

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

Report Date: January 28, 2025  
 ID: 00171780

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

2024 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	Box 1b Qualified Dividends	Box 2a Total Capital Gain Distribution	Box 2b Unrecaptured Section 1250 Gain	Box 2f 897 Gain	Box 3 Nondividend Distributions	Box 5 Section 199A Dividends	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage
							Income Dividends (see note 1)	Short Term Capital Gains											
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(24)	(26)	(27)				
Common	756109104	O	1/2/2024	12/30/2023	1/12/2024	\$0.2565000	\$0.1785759	-	\$0.1785759	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07792410	\$0.17857590	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	2/1/2024	1/31/2024	2/15/2024	\$0.2565000	\$0.1785759	-	\$0.1785759	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07792410	\$0.17857590	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	3/1/2024	2/28/2024	3/15/2024	\$0.2565000	\$0.1785759	-	\$0.1785759	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07792410	\$0.17857590	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	4/1/2024	3/31/2024	4/15/2024	\$0.2570000	\$0.1789240	-	\$0.1789240	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07807600	\$0.17892400	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	5/1/2024	4/28/2024	5/15/2024	\$0.2570000	\$0.1789240	-	\$0.1789240	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07807600	\$0.17892400	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	6/3/2024	5/31/2024	6/14/2024	\$0.2625000	\$0.1827531	-	\$0.1827531	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07974690	\$0.18275310	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	7/1/2024	6/30/2024	7/15/2024	\$0.2630000	\$0.1831012	-	\$0.1831012	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07989880	\$0.18310120	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	8/1/2024	7/31/2024	8/15/2024	\$0.2630000	\$0.1831012	-	\$0.1831012	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07989880	\$0.18310120	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	9/3/2024	8/31/2024	9/13/2024	\$0.2630000	\$0.1831012	-	\$0.1831012	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.07989880	\$0.18310120	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	10/1/2024	9/29/2024	10/15/2024	\$0.2635000	\$0.1834493	-	\$0.1834493	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.08005070	\$0.18344930	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	11/1/2024	10/31/2024	11/15/2024	\$0.2635000	\$0.1834493	-	\$0.1834493	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.08005070	\$0.18344930	0.000000%	0.000000%	69.620230%	30.379770%
Common	756109104	O	12/2/2024	11/30/2024	12/13/2024	\$0.2635000	\$0.1834493	-	\$0.1834493	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.08005070	\$0.18344930	0.000000%	0.000000%	69.620230%	30.379770%
<b>TOTALS FOR 2024</b>						\$3.1255000	\$2.1759803	-	\$2.1759803	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.9495197	\$2.1759803	0.000000%	0.000000%	69.620230%	30.379770%

Note 1. The were no section 852(b)(7) split year dividends for 2024 or 2025.

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

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2023 YEAR-END TAX REPORTING INFORMATION ( FINAL )

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Security Description	CUSIP	Ticker Symbol	Record Date	Ex-dividend Date	Payable Date	Form 1099 Total Distribution Per Share	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 2f	Box 3	Box 5	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends (17)=(14)+(15)	Qualified Dividends (21)	Total Capital Gain Distribution (22)	Unrecaptured Section 1250 Gain (23)	897 Gain (24)	Nondividend Distributions (26)	Section 199A Dividends (27)				
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(24)	(26)	(27)				
Common	756109104	O	1/3/2023	12/30/2022	1/13/2023	\$0.2485000	\$0.2315953	-	\$0.2315953	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01690470	\$0.23159530	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	2/1/2023	1/31/2023	2/15/2023	\$0.2485000	\$0.2315953	-	\$0.2315953	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01690470	\$0.23159530	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	3/1/2023	2/28/2023	3/15/2023	\$0.2545000	\$0.2371872	-	\$0.2371872	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01731280	\$0.23718720	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	4/3/2023	3/31/2023	4/14/2023	\$0.2550000	\$0.2376532	-	\$0.2376532	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01734680	\$0.23765320	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	5/1/2023	4/28/2023	5/15/2023	\$0.2550000	\$0.2376532	-	\$0.2376532	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01734680	\$0.23765320	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	6/1/2023	5/31/2023	6/15/2023	\$0.2550000	\$0.2376532	-	\$0.2376532	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01734680	\$0.23765320	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	7/3/2023	6/30/2023	7/14/2023	\$0.2555000	\$0.2381191	-	\$0.2381191	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01738090	\$0.23811910	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	8/1/2023	7/31/2023	8/15/2023	\$0.2555000	\$0.2381191	-	\$0.2381191	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01738090	\$0.23811910	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	9/1/2023	8/31/2023	9/15/2023	\$0.2555000	\$0.2381191	-	\$0.2381191	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01738090	\$0.23811910	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	10/2/2023	9/29/2023	10/13/2023	\$0.2560000	\$0.2385851	-	\$0.2385851	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01741490	\$0.23858510	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	11/1/2023	10/31/2023	11/15/2023	\$0.2560000	\$0.2385851	-	\$0.2385851	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01741490	\$0.23858510	0.000000%	0.000000%	93.197310%	6.802690%
Common	756109104	O	12/1/2023	11/30/2023	12/15/2023	\$0.2560000	\$0.2385851	-	\$0.2385851	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.01741490	\$0.23858510	0.000000%	0.000000%	93.197310%	6.802690%
<b>TOTALS FOR 2023</b>						\$3.0510000	\$2.8434500	-	\$2.8434500	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.2075500	\$2.8434500	0.000000%	0.000000%	93.197310%	6.802690%

Note 1. The were no section 852(b)(7) split year dividends for 2022 or 2024.

