related ill health.				
Employment	401-1	New employee hires and employee turnover	Not Reported	
Number and rate of new employee hires and employee turnover during the reporting period, by age group, gender, and region.				
Employment	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Benefits and Compensation	Pg. 7
Benefits which are standard for full-time employees of the organization which include, as a minimum: life insurance; health care; disability and invalidity coverage; parental leave; retirement provision; stock ownership; and others.			<p>"In addition to programs to support their health and wellness, Getty provides team members with a comprehensive compensation and benefits package."</p> <p><i>*The full list of benefits can be found on page 7.</i></p>	
Employment	401-3	Parental leave	Employee Health and Wellness	
Number of employees that were entitled to parental leave, by gender; number of employees that took parental leave, by gender; number of employees that returned to work in the reporting period after parental leave ended, by gender; number of employees that returned to work after parental leave ended that were still employed 12 months after their return to work, by gender; return to work and retention rates of employees that took parental leave, by gender.			Getty offers paid parental leave as a part of the employee benefits package.	Pg. 7
DE&I	405-1	Diversity of governance bodies and employees	Diversity and Inclusion	Pg. 9
Percentage of employees and individuals within the organization's governance bodies in each of the following diversity categories: Gender; Age group: under 30 years old, 30-50 years old, over 50 years old; Other indicators of diversity where relevant (such as minority or vulnerable groups).			<ul style="list-style-type: none"> ■ 48% of our overall workforce and 25% are women ■ 13% of our overall workforce and [0]% of our managers are racially or ethnically diverse ■ Age Group Breakdown (overall workforce): <ul style="list-style-type: none"> • 16% < 30 / 39% 30-50 / 45% > 50 ■ Age Group Breakdown (managers): <ul style="list-style-type: none"> • [0]% < 30 / 58% 30-50 / 42% > 50 	

Reporting Topic	GRI Standard	Description	Response	Page #
DE&I	405-2	Ratio of basic salary and remuneration of women to men	Not Reported	
Ratio of the basic salary and remuneration of women to men for each employee category.				
Philanthropy	413-1	Operations with local community engagement, impact assessments, and development programs	Not Reported	
Percentage of operations with implemented local community engagement, impact assessments, and/or development programs.				
Philanthropy	413-2	Operations with significant actual and potential negative impacts on local communities	Our Planet: Environmental Stewardship	Pg. 11 Pg. 12 Pg. 13
Operations with significant actual and potential negative impacts on local communities, including: the location of the operations; the significant actual and potential negative impacts of operations.			The following sections describe how Getty completes environmental due diligence assessments and works with their tenants to ensure environmental compliance within their operating locations: Environmental Due Diligence; Environmental Compliance; Environmental Liability and Remediation; Sustainability at our Properties; Redevelopment Program	
Energy	302-1	Energy consumption within the organization	Our Planet: Environmental Stewardship	Pg. 12
Total fuel, energy, and/or electricity consumption			2021 Energy Consumption at 292 Madison Headquarters (July-December): <ul style="list-style-type: none"> ■ Electricity (kWh) 49,046 ■ Natural Gas (therms) 1,445 	
Energy	302-2	Energy consumption outside of the organization	Not Reported	
Total energy consumption outside of the organization				

Appendix A – GRI Index (continued)

Reporting Topic	GRI Standard	Description	Response	Page #
Energy	302-3	Energy intensity	Our Planet: Environmental Stewardship	
		Energy intensity ratio for the organization	Annualized space efficiency at 292 Madison Avenue Headquarters: kBTU/square foot: 67.34	
Employment	302-4	Reduction of energy consumption	Our Planet: Environmental Stewardship	Pg. 12
		Reductions in energy consumption achieved as a direct result of conservation and efficiency initiatives.	Getty has implemented multiple programs and initiatives for their tenants to reduce their energy consumption. Details can be found in the Sustainability at our Properties section.	
Energy	302-5	Reductions in energy requirements of products and services	Not Reported	
		Reductions in energy requirements of sold products and services achieved during the reporting period.		
GHG Emissions	305-1	Direct (Scope 1) GHG emissions	Not Reported	
		Gross direct (Scope 1) GHG emissions in metric tons of CO ₂ equivalent.		
GHG Emissions	305-2	Energy indirect (Scope 2) GHG emissions	Not Reported	
		Gross location-based energy and/or market-based indirect (Scope 2) GHG emissions in metric tons of CO ₂ equivalent.		
GHG Emissions	305-3	Other indirect (Scope 3) GHG emissions	Not Reported	
		Gross other indirect (Scope 3) GHG emissions in metric tons of CO ₂ equivalent.		
GHG Emissions	305-4	GHG emissions intensity	Not Reported	
		GHG emissions intensity ratio for the organization.		
GHG Emissions	305-5	Reduction of GHG emissions	Not Reported	
		GHG emissions reduced as a direct result of reduction initiatives, in metric tons of CO ₂ equivalent.		

