

# Corporate Governance Guidelines

As Amended by the Board and Effective December 4, 2025.

## Introduction

These Corporate Governance Guidelines (these “Guidelines”) established by the Board of Directors (the “Board”) of Gaming and Leisure Properties, Inc. (the “Company”) provide a structure within which our directors and management can effectively pursue the Company’s objectives for the benefit of our shareholders and other constituencies. These Guidelines are intended to be applied in a manner consistent with applicable legal, regulatory and ethical requirements for effective corporate governance and in accordance with: the rules of the Nasdaq Stock Market, LLC (“Nasdaq”), the rules and regulations of the Securities and Exchange Commission (the “SEC”), the Company’s Amended and Restated Articles of Incorporation, the Company’s Amended and Restated Bylaws (the “Bylaws”), each as amended or restated from time to time, the Company’s Code of Business Conduct (the “Code of Conduct”), and the charters of any committees established by the Board. These Guidelines are intended to serve as a flexible framework for the conduct of the Board’s business, and are not intended to interpret applicable laws, rules or regulations or limit the duties or protections afforded under any applicable laws, rules or regulations to the directors and officers of the Company.

## Role of the Board of Directors

The Company is a publicly traded, self-administered, self-managed real estate investment trust (“REIT”) primarily engaged in the property business, which consists of owning, acquiring, developing, expanding, managing and leasing gaming and leisure properties and related facilities. The Company operates in a highly regulated industry, which demands a correspondingly high level of integrity, transparency and accountability in all key aspects of its operations.

The Board believes that its structure and composition is an important element of the Company’s growth and success. The Board is composed of individuals who each bring unique talents and perspectives to their service on the Board and, as a group, seek to effectively work together to responsibly oversee management’s operation of the Company so that shareholder value is maximized and other stakeholder interests are engaged. In furtherance of this objective, the Board strives to maintain a governance environment where (i) value creation is carefully considered in connection with each major decision made by the Company, (ii) candid and comprehensive disclosure is routinely made available to the Company’s shareholders and other stakeholders, (iii) integrity and accountability are integrated into the Company’s operations, (iv) the Company can continuously attract, develop and retain the best possible executive talent to manage the Company’s operations, and (v) the interests of all stakeholders, including the impact of the Company’s operations on the environment, and the health and social well-being of its employees, the local community and broader society, are considered in developing policies and making decisions intended to ensure the long-term prosperity of the Company.

## Board Structure and Composition

*Size of the Board.* The authorized number of directors will be determined from time to time, upon the recommendation of the Nominating and Corporate Governance Committee of the Board by resolution of the Board in accordance with the Company's Bylaws. The Board currently consists of eight members. The Board believes that its size permits each of its members to communicate frequently with management and allows for the calling of meetings on short notice to facilitate the Company's timely consideration of opportunities and challenges as they arise. This is especially critical to support the Company's efforts to strategically acquire or develop new gaming and leisure properties and to unlock shareholder value in novel transactions, all of which often involve unforeseen issues that arise on short notice.

*Tenure.* Directors are elected for one-year terms, which continue until the election and qualification of his or her successor, or his or her earlier death, resignation or removal. Recognizing the value of board continuity, the Board believes that director succession planning process should be a routine topic of discussion by the Board to efficiently address expected future board retirements or the occurrence of unexpected director turnover as a result of death, disability or untimely departure, as well as director turnover either through transitioning off the Board or as a result of rotating committee assignments and leadership.

*Director Resignation Policy.* Any nominee for director in an uncontested election who fails to receive the requisite majority vote at a shareholder meeting must, promptly following certification of the shareholder vote, tender his or her resignation from the Board and all committees thereof. The Board shall assess the appropriateness of such nominee continuing to serve as a director and decide whether to accept or reject the resignation, or whether other action should be taken. Any director who tenders his or her resignation pursuant to this provision shall not participate in the Board action regarding whether to accept the resignation offer. The Board will act on the tendered resignation and publicly disclose its decision and rationale within 90 days following certification of the shareholder vote.

*Director Independence.* Since the Company's inception, no less than a majority of the members of the Board have been individuals who have been determined by the Board to be independent from management. The Board requires that a majority of directors on the Board be "independent" pursuant to the Sarbanes-Oxley Act of 2002, the rules and regulations of the SEC, and the listing requirements of Nasdaq. Further, the Board recognizes the value and input that non-independent Board members provide and evaluates each candidate for membership on the Board, including current members of management, in assembling a Board in the best interest of the Company and its shareholders and other constituents.