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.

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						Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Section 1250 Gain	897 Gain	Nondividend Distributions	Section 199A Dividends				
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(24)	(26)	(27)				
Common	756109104	O	1/3/2022	1/14/2022	\$0.2465000	\$0.2315260	-	\$0.2315260	\$0.0000000	\$0.0149740	\$0.0065148	\$0.0149740	\$0.0000000	\$0.23152600	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	2/1/2022	2/15/2022	\$0.2465000	\$0.2315260	-	\$0.2315260	\$0.0000000	\$0.0149740	\$0.0065148	\$0.0149740	\$0.0000000	\$0.23152600	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	3/1/2022	3/15/2022	\$0.2465000	\$0.2315260	-	\$0.2315260	\$0.0000000	\$0.0149740	\$0.0065148	\$0.0149740	\$0.0000000	\$0.23152600	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	4/1/2022	4/15/2022	\$0.2470000	\$0.2319956	-	\$0.2319956	\$0.0000000	\$0.0150044	\$0.0065280	\$0.0150044	\$0.0000000	\$0.23199560	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	5/2/2022	5/13/2022	\$0.2470000	\$0.2319956	-	\$0.2319956	\$0.0000000	\$0.0150044	\$0.0065280	\$0.0150044	\$0.0000000	\$0.23199560	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	6/1/2022	6/15/2022	\$0.2470000	\$0.2319956	-	\$0.2319956	\$0.0000000	\$0.0150044	\$0.0065280	\$0.0150044	\$0.0000000	\$0.23199560	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	7/1/2022	7/15/2022	\$0.2475000	\$0.2324653	-	\$0.2324653	\$0.0000000	\$0.0150347	\$0.0065412	\$0.0150347	\$0.0000000	\$0.23246530	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	8/1/2022	8/15/2022	\$0.2475000	\$0.2324653	-	\$0.2324653	\$0.0000000	\$0.0150347	\$0.0065412	\$0.0150347	\$0.0000000	\$0.23246530	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	9/1/2022	9/15/2022	\$0.2475000	\$0.2324653	-	\$0.2324653	\$0.0000000	\$0.0150347	\$0.0065412	\$0.0150347	\$0.0000000	\$0.23246530	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	10/3/2022	10/14/2022	\$0.2480000	\$0.2329349	-	\$0.2329349	\$0.0000000	\$0.0150651	\$0.0065544	\$0.0150651	\$0.0000000	\$0.23293490	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	11/1/2022	11/15/2022	\$0.2480000	\$0.2329349	-	\$0.2329349	\$0.0000000	\$0.0150651	\$0.0065544	\$0.0150651	\$0.0000000	\$0.23293490	2.642912%	6.074640%	93.925360%	0.000000%
Common	756109104	O	12/1/2022	12/15/2022	\$0.2480000	\$0.2329349	-	\$0.2329349	\$0.0000000	\$0.0150651	\$0.0065544	\$0.0150651	\$0.0000000	\$0.23293490	2.642912%	6.074640%	93.925360%	0.000000%
<b>TOTALS FOR 2022</b>					\$2.9670000	\$2.7867654	-	\$2.7867654	\$0.0000000	\$0.1802346	\$0.0784152	\$0.1802346	\$0.0000000	\$2.7867654	2.642912%	6.074640%	93.925360%	0.000000%

Note 1. The were no section 852(b)(7) split year dividends for 2021 or 2023.

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.

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2021 YEAR-END TAX REPORTING INFORMATION ( FINAL )