Reporting Topic	GRI Standard	Description	Response	Page #
GHG Emissions	305-6	Emissions of ozone-depleting substances (ODS)	Not Reported	
		Production, imports, and exports of ODS in metric tons of CFC-11 (trichlorofluoromethane) equivalent.		
GHG Emissions	305-7	Nitrogen oxides (NOX), sulfur oxides (SOX), and other significant air emissions	Not Reported	
		Significant air emissions, in kilograms or multiples, for each of the following: NOX; SOX; Persistent organic pollutants (POP); Volatile organic compounds (VOC); Hazardous air pollutants (HAP); Particulate matter (PM); Other standard categories of air emissions identified in relevant regulations.		
Waste	306-1	Waste generation and significant waste-related impacts	Not Reported	
		Description of the inputs, activities, and outputs that lead or could lead to impacts related to waste generated in the organization's own activities or to waste generated upstream or downstream in its value chain.		
Waste	306-2	Management of significant waste-related impacts	Not Reported	
		Actions taken to prevent waste generation in the organization's own activities and upstream and downstream in its value chain.		
Waste	306-3	Waste generated	Not Reported	
		Total weight of waste generated in metric tons, and a breakdown of this total by composition of the waste.		
Waste	306-4	Waste diverted from disposal	Not Reported	
		Total weight of non-hazardous and hazardous waste diverted from disposal in metric tons, and a breakdown of this total by composition of the waste.		
Waste	306-5	Waste directed to disposal	Not Reported	
		Total weight of non-hazardous and hazardous waste directed to disposal in metric tons, and a breakdown of this total by composition of the waste.		

Appendix A – GRI Index (continued)

Reporting Topic	GRI Standard	Description	Response	Page #
Environmental Compliance	307-1	Non-compliance with environmental laws and regulations	Environmental Compliance	
Significant fines and non-monetary sanctions for non-compliance with environmental laws and/or regulations.			<p>“Our properties are leased to tenants under triple-net leases which make tenants contractually responsible for compliance with environmental laws and regulations and for remediation of all environmental contamination that arises from their occupancy.”</p> <p><i>*Further details can be found in the Environmental Compliance section</i></p>	
Socioeconomic Compliance	419-1	Non-compliance with laws and regulations in the social and economic area	Board Oversight of ESG and Risk Management	Pg. 16
Significant fines and non-monetary sanctions for non-compliance with laws and/or regulations in the social and economic area.			Getty’s Audit Committee “oversees Getty’s legal and regulatory requirements and our compliance programs, including our Business Conduct Guidelines and Complaint and Investigation Procedures”	

Appendix B – SASB Index

Topic	Metric	Code	Response	Page #
Energy Management	Energy consumption data coverage as a percentage of floor area, by property subsector	IF0402-01	<p>Partially Reported for our 292 Madison Avenue Headquarters:</p> <p>2021 Energy Consumption Extrapolated to Annualized Estimate</p> <ul style="list-style-type: none"> ■ Electricity Consumption (kWh) 117,710 ■ Natural Gas Consumption (therms) 3,469 ■ Annualized energy use in kBTU 748,403 ■ Annualized space efficiency: kBTU/square foot 67.34 	Pg. 12
	Total energy consumed by portfolio area with data coverage, percentage grid electricity, and percentage renewable, each by property subsector	IF0402-02	<p>Partially Reported for our 292 Madison Avenue Headquarters:</p> <p>2021 Energy Consumption (July-December)</p> <ul style="list-style-type: none"> ■ Electricity (kWh) – 100% Grid 49,046 ■ Natural Gas (therms) 1,445 	Pg. 12
	Like-for-like change in energy consumption of portfolio area with data coverage, by property subsector	IF0402-03	Not Reported	
	Percentage of eligible portfolio that (1) has obtained an energy rating and (2) is certified to ENERGY STAR®, by property subsector	IF0402-04	Not Reported	
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF0402-05	<p>“As part of our ongoing commitment to ESG, we recently implemented a “Getty Green Loans” program to provide low-cost loans to our tenants for the express purpose of investing in environmental and sustainability projects.”</p> <p>“Many of our tenants have already completed environmental and sustainability projects, including upgrading to LED lighting, installing energy efficient coolers and HVAC units, and, in select cases, installing EV charging stations.”</p>	Pg. 3

Appendix B – SASB Index (continued)

Topic	Metric	Code	Response	Page #
Waste Management	Water withdrawal data coverage as a percentage of total floor area and percentage in regions with High or Extremely High Baseline Water Stress, each by property subsector	IF0402-06	Not Reported	
	Total water withdrawn by portfolio area with data coverage and percentage in regions with High or Extremely High Baseline Water Stress, each by property subsector	IF0402-07	Not Reported	
	Discussion of water management risks and description of strategies and practices to mitigate those risks	IF0402-09	Not Reported	
Management of Tenant Sustainability Impacts	Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and associated leased floor area, by property subsector	IF0402-10	Not Reported	
	Percentage of tenants that are separately metered or sub metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	IF0402-11	Not Reported	
	Description of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF0402-12	“As part of our ongoing commitment to ESG, we recently implemented a “Getty Green Loans” program to provide low-cost loans to our tenants for the express purpose of investing in environmental and sustainability projects.”	Pg. 3

Topic	Metric	Code	Response	Page #
Climate Change Adaptation	Area of properties located in FEMA Special Flood Hazard Areas or foreign equivalent, by property subsector	IF0402-13	Not Reported	
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF0402-14	Partially Reported: “Our Audit Committee provides oversight for ESG-related items that are relevant to their committee scope, which may include cyber security, data privacy, and certain elements of climate risk, including required SEC disclosures.”	

GTY

LISTED

NYSE

GETTY REALTY CORP.

292 Madison Avenue, 9th Floor
New York, NY 10017