*Leadership Structure.* The Board believes that it should remain free to configure leadership of the Board and the Company in the way that best serves the Company's interests at the time and, accordingly, has no fixed policy with respect to combining or separating the offices of Chairman of the Board and Chief Executive Officer. Currently, the Company's Chief Executive Officer also serves as the Chairman of the Board. The Board believes this is appropriate because of the Chairman's role in leading the Company and his proven track record of generating significant shareholder value. Moreover, the Board believes that the Chairman's substantial beneficial ownership of the Company's equity has strongly aligned his interests with the interests of shareholders.

*Lead Independent Director.* Because the Company’s Chief Executive Officer currently serves as the Chairman of the Board, the Board has designated a Lead Independent Director to facilitate communication between the independent directors and each of the Chairman of the Board and senior management of the Company. The responsibilities of the Lead Independent Director include (i) consulting with the Chairman of the Board, as appropriate, regarding the information, agendas and schedules of Board and Board committee meetings, including the ability to add items to the agendas for any meeting; (ii) scheduling, setting the agenda for and serving as chair of meetings of independent directors; (iii) serving as principal liaison between the independent directors and the Chairman of the Board and between the independent directors and senior management; (iv) presiding at all meetings of the Board at which the Chairman of the Board is not present, including executive sessions of the independent directors; (v) in the event of the death, incapacity, resignation or removal of the Chairman of the Board, becoming the acting Chairman of the Board until a new Chairman is selected; and (vi) ensuring that he or she is available for consultation and direct communications on behalf of the independent directors with major shareholders as appropriate.

*Stock Ownership Guidelines.* The Board believes that equity ownership by directors is an effective means to foster an atmosphere where directors “think like owners” and are motivated to increase the long-term value of the Company by aligning their interests with those of the Company’s shareholders. Accordingly, the Board has established stock ownership guidelines for non-employee directors of the Company (the “Stock Ownership Guidelines”). Within five years of becoming subject to the Stock Ownership Guidelines upon appointment or election, each non-employee director is expected to own and hold shares of common stock equal in value to at least five times the annual cash retainer (exclusive of separate committee retainers) payable to non-employee directors in the applicable year, as more fully detailed in the Stock Ownership Guidelines.

## Committees

*Number and Composition of Committees.* The Board currently has the following standing committees: an Audit and Compliance Committee (the “Audit and Compliance Committee”), a Compensation Committee (the “Compensation Committee”), and a Nominating and Corporate Governance Committee. The Company currently also has the following standing committee: an Environmental, Social and Governance Steering Committee (the “ESG Committee”). From time to time, the Board or the Company may form a new committee or disband a current committee formed by the Board or the Company, as applicable, depending on internal needs and in compliance with the Bylaws and applicable laws, regulations and Nasdaq listing requirements. Each committee will comply with the independence and other requirements established by applicable law and regulations, including SEC rules and regulations and Nasdaq listing requirements.

*Committee Appointments.* Members of all standing Board committees are appointed by the Board, in cooperation and consultation with the Nominating and Corporate Governance Committee, and members of the ESG Committee are appointed by the Company’s Chief Executive Officer. The Board or the Company’s Chief Executive Officer, as applicable, determines the exact number of members of each committee and can at any time remove or replace a committee member, subject to applicable laws, regulations and Nasdaq listing requirements.

*Committee Proceedings.* The Chair of each committee will, in consultation with appropriate committee members, and in accordance with the committee's charter, determine the frequency and length of committee meetings and develop the committee's agenda. Special meetings may be called from time to time as determined by the responsibilities of the committees. Unless otherwise provided in the charter of a committee or by applicable law or regulation, topics that are typically addressed by a committee may be addressed instead by the full Board, as determined by the Lead Independent Director in consultation with the Chairman of the Board.

*Charters.* Each committee operates under a written charter setting forth its purpose, duties and responsibilities. Each Board Committee charter is reviewed annually by the respective committee and any proposed changes are recommended to the Board or, in the case of the ESG Committee, the Nominating and Corporate Governance Committee members, for approval. The charters of each of the Audit and Compliance Committee, the Compensation Committee, the Nominating and Corporate Governance Committee and the ESG Committee are published on the Company's website (<http://www.glpropinc.com/about-us>) and copies may be provided to any shareholder who requests them.

#### Selection of the Board of Directors

*Board Membership Criteria.* The Nominating and Corporate Governance Committee evaluates and recommends candidates for membership on the Board, including director nominees to be proposed by the Board to the Company's shareholders for election or any director nominees to be elected or appointed by the Board to fill interim director vacancies on the Board. The Nominating and Corporate Governance Committee is also responsible for examining the composition of the Board and committees to ensure that the current and anticipated future needs of the Board, committees and the Company are being met.