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Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099 Total Distribution Per Share	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 2f	Box 3	Box 5	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage
						Income Dividends (see note 1) (14)	Short Term Capital Gains (15)	Total Ordinary Dividends (17)=(14)+(15)	Qualified Dividends (21)	Total Capital Gain Distribution (22)	Unrecaptured Section 1250 Gain (23)	897 Gain (24)	Nondividend Distributions (26)	Section 199A Dividends (27)				
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(24)	(26)	(27)				
Common	756109104	O	1/4/2021	1/15/2021	\$0.2345000	\$0.0725967	-	\$0.0725967	\$0.0000000	\$0.0040960	\$0.0031113	\$0.0040960	\$0.15780730	\$0.07259670	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	2/1/2021	2/16/2021	\$0.2345000	\$0.0725967	-	\$0.0725967	\$0.0000000	\$0.0040960	\$0.0031113	\$0.0040960	\$0.15780730	\$0.07259670	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	3/1/2021	3/15/2021	\$0.2345000	\$0.0725967	-	\$0.0725967	\$0.0000000	\$0.0040960	\$0.0031113	\$0.0040960	\$0.15780730	\$0.07259670	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	4/1/2021	4/15/2021	\$0.2350000	\$0.0727515	-	\$0.0727515	\$0.0000000	\$0.0041047	\$0.0031179	\$0.0041047	\$0.15814380	\$0.07275150	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	5/3/2021	5/14/2021	\$0.2350000	\$0.0727515	-	\$0.0727515	\$0.0000000	\$0.0041047	\$0.0031179	\$0.0041047	\$0.15814380	\$0.07275150	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	6/1/2021	6/15/2021	\$0.2350000	\$0.0727515	-	\$0.0727515	\$0.0000000	\$0.0041047	\$0.0031179	\$0.0041047	\$0.15814380	\$0.07275150	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	7/1/2021	7/15/2021	\$0.2355000	\$0.0729063	-	\$0.0729063	\$0.0000000	\$0.0041135	\$0.0031246	\$0.0041135	\$0.15848020	\$0.07290630	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	8/2/2021	8/13/2021	\$0.2355000	\$0.0729063	-	\$0.0729063	\$0.0000000	\$0.0041135	\$0.0031246	\$0.0041135	\$0.15848020	\$0.07290630	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	9/1/2021	9/15/2021	\$0.2355000	\$0.0729063	-	\$0.0729063	\$0.0000000	\$0.0041135	\$0.0031246	\$0.0041135	\$0.15848020	\$0.07290630	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	10/1/2021	10/15/2021	\$0.2360000	\$0.0730611	-	\$0.0730611	\$0.0000000	\$0.0041222	\$0.0031312	\$0.0041222	\$0.15881670	\$0.07306110	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109105	O	11/2/2021	11/12/2021	\$2.0597123	\$0.6376474	-	\$0.6376474	\$0.0000000	\$0.0359770	\$0.0273278	\$0.0359770	\$1.38608790	\$0.63764743	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	11/2/2021	11/15/2021	\$0.2360000	\$0.0730611	-	\$0.0730611	\$0.0000000	\$0.0041222	\$0.0031312	\$0.0041222	\$0.15881670	\$0.07306110	1.326775%	1.746700%	30.958080%	67.295220%
Common	756109104	O	12/1/2021	12/15/2021	\$0.2460000	\$0.0761569	-	\$0.0761569	\$0.0000000	\$0.0042969	\$0.0032639	\$0.0042969	\$0.16554620	\$0.07615690	1.326775%	1.746700%	30.958080%	67.295220%
<b>TOTALS FOR 2021</b>					\$4.8927123	\$1.5146900	-	\$1.5146900	\$0.0000000	\$0.0854609	\$0.0649155	\$0.0854609	\$3.2925614	\$1.5146900	1.326775%	1.746700%	30.958080%	67.295220%

Note 1. The there no section 852(b)(7) split year dividends for 2020 or 2022.

Note 2. Box 2a and 2b. All of the amounts listed on these lines are attributable to net gain described under section 1231.  
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Note 3. Box 2b. Unrecaptured Section 1250 gain is a portion of the total capital gain in Box 2a.

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Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2020 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	Box 1b Qualified Dividends	Box 2a Total Capital Gain Distribution	Box 2b Unrecaptured Section 1250 Gain	Box 3 Nondividend Distributions	Box 5 Section 199A Dividends	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains											
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)	(27)					
Common	756109104	O	1/2/2020	12/31/2019	1/15/2020	\$0.2275000	\$0.1856377	-	\$0.1856377	\$0.0000000	\$0.0019412	\$0.0013419	\$0.03992110	\$0.18563770	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	2/3/2020	1/31/2020	2/14/2020	\$0.2325000	\$0.1897177	-	\$0.1897177	\$0.0000000	\$0.0019838	\$0.0013714	\$0.04079850	\$0.18971770	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	3/2/2020	2/28/2020	3/13/2020	\$0.2325000	\$0.1897177	-	\$0.1897177	\$0.0000000	\$0.0019838	\$0.0013714	\$0.04079850	\$0.18971770	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	4/1/2020	3/31/2020	4/15/2020	\$0.2330000	\$0.1901257	-	\$0.1901257	\$0.0000000	\$0.0019881	\$0.0013743	\$0.04088620	\$0.19012570	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	5/1/2020	4/30/2020	5/15/2020	\$0.2330000	\$0.1901257	-	\$0.1901257	\$0.0000000	\$0.0019881	\$0.0013743	\$0.04088620	\$0.19012570	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	6/1/2020	5/29/2020	6/15/2020	\$0.2330000	\$0.1901257	-	\$0.1901257	\$0.0000000	\$0.0019881	\$0.0013743	\$0.04088620	\$0.19012570	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	7/1/2020	6/30/2020	7/15/2020	\$0.2335000	\$0.1905337	-	\$0.1905337	\$0.0000000	\$0.0019924	\$0.0013773	\$0.04097390	\$0.19053370	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	8/3/2020	7/31/2020	8/14/2020	\$0.2335000	\$0.1905337	-	\$0.1905337	\$0.0000000	\$0.0019924	\$0.0013773	\$0.04097390	\$0.19053370	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	9/1/2020	8/31/2020	9/15/2020	\$0.2335000	\$0.1905337	-	\$0.1905337	\$0.0000000	\$0.0019924	\$0.0013773	\$0.04097390	\$0.19053370	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	10/1/2020	9/30/2020	10/15/2020	\$0.2340000	\$0.1909417	-	\$0.1909417	\$0.0000000	\$0.0019966	\$0.0013802	\$0.04106170	\$0.19094170	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	11/2/2020	10/30/2020	11/13/2020	\$0.2340000	\$0.1909417	-	\$0.1909417	\$0.0000000	\$0.0019966	\$0.0013802	\$0.04106170	\$0.19094170	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
Common	756109104	O	12/1/2020	11/30/2020	12/15/2020	\$0.2340000	\$0.1909417	-	\$0.1909417	\$0.0000000	\$0.0019966	\$0.0013802	\$0.04106170	\$0.19094170	0.589839%	0.853260%	81.599010%	17.547730%	\$0.0000000
<b>TOTALS FOR 2020</b>						\$2.7940000	\$2.2798764	-	\$2.2798764	\$0.0000000	\$0.0238401	\$0.0164801	\$0.4902835	\$2.2798764	0.589839%	0.853260%	81.599010%	17.54773%	\$0.0000000

