

# Investment Facts

(As of December 31, 2024 unless noted)

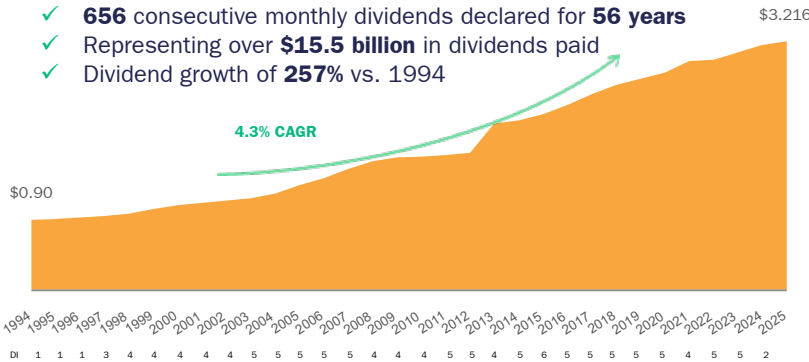
## COMPANY DESCRIPTION

Realty Income, The Monthly Dividend Company, is an S&P 500 company. For over 56 years, our investors have enjoyed monthly dividends which have steadily increased over time. The monthly dividend is supported by the cash flow from over 15,600 real estate properties primarily owned under long-term net lease agreements with commercial clients. Realty Income was founded in 1969 and became a NYSE public company in October 1994. NYSE Ticker Symbol: "O".

## ANNUALIZED DIVIDENDS AND DIVIDEND INCREASES

(as of February 24, 2025)

- ✓ **129** dividend increases since 1994
- ✓ **110** consecutive quarterly dividend increases
- ✓ **656** consecutive monthly dividends declared for **56 years**
- ✓ Representing over **\$15.5 billion** in dividends paid
- ✓ Dividend growth of **257%** vs. 1994



## AT A GLANCE:

### Stock Information (as of February 24, 2025)

Ticker Symbol: **"O" - NYSE**  
52-Week High/Low: **\$64.88 / \$50.65**

### Dividend Information (as of February 24, 2025)

Annualized Dividend Amount: **\$3.216**  
Monthly Dividend Amount: **\$0.268**  
Dividend Yield: **5.5%**

### Investment Highlights (since 1994 NYSE listing)

- Compound average annual return of **13.4%**
- Approximately **\$47.0 billion** in real estate investments since 2010
- Total capitalization of approximately **\$74.9 billion**
- Total equity market capitalization of approximately **\$47.8 billion**
- Total debt outstanding of approximately **\$27.2 billion**
- **A3 / A-** corporate debt ratings from Moody's / Standard & Poor's

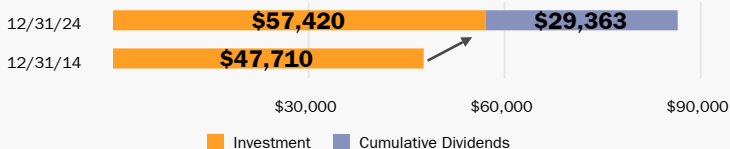
## THE "MAGIC" OF RISING DIVIDENDS OVER TIME

**Increased Income = Increased investment** return potential over time. The longer shareholders own **Realty Income**, the higher their **"yield on cost potential"**, the greater the increase in dividend income, and the greater the potential for enhanced returns.

Example: Investors who purchased 1,000 **Realty Income** shares on 12/31/2014 and collect their dividends have received:

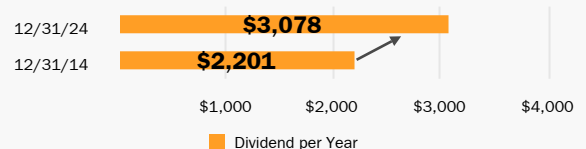
### The Value of 1,000 Shares Purchased in 2014

**20%** increase in the value of the original investment  
**62%** of the original investment paid back as dividend income



### Growth in Annual Income

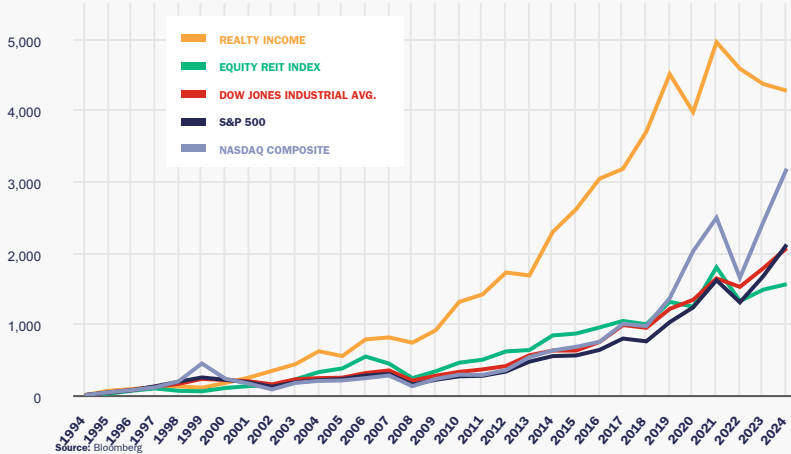
**6.5%** yield on cost  
**40%** increase in the amount of annual dividend income





