Investment Facts

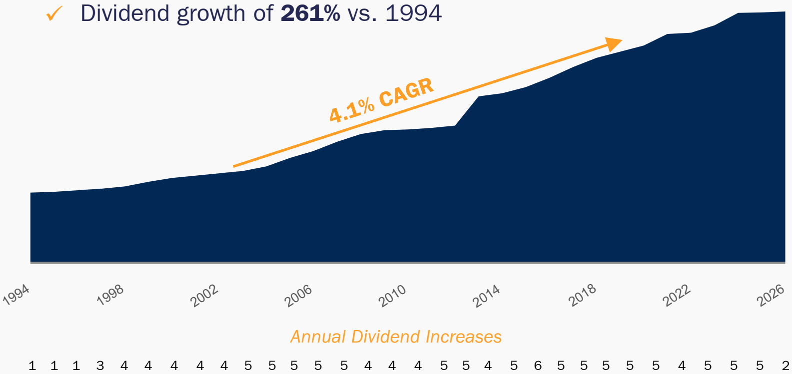
(As of June 30, 2026)

COMPANY DESCRIPTION

Realty Income (NYSE:O), The Monthly Dividend Company®, is an S&P 500 company. For over 57 years, our investors have enjoyed monthly dividends which have steadily increased over time. The monthly dividend is supported by the cash flow from over 15,500 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

- ✓ **135** dividend increases since 1994
- ✓ **115** consecutive quarterly dividend increases
- ✓ **673** consecutive monthly dividends declared for **57 years**
- ✓ Representing over **$19.9 billion** in dividends paid
- ✓ Dividend growth of **261%** vs. 1994



PLATFORM OVERVIEW

Stock Information

- Ticker Symbol: **"O" - NYSE**
- 52-Week High/Low: **$67.94 / $55.86**

Dividend Information

- Annualized Dividend Amount: **$3.252**
- Monthly Dividend Amount: **$0.2710**
- Dividend Yield: **5.2%**

Investment Highlights

- Compound annual return of **13.5%** since 1994 NYSE listing
- Deployed **~$74 billion** of capital since 2019
- Enterprise value of **~$90 billion**
- Equity market capitalization of **~$58.8 billion**
- Debt outstanding of **~$31.0 billion**
- **A3 / A- / A** corporate debt ratings from Moody's / Standard & Poor's / Fitch

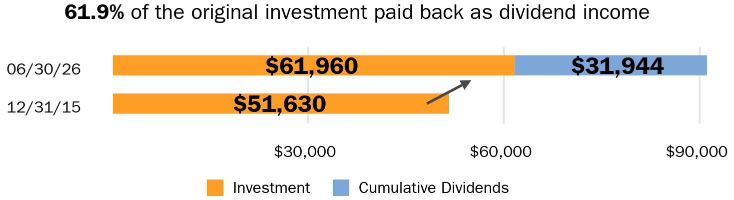
THE "MAGIC" OF RISING DIVIDENDS OVER TIME

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 12/31/2015 and collect their dividends have received:

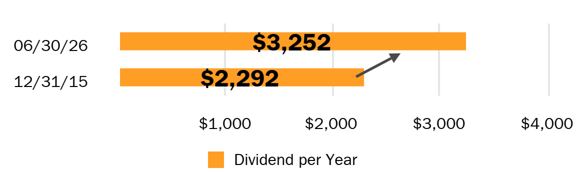
The Value of 1,000 Shares Purchased in 2015

20.0% increase in the value of the original investment
61.9% of the original investment paid back as dividend income