Note 1. The were no section 852(b)(7) split year dividends for 2019 or 2021.

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 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

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

Report Date: January 24, 2020  
 ID: 00171780

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

2019 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	Box 1b	Box 2a	Box 2b	Box 3	Box 5	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions	Section 199A Dividends					
(1)	(2)	(3)	(7)	(8)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)	(27)					
Common	756109104	O	1/2/2019	12/31/2018	1/15/2019	\$0.2210000	\$0.1729105	-	\$0.1729105	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04808950	\$0.17291050	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	2/1/2019	1/31/2019	2/15/2019	\$0.2255000	\$0.1764313	-	\$0.1764313	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04906870	\$0.17643130	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	3/1/2019	2/28/2019	3/15/2019	\$0.2255000	\$0.1764313	-	\$0.1764313	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04906870	\$0.17643130	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	4/1/2019	3/29/2019	4/15/2019	\$0.2260000	\$0.1768225	-	\$0.1768225	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04917750	\$0.17682250	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	5/1/2019	4/30/2019	5/15/2019	\$0.2260000	\$0.1768225	-	\$0.1768225	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04917750	\$0.17682250	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	6/3/2019	5/31/2019	6/14/2019	\$0.2260000	\$0.1768225	-	\$0.1768225	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04917750	\$0.17682250	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	7/1/2019	6/28/2019	7/15/2019	\$0.2265000	\$0.1772137	-	\$0.1772137	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04928630	\$0.17721370	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	8/1/2019	7/31/2019	8/15/2019	\$0.2265000	\$0.1772137	-	\$0.1772137	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04928630	\$0.17721370	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	9/3/2019	8/30/2019	9/13/2019	\$0.2265000	\$0.1772137	-	\$0.1772137	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04928630	\$0.17721370	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	10/1/2019	9/30/2019	10/15/2019	\$0.2270000	\$0.1776049	-	\$0.1776049	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04939510	\$0.17760490	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	11/1/2019	10/31/2019	11/15/2019	\$0.2270000	\$0.1776049	-	\$0.1776049	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04939510	\$0.17760490	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
Common	756109104	O	12/2/2019	11/29/2019	12/13/2019	\$0.2270000	\$0.1776049	-	\$0.1776049	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04939510	\$0.17760490	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000
<b>TOTALS FOR 2019</b>						\$2.7105000	\$2.1206964	-	\$2.1206964	\$0.0000000	\$0.0000000	\$0.0000000	\$0.5898036	\$2.1206964	0.0000%	0.0000%	78.24004%	21.75996%	\$0.0000000

Note 1. The were no section 852(b)(7) split year dividends for 2018 or 2020.

Note 2. Box 7. No foreign tax credits reported.

Note 3. Box 9 and 10. No liquidation distributions were paid.

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

Treasury Regulation §1.199A-3(c)(2)(ii) requires that shareholders hold their REIT shares for at least 45 days in order for the dividends to be treated as Section 199A Dividends. Shareholders should consult with their tax advisors to determine whether this requirement affects any portion of the dividends included in Box 5.

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

Report Date: January 23, 2019  
 ID: 00171780

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

2018 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	Box 1b	Box 2a	Box 2b	Box 3	Box 5	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Income Dividend Percentage	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions	Section 199A Dividends					
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)	(27)					
Common	756109104	O	1/2/2018	12/29/2017	1/12/2018	\$0.2125000	\$0.1637407	-	\$0.1637407	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04875930	\$0.16374070	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	2/1/2018	1/31/2018	2/15/2018	\$0.2190000	\$0.1687492	-	\$0.1687492	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05025080	\$0.16874920	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	3/1/2018	2/28/2018	3/15/2018	\$0.2190000	\$0.1687492	-	\$0.1687492	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05025080	\$0.16874920	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	4/2/2018	3/30/2018	4/13/2018	\$0.2195000	\$0.1691345	-	\$0.1691345	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05036550	\$0.16913450	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	5/1/2018	4/30/2018	5/15/2018	\$0.2195000	\$0.1691345	-	\$0.1691345	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05036550	\$0.16913450	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	6/1/2018	5/31/2018	6/15/2018	\$0.2195000	\$0.1691345	-	\$0.1691345	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05036550	\$0.16913450	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	7/2/2018	6/29/2018	7/13/2018	\$0.2200000	\$0.1695198	-	\$0.1695198	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05048020	\$0.16951980	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	8/1/2018	7/31/2018	8/15/2018	\$0.2200000	\$0.1695198	-	\$0.1695198	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05048020	\$0.16951980	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	9/4/2018	8/31/2018	9/14/2018	\$0.2200000	\$0.1695198	-	\$0.1695198	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05048020	\$0.16951980	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	10/1/2018	9/28/2018	10/15/2018	\$0.2205000	\$0.1699051	-	\$0.1699051	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05059490	\$0.16990510	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	11/1/2018	10/31/2018	11/15/2018	\$0.2205000	\$0.1699051	-	\$0.1699051	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05059490	\$0.16990510	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
Common	756109104	O	12/3/2018	11/30/2018	12/14/2018	\$0.2205000	\$0.1699051	-	\$0.1699051	\$0.0000000	\$0.0000000	\$0.0000000	\$0.05059490	\$0.16990510	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000
<b>TOTALS FOR 2018</b>						\$2.6305000	\$2.0269173	-	\$2.0269173	\$0.0000000	\$0.0000000	\$0.0000000	\$0.6035827	\$2.0269173	0.0000%	0.0000%	77.05445%	22.94555%	\$0.0000000