*Holistic Approach to Board Composition.* Understanding the importance of Board composition for effective oversight, the Nominating and Corporate Governance Committee strives to maintain an appropriate balance of tenure, diversity, skills and experience on the Company's Board. The Nominating and Corporate Governance Committee has determined that desirable characteristics for Board membership include, among other criteria, industry knowledge, senior management experience, knowledge and experience with respect to matters relating to environmental, social and governance matters, relevant skill sets, including financial literacy, variety of viewpoints, backgrounds, experiences and other demographics (including race, ethnicity, gender, and age), business acumen, analytical ability, public company experience, strength of character, integrity and mature judgment. The Nominating and Corporate Governance Committee will also consider the contribution a candidate would make in light of the Company's business strategy; a candidate's ability to meet the suitability requirements of all relevant regulatory authorities; a candidate's ability to represent the interests of the Company's shareholders; a candidate's independence from management and freedom from potential conflicts of interest with the Company; a candidate's reputation, judgment, leadership ability, honesty and moral values as identified by the candidate's peers; a candidate's ability to work constructively with the Company's management and other directors; and a candidate's availability, including the number of other boards on which the candidate serves, and his or her ability to dedicate sufficient time and energy to his or her Board duties. The Nominating and Corporate Governance Committee will include these criteria in searches performed by third parties

engaged to identify qualified director nominee candidates. The Board also confirms that the Company's policy of non-discrimination applies in the selection of directors.

*Other Public Company Directorships.* The Company believes that participation by Board members on the boards of other companies provides such members with experience and insight beneficial to the Board and the Company. Accordingly, the Company does not have a policy limiting the number of other public company boards of directors upon which a director may serve; however, in connection with the evaluation of any director nominee, whether or not he or she is an existing director, the Nominating and Corporate Governance Committee and the Board consider whether service on other boards will unreasonably detract from the nominee's ability to fulfill his or her responsibilities and duties to the Company.

*Affiliations of Directors; Directors who Change their Present Job Responsibility.* Any Director who experiences a material change in his or her (i) personal circumstances or any affiliation with public or privately held commercial enterprises that may create a potential conflict of interest, potential embarrassment to the Company or possible inconsistency with the Company's policies or values or (ii) job responsibilities or the position he or she held when he or she came on the Board should deliver a notice of such change in status to the Chairman of the Board and/or the Lead Independent Director. The Nominating and Corporate Governance Committee will then evaluate whether the individual continues to satisfy the Board's membership criteria and independence requirements in light of such change and shall recommend to the Board the action, if any, to be taken with respect to such individual.

*Nomination of New Directors.* The Nominating and Corporate Governance Committee considers possible candidates suggested by Board members, consultants, shareholders, senior management, or individuals personally known to its members. A shareholder of the Company may recommend a person to be nominated for election as a director at the Company's annual meeting provided the shareholder follows the procedures specified in the Company's Bylaws, which are disclosed annually in the Company's proxy statement preceding each annual meeting of shareholders.

*Election of the Board by Shareholders.* Directors are elected from those persons properly nominated to stand for election at an annual meeting. In an election of directors that is not a contested election, a nominee must receive the affirmative vote of a majority of the votes cast with respect to the election of that nominee. In a contested election of directors, the nominees receiving the highest number of votes cast by shareholders of the Company present or represented by proxy will be elected.

*Board Resignations and Vacancies.* As set forth in the Company's Bylaws, any director may resign at any time by giving written notice to the Corporate Secretary. Such resignation will be effective immediately, unless the notice specifies a later time. The Board may elect a successor to take office when the resignation becomes effective.

Vacancies in the Board, including vacancies resulting from an increase in the number of directors, may generally be filled by a majority vote of the remaining members of the Board though less than a quorum, or by a sole remaining director, and each person so selected will be a director to serve until the next annual meeting of shareholders and until a successor has been selected and qualified or until his or her earlier death, resignation or removal.

## Risk Oversight and Conflicts of Interest

*Overview.* The Board does not view risk in isolation and recognizes that a prudent level of risk taking is an essential element of the Company's competitive strategy. As such, the Board takes an active role in the oversight of risks impacting the Company and the management team is charged with managing such risks. The Board and management work closely to ensure that integrity and accountability are integrated into the Company's operations.

