

Investment Facts

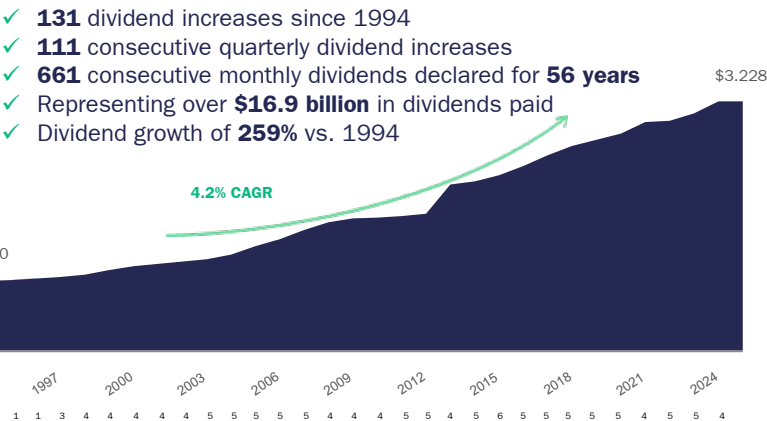
(As of June 30, 2025 unless noted)

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. Founded in 1969, the company serves clients as a full-service real estate capital provider. Realty Income became a NYSE public company in October 1994.

ANNUALIZED DIVIDENDS AND DIVIDEND INCREASES

(as of August 6, 2025)



AT A GLANCE:

Stock Information (as of August 6, 2025)

Ticker Symbol: **“O” - NYSE**
52-Week High/Low: **\$64.88 / \$50.71**

Dividend Information (as of August 6, 2025)

Annualized Dividend Amount: **\$3.228**
Monthly Dividend Amount: **\$0.269**
Dividend Yield: **5.6%**

Investment Highlights

- Compound annual return of **13.5%** since 1994 NYSE listing
- Approximately **\$52.0 billion** in real estate investments since 2010
- Total capitalization of approximately **\$82.2 billion**
- Total equity market capitalization of approximately **\$52.8 billion**
- Total debt outstanding of approximately **\$28.7 billion**
- **A3 / A-** corporate debt ratings from Moody's / Standard & Poor's

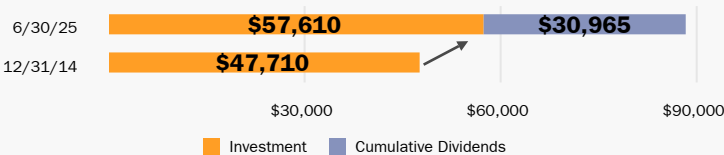
THE “MAGIC” OF RISING DIVIDENDS OVER TIME

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:

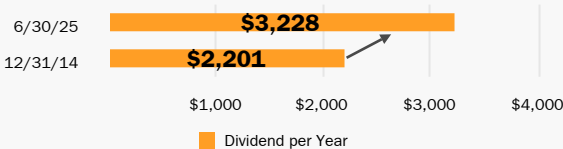
The Value of 1,000 Shares Purchased in 2014

21% increase in the value of the original investment
65% of the original investment paid back as dividend income



Growth in Annual Income

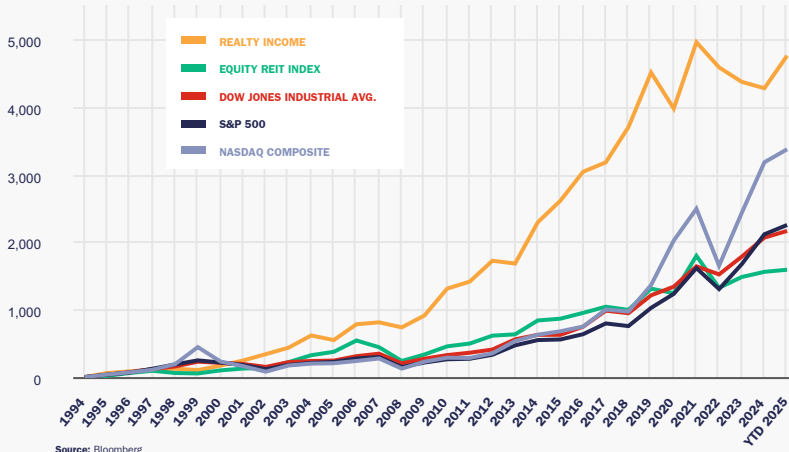
6.8% yield on cost
46% increase in the amount of annual dividend income





DIVIDEND REINVESTMENT CAN POTENTIALLY ENHANCE INVESTMENT RETURNS

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



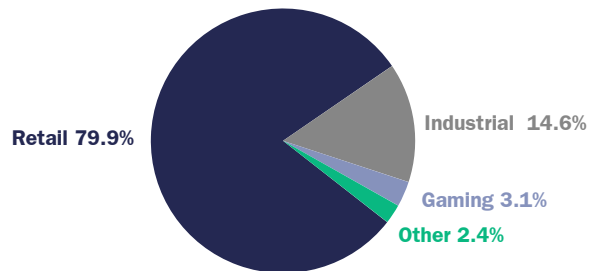
COMPANY HIGHLIGHTS

- 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:**
 - **1,630** clients
 - **91** industries
 - **50** U.S. states, the UK, and seven 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 10 CLIENTS ⁽¹⁾ (2)

7-Eleven	3.4%
Dollar General	3.2%
Walgreens	3.2%
Dollar Tree / Family Dollar ⁽³⁾	2.9%
Life Time Fitness	2.1%
EG Group	2.1%
Wynn Resorts	2.0%
(B&Q) Kingfisher	2.0%
FedEx	1.8%
Asda	1.6%

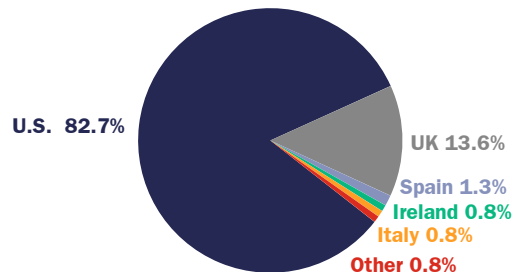
PROPERTY DIVERSIFICATION ⁽¹⁾ (4)



TOP 10 INDUSTRIES ⁽¹⁾

Grocery	10.7%
Convenience Stores	9.8%
Home Improvement	6.4%
Dollar Stores	6.2%
Restaurants-Quick Service	4.9%
Drug Stores	4.6%
Health and Fitness	4.4%
Automotive Service	4.3%
Restaurants-Casual Dining	3.8%
General Merchandise	3.3%

DIVERSIFICATION BY COUNTRY ⁽¹⁾ (5)



(1) Based on percentage of Annualized Base Rent.

(2) 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).

(3) Subsequent to June 30, 2025, Dollar Tree's sale of Family Dollar was completed.

(4) "Other" includes 27 properties classified as agriculture, 21 properties classified as country clubs, 14 properties classified as office and three properties classified as data centers, as well as one land parcel under development.

(5) "Other" includes Germany, France, Poland and Portugal, which each make up less than 1% of the portfolio's Annual Base Rent.

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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.

**LISTED
NYSE**