Note 1. The were no section 852(b)(7) split year dividends for 2017 or 2019.

Note 2. Box 7. No foreign tax was paid.

Note 3. Box 9 and 10. No liquidation distributions were paid.

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

Treasury Regulation §1.199A-3(c)(2)(ii) requires that shareholders hold their REIT shares for at least 45 days in order for the dividends to be treated as Section 199A Dividends. Shareholders should consult with their tax advisors to determine whether this requirement affects any portion of the dividends included in Box 5.

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

Report Date: January 19, 2018  
 ID: 00171780

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

2017 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	Box 1b	Box 2a	Box 2b	Box 3	Unrecaptured Section 1250 Gain	Capital Gain Dividends	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions				
(1)	(2)	(3)	(7)	(8)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)				
Common	756109104	O	1/3/2017	12/29/2016	1/13/2017	\$0.2025000	\$0.1554778	-	\$0.1554778	\$0.0000000	\$0.0031208	\$0.0026122	\$0.04390140	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	2/1/2017	1/30/2017	2/15/2017	\$0.2105000	\$0.1616201	-	\$0.1616201	\$0.0000000	\$0.0032441	\$0.0027154	\$0.04563580	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	3/1/2017	2/27/2017	3/15/2017	\$0.2105000	\$0.1616201	-	\$0.1616201	\$0.0000000	\$0.0032441	\$0.0027154	\$0.04563580	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	4/3/2017	3/30/2017	4/14/2017	\$0.2110000	\$0.1620040	-	\$0.1620040	\$0.0000000	\$0.0032518	\$0.0027219	\$0.04574420	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	5/1/2017	4/27/2017	5/15/2017	\$0.2110000	\$0.1620040	-	\$0.1620040	\$0.0000000	\$0.0032518	\$0.0027219	\$0.04574420	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	6/1/2017	5/30/2017	6/15/2017	\$0.2110000	\$0.1620040	-	\$0.1620040	\$0.0000000	\$0.0032518	\$0.0027219	\$0.04574420	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	7/3/2017	6/29/2017	7/14/2017	\$0.2115000	\$0.1623878	-	\$0.1623878	\$0.0000000	\$0.0032596	\$0.0027283	\$0.04585260	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	8/1/2017	7/28/2017	8/15/2017	\$0.2115000	\$0.1623878	-	\$0.1623878	\$0.0000000	\$0.0032596	\$0.0027283	\$0.04585260	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	9/1/2017	8/30/2017	9/15/2017	\$0.2115000	\$0.1623878	-	\$0.1623878	\$0.0000000	\$0.0032596	\$0.0027283	\$0.04585260	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	10/2/2017	9/29/2017	10/13/2017	\$0.2120000	\$0.1627717	-	\$0.1627717	\$0.0000000	\$0.0032673	\$0.0027348	\$0.04596100	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	11/1/2017	10/31/2017	11/15/2017	\$0.2120000	\$0.1627717	-	\$0.1627717	\$0.0000000	\$0.0032673	\$0.0027348	\$0.04596100	1.2900%	1.5412%	21.6797%	\$0.0000000
Common	756109104	O	12/1/2017	11/30/2017	12/15/2017	\$0.2120000	\$0.1627717	-	\$0.1627717	\$0.0000000	\$0.0032673	\$0.0027348	\$0.04596100	1.2900%	1.5412%	21.6797%	\$0.0000000
<b>TOTALS FOR 2017</b>						\$2,527,0000	\$1,940,2085	-	\$1,940,2085	\$0.0000000	\$0.0389451	\$0.0325980	\$0.5478464	1.2900%	1.5412%	21.6797%	\$0.0000000

Note 1. There were no section 852(b)(7) split year dividends for 2016 or 2018.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income

under Section 55 of the Internal Revenue Code of 1986, the Company apportions

-\$0.0458720 per common share attributable to AMT depreciation assuming a full year

of ownership. Shareholders are encouraged to consult with their tax advisors

as to their specific tax treatment of Realty Income Corporation dividends.