*Audit and Compliance Support.* The Audit and Compliance Committee has complete authority to retain such internal and external resources as it deems necessary to assist it in fulfilling its oversight functions. The Audit and Compliance Committee is responsible for the appointment of an individual to be principally responsible for compliance matters (the "Compliance Officer"), which may be the Deputy General Counsel, and for internal audit matters (the "Internal Audit Officer"), which may be the Chief Financial Officer. The Audit and Compliance Committee may appoint one individual to serve in both capacities or may appoint different individuals to serve in each capacity. The Audit and Compliance Committee will receive reports directly from the Compliance Officer and the Internal Audit Officer. Additionally, the Company's independent registered public accounting firm, Deloitte & Touche LLP, provides support to the Audit and Compliance Committee through its annual audit and quarterly reviews of the Company's financial statements.

*Information Security and Cybersecurity.* The Audit and Compliance Committee oversees the management of financial risks and is tasked with focusing on, and analyzing, risks related to information security and cybersecurity and, for that purpose, receiving reports from management regarding information security and cybersecurity risks and countermeasures being undertaken or considered by the Company to prevent information security incidents, detect unusual activity, and to be prepared to respond appropriately should an incident occur.

*Code of Business Conduct and Reporting Suspected Violations.* The Board is committed to legal and ethical conduct in fulfilling its responsibilities. Accordingly, the Board has adopted the Code of Conduct, which is applicable to all directors and employees of the Company, including the Company's principal executive officer, the principal financial officer and the principal accounting officer. The Code of Conduct serves to provide employees, officers and directors with a basic set of principles for conducting the Company's business in a manner that demonstrates a commitment to the highest standards of integrity, ethical conduct and compliance with regulatory reporting and applicable law. The Code of Conduct mandates that suspected violations be reported to the Company's Deputy General Counsel. The Code of Conduct sets forth a 24-hour hotline and website (both administered by a third party) that provide a platform for any employee to report, anonymously if they so choose, suspected violations. Suspected violations of the Code of Conduct relating to accounting procedures, audit, fraud, financial impropriety or other alleged wrongdoing can be reported via the same 24-hour hotline, website or by written notification to the Chairman of the Company's Audit and Compliance Committee. All reports are reviewed by the Company's Deputy General Counsel and quarterly reports, or more frequent, if necessary, are made to the Company's Audit and Compliance Committee. A copy of the current Code of Conduct is available on the Company's website at [About Us – Gaming & Leisure Properties, Inc. \(glpropinc.com/about-us/\)](http://glpropinc.com/about-us/).

*Related Party Transactions.* Pursuant to the terms of its charter, the Audit and Compliance Committee reviews and pre-approves all conflicts of interest and related party transactions. For the purposes of the Audit and Compliance Committee's review, related party transactions are transactions, arrangements or relationships that are required to be disclosed pursuant to SEC

Regulation S-K, Item 404, including those where the Company is a participant and in which an executive officer, a director or an owner of 5% or greater of the Company's common stock (or any immediate family member of the foregoing persons) has a direct or indirect material interest. The Code of Conduct has a broad definition of conflict of interest, which includes related party transactions, and requires employees to report potential conflicts to the Deputy General Counsel. The Deputy General Counsel may consult with members of the legal and finance staffs to determine whether the proposed transaction represents a conflict of interest or a related party transaction that must be presented to the Audit and Compliance Committee.

For transactions determined to require Audit and Compliance Committee review, the Deputy General Counsel collaborates with members of the legal and finance staffs to prepare and present the transaction to the Audit and Compliance Committee. An Audit and Compliance Committee member will not participate in the review of transactions in which he or she or his or her immediate family member has an interest; the Audit and Compliance Committee will only approve related party transactions that are in, or are not inconsistent with, the best interests of the Company and its shareholders based on a review of (i) the benefits to the Company of the transaction and (ii) the terms of the transaction and the terms available to or from unrelated third parties, as applicable.

*Corporate Opportunities.* Directors shall advance the Company's business interests when the opportunity to do so arises; provided, however, that if a director learns of a corporate opportunity primarily in his or her capacity as a director or officer of another company, (i) such director will have no duty to communicate or present the opportunity to the Company, and (ii) the Company acknowledges that it does not have any interest or expectancy in such opportunity and waives any claim against such director arising from the fact that the director does not present the opportunity to the Company or pursues or facilitates the pursuit of the opportunity by others. No amendment or repeal of the foregoing Guideline will affect the treatment of, or obligations with respect to, any corporate opportunity of which a director learned prior to such amendment or repeal.

## Board Procedures

*Frequency of Board Meetings.* Regular meetings of the Board will be held at such times and places as determined by the Board.