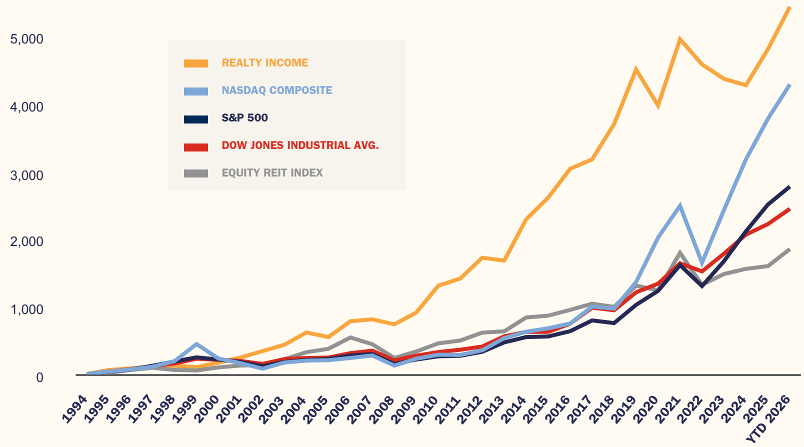
Growth in Annual Income

6.3% yield on cost
41.9% 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

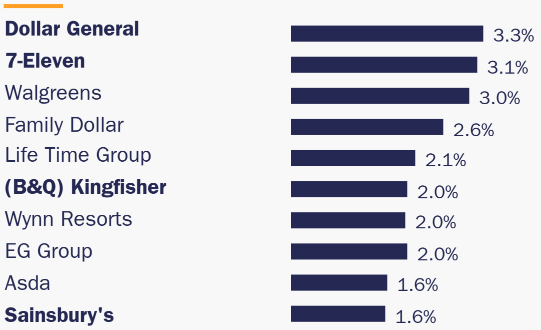


Source: Bloomberg

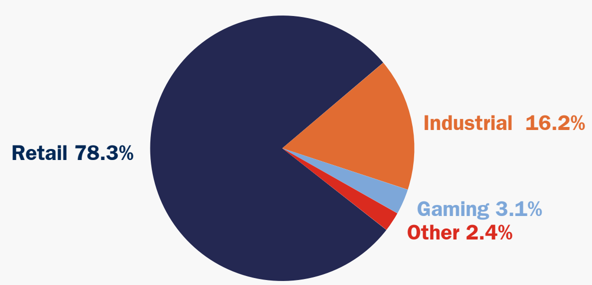
COMPANY HIGHLIGHTS

- Track record of regularly increasing the dividend.
- Long-term real estate leases **provide dependable revenue** from which we pay dividends
- Conservative capital structure
- Over 31 years trading on the New York Stock Exchange
- **Diversified sources of lease revenue**:
  - **1,798** clients
  - **92** industries
  - **50** U.S. states, the UK, and eight other countries in Europe
- Asset growth from **630** properties in **1994** to over **15,500** properties
- **Index members of**:
  - S&P 500
  - S&P High Yield Dividend Aristocrats®
  - S&P 500 Dividend Aristocrats®

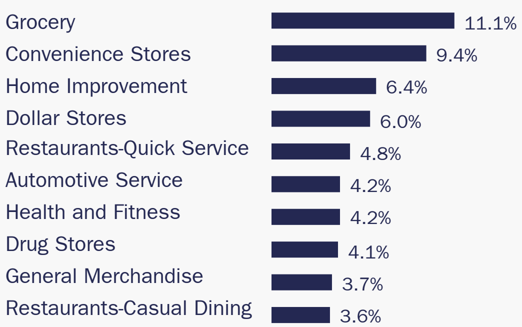
TOP 10 CLIENTS (1) (2)



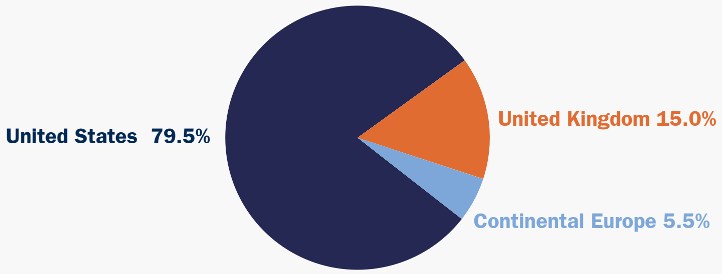
PROPERTY DIVERSIFICATION (1) (3)



TOP 10 INDUSTRIES (1)



DIVERSIFICATION BY GEOGRAPHY (1)



(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) "Other" primarily includes 27 properties classified as agriculture with $35.8 million in Annualized Base Rent, 15 properties classified as office with $33.4 million in Annualized Base Rent, 21 properties classified as country clubs with $28.0 million in Annualized Base Rent, and three properties classified as data centers with $25.0 million in Annualized Base Rent, as well as one land parcel under development.

Alex Waters
Vice President, Investor Relations
awaters@realtyincome.com

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