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

Report Date: January 19, 2017  
 ID: 00171780

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

2016 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	Box 1b	Box 2a	Box 2b	Box 3	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions		
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)		
Common	756109104	O	1/4/2016	12/30/2015	1/15/2016	\$0.1910000	\$0.1499246	-	\$0.1499246	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04107540	21.5054%	\$0.0000000
Common	756109104	O	2/1/2016	1/28/2016	2/16/2016	\$0.1985000	\$0.1558117	-	\$0.1558117	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04268830	21.5054%	\$0.0000000
Common	756109104	O	3/1/2016	2/26/2016	3/15/2016	\$0.1985000	\$0.1558117	-	\$0.1558117	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04268830	21.5054%	\$0.0000000
Common	756109104	O	4/1/2016	3/30/2016	4/15/2016	\$0.1990000	\$0.1562042	-	\$0.1562042	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04279580	21.5054%	\$0.0000000
Common	756109104	O	5/2/2016	4/28/2016	5/16/2016	\$0.1990000	\$0.1562042	-	\$0.1562042	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04279580	21.5054%	\$0.0000000
Common	756109104	O	6/1/2016	5/27/2016	6/15/2016	\$0.1990000	\$0.1562042	-	\$0.1562042	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04279580	21.5054%	\$0.0000000
Common	756109104	O	7/1/2016	6/29/2016	7/15/2016	\$0.1995000	\$0.1565967	-	\$0.1565967	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04290330	21.5054%	\$0.0000000
Common	756109104	O	8/1/2016	7/28/2016	8/15/2016	\$0.1995000	\$0.1565967	-	\$0.1565967	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04290330	21.5054%	\$0.0000000
Common	756109104	O	9/1/2016	8/30/2016	9/15/2016	\$0.2015000	\$0.1581665	-	\$0.1581665	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04333350	21.5054%	\$0.0000000
Common	756109104	O	10/3/2016	9/29/2016	10/17/2016	\$0.2020000	\$0.1585590	-	\$0.1585590	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04344100	21.5054%	\$0.0000000
Common	756109104	O	11/1/2016	10/28/2016	11/15/2016	\$0.2020000	\$0.1585590	-	\$0.1585590	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04344100	21.5054%	\$0.0000000
Common	756109104	O	12/1/2016	11/29/2016	12/15/2016	\$0.2020000	\$0.1585590	-	\$0.1585590	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04344100	21.5054%	\$0.0000000
<b>TOTALS FOR 2016</b>						\$2.3915000	\$1.8771975	-	\$1.8771975	\$0.0000000	\$0.0000000	\$0.0000000	\$0.5143025	21.5054%	\$0.0000000

Note 1. The were no section 852(b)(7) split year dividends for 2015 or 2017.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportions \$0.0163394 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION

11995 El Camino Real, San Diego, CA 92130

(858) 284-5000

Report Date: January 19, 2016

ID: 00171780

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2015 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	Box 1b	Box 2a	Box 2b	Box 3	Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends (17)=(14)+(15)	Qualified Dividends (21)	Total Capital Gain Distribution (22)	Unrecaptured Section 1250 Gain (23)	Nondividend Distributions (26)		
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)		
Common	756109104	O	1/2/2015	12/30/2014	1/15/2015	\$0.1834167	\$0.1397541	-	\$0.1397541	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04366260	23.8052%	\$0.0000000
Common	756109104	O	2/2/2015	1/29/2015	2/17/2015	\$0.1890000	\$0.1440082	-	\$0.1440082	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04499180	23.8052%	\$0.0000000
Common	756109104	O	3/2/2015	2/26/2015	3/16/2015	\$0.1890000	\$0.1440082	-	\$0.1440082	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04499180	23.8052%	\$0.0000000
Common	756109104	O	4/1/2015	3/30/2015	4/15/2015	\$0.1895000	\$0.1443892	-	\$0.1443892	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04511080	23.8052%	\$0.0000000
Common	756109104	O	5/1/2015	4/29/2015	5/15/2015	\$0.1895000	\$0.1443892	-	\$0.1443892	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04511080	23.8052%	\$0.0000000
Common	756109104	O	6/1/2015	5/28/2015	6/15/2015	\$0.1895000	\$0.1443892	-	\$0.1443892	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04511080	23.8052%	\$0.0000000
Common	756109104	O	7/1/2015	6/29/2015	7/15/2015	\$0.1900000	\$0.1447702	-	\$0.1447702	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04522980	23.8052%	\$0.0000000
Common	756109104	O	8/3/2015	7/30/2015	8/17/2015	\$0.1900000	\$0.1447702	-	\$0.1447702	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04522980	23.8052%	\$0.0000000
Common	756109104	O	9/1/2015	8/28/2015	9/15/2015	\$0.1900000	\$0.1447702	-	\$0.1447702	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04522980	23.8052%	\$0.0000000
Common	756109104	O	10/1/2015	9/29/2015	10/15/2015	\$0.1905000	\$0.1451512	-	\$0.1451512	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04534880	23.8052%	\$0.0000000
Common	756109104	O	11/2/2015	10/29/2015	11/16/2015	\$0.1905000	\$0.1451512	-	\$0.1451512	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04534880	23.8052%	\$0.0000000
Common	756109104	O	12/1/2015	11/27/2015	12/15/2015	\$0.1905000	\$0.1451512	-	\$0.1451512	\$0.0000000	\$0.0000000	\$0.0000000	\$0.04534880	23.8052%	\$0.0000000
<b>TOTALS FOR 2015</b>						\$2.2714167	\$1.7307023	-	\$1.7307023	\$0.0000000	\$0.0000000	\$0.0000000	\$0.5407144	23.8052%	\$0.0000000

