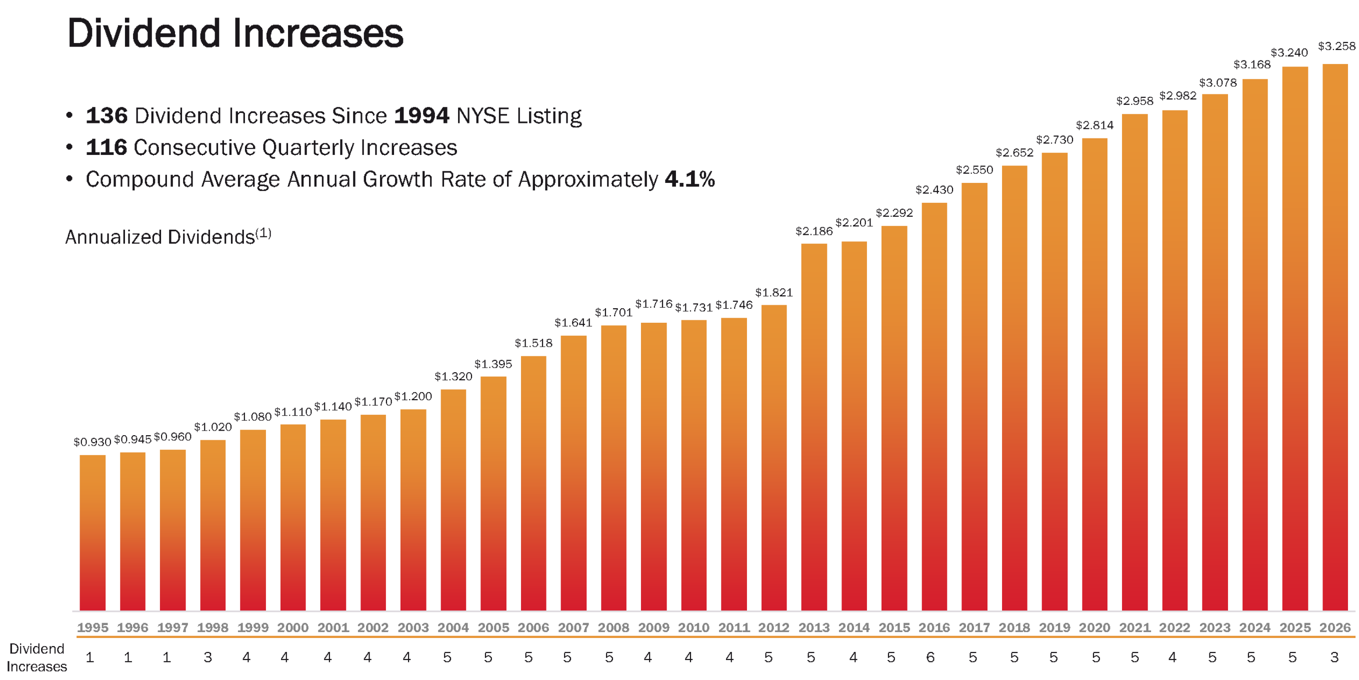
REALTY INCOME
The Monthly Dividend Company®

# Press Release

## 136TH COMMON STOCK MONTHLY DIVIDEND INCREASE DECLARED BY REALTY INCOME

SAN DIEGO, CALIFORNIA, September 8, 2026....Realty Income Corporation (Realty Income, NYSE: O), The Monthly Dividend Company®, today declared an increase in its common stock monthly cash dividend to $0.2715 per share from $0.2710 per share. The dividend is payable on October 15, 2026, to stockholders of record as of September 30, 2026. The new monthly dividend represents an annualized dividend amount of $3.258 per share as compared to the prior annualized dividend amount of $3.252 per share.

"Today's announcement marks the 136th dividend increase since Realty Income's listing on the New York Stock Exchange in 1994," said Sumit Roy, Realty Income's President and Chief Executive Officer. "The consistency of our dividend is rooted in the strength of our platform, the diversification of our portfolio, and our disciplined approach to capital allocation. These attributes have enabled us to generate reliable cash flows through a variety of market environments and allowed us to continue delivering long-term value to our shareholders."




(1) Annualized dividend amount reflects the December declared dividend per share multiplied by twelve with the exception of the 2026 column, which reflects the current declared dividend per share multiplied by twelve.

## About Realty Income

Realty Income (NYSE: O), an S&P 500 company, is *real estate partner to the world's leading companies®*. Founded in 1969, we serve our clients as a full-service real estate capital provider. As of June 30, 2026, we have a portfolio of over 15,500 properties in all 50 U.S. states, the U.K., and eight other countries in Europe. We are known as "The Monthly Dividend Company®" and have a mission to invest in people and places to deliver dependable monthly dividends that increase over time. Since our founding, we have declared 675 consecutive monthly dividends and are a member of the S&P 500 Dividend Aristocrats® index for having increased our dividend for over 31 consecutive years. Additional information about the company can be found at [www.realtyincome.com](http://www.realtyincome.com).

**Forward-Looking Statements**

This press release contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. When used in this press release, the words "estimate," "anticipate," “assume,” "expect," "believe," "intend," "continue," "should," "may," "likely," "plan," “seek,” and similar expressions are intended to identify forward-looking statements. Forward-looking statements include discussions of our business, strategy, portfolio, platform, plans, and the intentions of management including dividends and the amount, timing and payment thereof. Forward-looking statements are subject to risks, uncertainties, and assumptions about us which may cause our actual future results to differ materially from expected results. Some of the factors that could cause actual results to differ materially are, among others, our continued qualification as a real estate investment trust; general domestic and foreign business, economic, or financial conditions; competition; fluctuating interest and currency rates; inflation and its impact on our clients and us; access to debt and equity capital markets and other sources of funding (including the terms, structure and partners of such funding); volatility and uncertainty in the credit and financial markets; other risks inherent in real estate, private capital, credit and mezzanine investments, and joint ventures or co-investment ventures, including solvency, defaults under leases, bankruptcies, potential liability relating to environmental matters, illiquidity of real estate investments (including rights of first refusal or rights of first offer), and potential damages from natural disasters; impairments in the value of our real estate assets; volatility and changes in domestic and foreign laws and the application, enforcement or interpretation thereof (including with respect to tax laws and rates); property ownership through co-investment ventures, funds, joint ventures, partnerships and other arrangements which, among other things, may transfer or limit our control of the underlying investments; epidemics or pandemics; the loss of key personnel; the threat and outcome of any legal proceedings to which we are a party or which may occur in the future; acts of terrorism and war; and the anticipated benefits from mergers, acquisitions, co-investment ventures, funds, joint ventures, partnerships, and other arrangements; and those additional risks and factors discussed in our reports filed with the U.S. Securities and Exchange Commission. Readers are cautioned not to place undue reliance on forward-looking statements. Forward-looking statements are not guarantees of future plans and performance and speak only as of the date of this press release. Past operating results and performance are provided for informational purposes and are not a guarantee of future results. There can be no assurance that historical trends will continue. Actual plans and results may differ materially from what is expressed or forecasted in this press release and forecasts made in the forward-looking statements discussed in this press release might not materialize. We do not undertake any obligation to update forward-looking statements or publicly release the results of any forward-looking statements that may be made to reflect events or circumstances after the date these statements were made or to reflect the occurrence of unanticipated events.

**Investor Relations:**
Alex Waters
Vice President, Investor Relations
+1 858-284-4965
awaters@realtyincome.com