*Attendance at Board Meetings.* To facilitate participation at the Board meetings, directors may attend in person or via telephone conference. Directors are expected to attend at least 75% of all Board meetings and meetings of the committees of the Board on which they serve in each fiscal year. In the event that a Director does not attend at least 75% of Board meetings and meetings of Board committees on which such Director serves held during a fiscal year, the Company will be required to disclose that fact in its next annual proxy statement.

*Executive Sessions.* Nasdaq rules require independent Board members to meet in executive session without non-independent directors and contemplate that such executive sessions occur at least twice per year. The Board's policy is to hold executive sessions without the presence of management or non-independent directors at least twice per year and at other times as necessary. The Lead Independent Director will set the agenda for and serve as chair of any such executive session. Committees of the Board also meet in executive session as deemed appropriate.

*Meeting Materials.* Information that is important to the understanding of the matters before the Board, will, to the extent practicable, be distributed in writing a reasonable amount of time

before the meeting so that meeting time may be conserved and focused on discussion and questions that the directors may have rather than on lengthy presentations. Directors are expected to review meeting materials prior to the meeting. Management seeks to ensure that the information is complete and accurate, while making every attempt to see that this material is as concise as possible.

*Board Access to Management.* Members of the Board have unlimited access to the Company's management and employees as needed to fulfill their duties. At the invitation of the Board, members of management or employees recommended by the Chief Executive Officer attend Board meetings or portions thereof for the purpose of participating in discussions where such members of management or other employees can provide insight into the items being discussed. The Board encourages each of the directors, in his or her capacity as a member of the Board and as a member of a committee of the Board, to bring Company management and outside advisors or consultants relevant to the agenda from time to time into Board and/or committee meetings. Attendance of non-directors at Board meetings is at the sole discretion of the Board.

*Engaging Experts.* The Board and each committee of the Board have the authority to obtain advice, reports or opinions from internal and external counsel and expert advisers and have the power to hire independent legal, financial and other advisers as they may deem necessary or appropriate, subject to any procedural requirements set forth in any particular committee's charter, and without consulting with, or obtaining approval from, management of the Company in advance. The Company will pay any fees and expenses associated with any such advisers.

*Self-Evaluation by the Board.* The Nominating and Corporate Governance Committee will oversee an annual self-assessment of the Board's performance as well as the performance of each committee of the Board, the results of which will be discussed with the full Board and each committee. The assessment will include a review of any areas in which the Board or a committee believes the Board or a committee can make a better contribution to the Company. The Nominating and Corporate Governance Committee may also utilize the results of this self-evaluation process in assessing and determining the characteristics and critical skills required of prospective candidates for appointment to the Board and making recommendations to the Board with respect to assignments of Board members to various committees.

#### Other Matters

*Board Compensation.* The Compensation Committee has the responsibility to review and recommend to the Board fees or other compensation programs for non-employee directors. In determining compensation, the Compensation Committee will take into consideration, among other things, the responsibilities of the non-employee directors. Stock in the Company should be a significant portion of non-employee director compensation.

*Shareholder Communications to the Board.* Shareholders who wish to communicate with directors should do so by writing to Gaming and Leisure Properties, Inc., 845 Berkshire Boulevard, Wyomissing, PA 19610, Attention: Secretary. The Secretary of the Company reviews all such correspondence and forwards to the Board a summary of all such correspondence and copies of all correspondence that, in the opinion of the Secretary, deals with the functions of the Board or Board committees or that he otherwise determines requires their attention. Directors may at any time review a log of all correspondence received by the Company that is addressed to members of the

Board and request copies of any such correspondence. Concerns relating to accounting, internal controls or auditing matters will be brought to the attention of the Company's Audit and Compliance Committee.

*Annual Meeting of Shareholders.* All directors are expected to attend the Annual Meeting of Shareholders.

*Director Communications with Third Parties.* It is expected that directors will not disclose any information or discussions that occur in Board or Board committee meetings or any other confidential information. Further, the Board recognizes that management speaks on behalf of the Company. In order for management to effectively and consistently communicate with the public, each director should refer all inquiries from institutional investors, analysts, the press or customers to management. Individual Board members may, from time to time, at the request of management, meet or otherwise communicate with various constituencies that are involved with the Company. Additionally, members of the Nominating and Corporate Governance Committee and the ESG Committee may coordinate with management regarding engaging shareholders with respect to environmental, social and governance matters.

*Annual Review of the Corporate Governance Guidelines.* These guidelines shall be reviewed at least annually by the Nominating and Corporate Governance Committee. The Board will make changes when appropriate based on recommendations from the Nominating and Corporate Governance Committee.