Note 1. The were no section 852(b)(7) split year dividends for 2014 or 2016.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportions \$0.0661593 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

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

Report Date: January 16, 2015  
 ID: 00171780

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

2014 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	Box 1b	Box 2a	Box 2b	Box 3		Nondividend Distributions Percentage	Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions			
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)			
Common	756109104	O	1/2/2014	12/30/2013	1/15/2014	\$0.1821667	\$0.1370101	-	\$0.1370101	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0451566	24.7886%	\$0.0000000	
Common	756109104	O	2/3/2014	1/30/2014	2/18/2014	\$0.1821667	\$0.1370101	-	\$0.1370101	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0451566	24.7886%	\$0.0000000	
Common	756109104	O	3/3/2014	2/27/2014	3/17/2014	\$0.1821667	\$0.1370101	-	\$0.1370101	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0451566	24.7886%	\$0.0000000	
Common	756109104	O	4/1/2014	3/28/2014	4/15/2014	\$0.1824792	\$0.1372452	-	\$0.1372452	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0452340	24.7886%	\$0.0000000	
Common	756109104	O	5/1/2014	4/29/2014	5/15/2014	\$0.1824792	\$0.1372452	-	\$0.1372452	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0452340	24.7886%	\$0.0000000	
Common	756109104	O	6/2/2014	5/29/2014	6/16/2014	\$0.1824792	\$0.1372452	-	\$0.1372452	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0452340	24.7886%	\$0.0000000	
Common	756109104	O	7/1/2014	6/27/2014	7/15/2014	\$0.1827917	\$0.1374802	-	\$0.1374802	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453115	24.7886%	\$0.0000000	
Common	756109104	O	8/1/2014	7/30/2014	8/15/2014	\$0.1827917	\$0.1374802	-	\$0.1374802	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453115	24.7886%	\$0.0000000	
Common	756109104	O	9/2/2014	8/28/2014	9/15/2014	\$0.1827917	\$0.1374802	-	\$0.1374802	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453115	24.7886%	\$0.0000000	
Common	756109104	O	10/1/2014	9/29/2014	10/15/2014	\$0.1831042	\$0.1377153	-	\$0.1377153	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453889	24.7886%	\$0.0000000	
Common	756109104	O	11/3/2014	10/30/2014	11/17/2014	\$0.1831042	\$0.1377152	-	\$0.1377152	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453890	24.7886%	\$0.0000000	
Common	756109104	O	12/1/2014	11/26/2014	12/15/2014	\$0.1831042	\$0.1377152	-	\$0.1377152	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0453890	24.7886%	\$0.0000000	
<b>TOTALS FOR 2014</b>						\$2.1916254	\$1.6483522	-	\$1.6483522	\$0.0000000	\$0.0000000	\$0.0000000	\$0.5432732	24.7886%	\$0.0000000	

Note 1. There were no section 852(b)(7) split year dividends for 2014 or 2015.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportions \$0.1206809 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION  
600 La Terraza Blvd, Escondido, CA 92025-3873  
(760) 741-2111

Report Date: January 16, 2014  
ID: 00171780

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

2013 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	Box 1b	Box 2a	Box 2b	Box 3		Check
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions	Nondividend Percentage	
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)		
Common	756109104	O	1/2/2013	12/28/2012	1/15/2013	\$0.1517500	\$0.0929512	-	\$0.0929512	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0587988	38.7471%	\$0.0000000
Common	756109104	O	2/1/2013	1/30/2013	2/15/2013	\$0.1809167	\$0.1108166	-	\$0.1108166	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0701001	38.7472%	\$0.0000000
Common	756109104	O	3/1/2013	2/27/2013	3/15/2013	\$0.1809167	\$0.1108166	-	\$0.1108166	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0701001	38.7472%	\$0.0000000
Common	756109104	O	4/1/2013	3/28/2013	4/15/2013	\$0.1812292	\$0.1110080	-	\$0.1110080	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0702212	38.7472%	\$0.0000000
Common	756109104	O	5/1/2013	4/29/2013	5/15/2013	\$0.1812292	\$0.1110080	-	\$0.1110080	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0702212	38.7472%	\$0.0000000
Common	756109104	O	6/3/2013	5/30/2013	6/17/2013	\$0.1812292	\$0.1110080	-	\$0.1110080	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0702212	38.7472%	\$0.0000000
Common	756109104	O	7/1/2013	6/27/2013	7/15/2013	\$0.1815417	\$0.1111994	-	\$0.1111994	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0703423	38.7472%	\$0.0000000
Common	756109104	O	8/1/2013	7/30/2013	8/15/2013	\$0.1815417	\$0.1111994	-	\$0.1111994	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0703423	38.7472%	\$0.0000000
Common	756109104	O	9/3/2013	8/29/2013	9/16/2013	\$0.1815417	\$0.1111994	-	\$0.1111994	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0703423	38.7472%	\$0.0000000
Common	756109104	O	10/1/2013	9/27/2013	10/15/2013	\$0.1818542	\$0.1113909	-	\$0.1113909	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0704633	38.7471%	\$0.0000000
Common	756109104	O	11/1/2013	10/30/2013	11/15/2013	\$0.1818542	\$0.1113908	-	\$0.1113908	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0704634	38.7472%	\$0.0000000
Common	756109104	O	12/2/2013	11/28/2013	12/16/2013	\$0.1818542	\$0.1113908	-	\$0.1113908	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0704634	38.7472%	\$0.0000000
<b>TOTALS FOR 2013</b>						\$2.1474587	\$1.3153791	-	\$1.3153791	\$0.0000000	\$0.0000000	\$0.0000000	\$0.8320796	38.7472%	\$0.0000000

