

REALTY INCOME CORPORATION
 11995 El Camino Real, San Diego, CA 92130
 (858) 284-5000

Report Date: January 23, 2026
 ID: 00171780

Common Stock, Symbol "O", traded on the NYSE
 Cusip Number 756109104
 FEIN 33-0580106

2025 YEAR-END TAX REPORTING INFORMATION (FINAL)

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Ex-dividend Date	Payable Date	Form 1099 Total Distribution Per Share	Box 1 breakdown		Box 1a Total Ordinary Dividends (17)=(14)+(15)	Box 1b Qualified Dividends (21)	Box 2a Total Capital Gain Distribution (22)	Box 2b Unrecaptured Section 1250 Gain (23)	Box 2f 897 Gain (24)	Box 3 Nondividend Distributions (26)	Box 5 Section 199A Dividends (27)	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage
							Income Dividends (see note 1)	Short Term Capital Gains (15)											
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(24)	(26)	(27)				
Common	756109104	O	1/2/2025	1/2/2025	1/15/2025	\$0.2640000	\$0.1752162	-	\$0.1752162	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.08878380	\$0.17521620	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	2/3/2025	2/3/2025	2/14/2025	\$0.2640000	\$0.1752162	-	\$0.1752162	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.08878380	\$0.17521620	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	3/3/2025	3/3/2025	3/14/2025	\$0.2680000	\$0.1778710	-	\$0.1778710	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09012900	\$0.17787100	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	4/1/2025	4/1/2025	4/15/2025	\$0.2685000	\$0.1782028	-	\$0.1782028	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09029720	\$0.17820280	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	5/1/2025	5/1/2025	5/15/2025	\$0.2685000	\$0.1782028	-	\$0.1782028	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09029720	\$0.17820280	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	6/2/2025	6/2/2025	6/13/2025	\$0.2685000	\$0.1782028	-	\$0.1782028	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09029720	\$0.17820280	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	7/1/2025	7/1/2025	7/15/2025	\$0.2690000	\$0.1785347	-	\$0.1785347	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09046530	\$0.17853470	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	8/1/2025	8/1/2025	8/15/2025	\$0.2690000	\$0.1785347	-	\$0.1785347	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09046530	\$0.17853470	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	9/2/2025	9/2/2025	9/15/2025	\$0.2690000	\$0.1785347	-	\$0.1785347	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09046530	\$0.17853470	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	10/1/2025	10/1/2025	10/15/2025	\$0.2695000	\$0.1788665	-	\$0.1788665	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09063350	\$0.17886650	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	10/31/2025	10/31/2025	11/14/2025	\$0.2695000	\$0.1788665	-	\$0.1788665	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09063350	\$0.17886650	0.000000%	0.000000%	66.369767%	33.630233%
Common	756109104	O	11/28/2025	11/28/2025	12/15/2025	\$0.2695000	\$0.1788665	-	\$0.1788665	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.09063350	\$0.17886650	0.000000%	0.000000%	66.369767%	33.630233%
TOTALS FOR 2025						\$3.2170000	\$2.1351154	-	\$2.1351154	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$1.0818846	\$2.1351154	0.000000%	0.000000%	66.369767%	33.630233%

Note 1. The were no section 852(b)(7) split year dividends for 2025 or 2026.

Note 2. Box 2a and 2b. All of the amounts listed on these lines are attributable to net gain described under section 1231.
 See Prop. Reg. Sec. 1.1061-4 and 1.1061-6.

Note 3. Box 2b. Unrecaptured Section 1250 gain is a portion of the total capital gain in Box 2a.

Note 4. Box 2f. Section 897 gain represents additional characterization of, and is part of, the total capital gain in box 2a.

Note 5. Box 5. Under Section 199A, REIT dividends are eligible for a 20% deduction when received by eligible taxpayers.
 Please consult your tax advisor for proper tax treatment of the dividend distribution.

Should you have any questions, please contact Computershare at (877) 218-2434