## DIVIDEND REINVESTMENT CAN POTENTIALLY ENHANCE INVESTMENT RETURNS

Comparison of \$100 Invested in Realty Income in 1994 vs Major Stock Indices



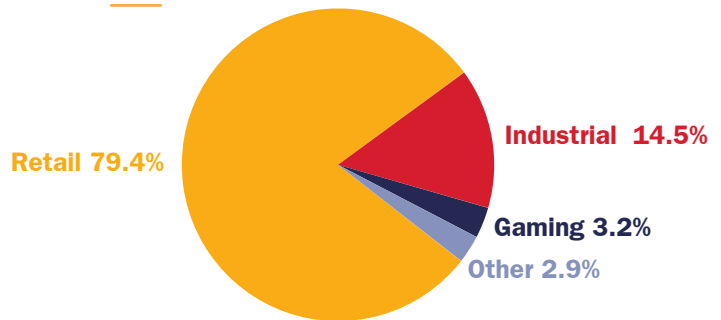
## COMPANY HIGHLIGHTS

- Focus on **paying monthly** rather than quarterly dividends
- Track record of regularly increasing the dividend
- Long-term real estate leases **provide dependable revenue** from which we pay dividends
- Conservative capital structure
- 30 years trading on the New York Stock Exchange
- **Diversified sources of lease revenue:**
  - **1,565** clients
  - **89** industries
  - **50** U.S. states, the U.K., and six other countries in Europe
- Asset growth from **630** properties in **1994** to over **15,600** properties
- Member of **S&P 500 index**
- Member of **S&P High Yield Dividend Aristocrats® index**
- Member of **S&P 500 Dividend Aristocrats® index**

## TOP 20 CLIENT DIVERSIFICATION (1)

<b>7-Eleven</b>	3.5%
<b>Dollar General</b>	3.3%
Walgreens	3.3%
<b>Dollar Tree / Family Dollar</b>	3.0%
EG Group Limited	2.1%
Wynn Resorts	2.0%
Lifetime Fitness	1.9%
<b>FedEx</b>	1.9%
<b>(B&amp;Q) Kingfisher</b>	1.6%
BJ's Wholesale Club	1.6%
Asda	1.5%
Sainsbury's (2)	1.5%
<b>CVS Pharmacy</b>	1.2%
<b>Tesco</b>	1.2%
<b>Tractor Supply</b>	1.2%
MGM (Bellagio) (3)	1.2%
LA Fitness	1.2%
<b>Home Depot</b>	1.1%
AMC Theatres	1.1%
<b>Walmart / Sam's Club</b>	1.0%

## PROPERTY DIVERSIFICATION (4)



## TOP 10 INDUSTRIES (5)

Convenience Stores	10.2%
Grocery	10.1%
Dollar Stores	6.4%
Home Improvement	6.0%
Restaurants-Quick Service	4.9%
Drug Stores	4.7%
Automotive Service	4.5%
Health and Fitness	4.3%
Restaurants-Casual Dining	4.0%
Gaming	3.2%

(1) Client names in bold denote investment grade clients that are defined as clients and subsidiaries or affiliates of companies with a credit rating of Baa3/BBB- or higher from one of the three major rating agencies (Moody's/S&P/Fitch).

(2) Subsequent to December 31, 2024, Sainsbury's was assigned an investment grade credit rating by both S&P (BBB) and Moody's (Baa3).

(3) Represents our proportionate share of the common equity ownership in the unconsolidated joint venture.

(4) "Other" includes 27 properties classified as agriculture, 21 properties classified as country clubs, 16 properties classified as office and three properties classified as data centers

(5) The presentation of Top 10 Industries combines total portfolio contractual rent from the U.S. and Europe. Certain of the Top 10 Industries include both U.S. and Europe percentages for which the Europe percentages are included in the "Europe-other" classification in the Industry Diversification table beginning on page 19 of the Supplemental Operating and Financial Data.

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Note: Past performance doesn't guarantee future performance. In addition, dividends are paid only when declared by our Board of Directors.