Note 1. There were no section 852(b)(7) split year dividends for 2012 or 2014.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportions \$0.0543109 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION  
 600 La Terraza Blvd, Escondido, CA 92025-3873  
 (760) 741-2111

Report Date: January 17, 2013  
 NAREIT ID: 00171780

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

2012 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	Box 1b	Box 2a	Box 2b	Box 3
							Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Nondividend Distributions
(1)	(2)	(3)	(7)		(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)
Common	756109104	O	1/2/2012	12/29/2011	1/17/2012	\$0.1455000	\$0.1097844	-	\$0.1097844	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357156
Common	756109104	O	2/1/2012	1/30/2012	2/15/2012	\$0.1455000	\$0.1097844	-	\$0.1097844	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357156
Common	756109104	O	3/1/2012	2/28/2012	3/15/2012	\$0.1455000	\$0.1097844	-	\$0.1097844	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357156
Common	756109104	O	4/2/2012	3/29/2012	4/16/2012	\$0.1458125	\$0.1100202	-	\$0.1100202	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357923
Common	756109104	O	5/1/2012	4/29/2012	5/15/2012	\$0.1458125	\$0.1100202	-	\$0.1100202	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357923
Common	756109104	O	6/1/2012	5/30/2012	6/15/2012	\$0.1458125	\$0.1100202	-	\$0.1100202	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0357923
Common	756109104	O	7/2/2012	6/28/2012	7/16/2012	\$0.1461250	\$0.1102560	-	\$0.1102560	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0358690
Common	756109104	O	8/1/2012	7/30/2012	8/15/2012	\$0.1461250	\$0.1102560	-	\$0.1102560	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0358690
Common	756109104	O	9/4/2012	8/30/2012	9/17/2012	\$0.1511250	\$0.1140287	-	\$0.1140287	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0370963
Common	756109104	O	10/1/2012	9/27/2012	10/15/2012	\$0.1514375	\$0.1142646	-	\$0.1142646	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0371729
Common	756109104	O	11/1/2012	10/30/2012	11/15/2012	\$0.1514375	\$0.1142645	-	\$0.1142645	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0371730
Common	756109104	O	12/3/2012	11/29/2012	12/17/2012	\$0.1514375	\$0.1142645	-	\$0.1142645	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0371730
<b>TOTALS FOR 2012</b>						\$1.7716250	\$1.3367481	-	\$1.3367481	\$0.0000000	\$0.0000000	\$0.0000000	\$0.4348769

Note 1. There were no section 852(b)(7) split year dividends for 2011 or 2013.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportions \$0.0487708 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION

Report Date: January 13, 2012

600 La Terraza Blvd, Escondido, CA 92025-3873  
(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2011 YEAR-END TAX REPORTING INFORMATION ( FINAL )

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099		Box 1 breakdown	Box 1a	Box 1b	Box 2a	Box 2b	Box 3		Check
					Total Distribution Per Share	Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nondividend Distributions	Nondividend Distributions Percentage	
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)		
Common	756109104	O	01/03/2011	01/18/2011	\$0.1442500	\$0.1145267	-	\$0.1145267	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297233	20.6054%	\$0.0000000
Common	756109104	O	02/01/2011	02/15/2011	\$0.1442500	\$0.1145267	-	\$0.1145267	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297233	20.6054%	\$0.0000000
Common	756109104	O	03/01/2011	03/15/2011	\$0.1442500	\$0.1145267	-	\$0.1145267	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297233	20.6054%	\$0.0000000
Common	756109104	O	04/01/2011	04/15/2011	\$0.1445625	\$0.1147748	-	\$0.1147748	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297877	20.6054%	\$0.0000000
Common	756109104	O	05/02/2011	05/16/2011	\$0.1445625	\$0.1147748	-	\$0.1147748	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297877	20.6054%	\$0.0000000
Common	756109104	O	06/01/2011	06/15/2011	\$0.1445625	\$0.1147748	-	\$0.1147748	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0297877	20.6054%	\$0.0000000
Common	756109104	O	07/01/2011	07/15/2011	\$0.1448750	\$0.1150229	-	\$0.1150229	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0298521	20.6054%	\$0.0000000
Common	756109104	O	08/01/2011	08/15/2011	\$0.1448750	\$0.1150229	-	\$0.1150229	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0298521	20.6054%	\$0.0000000
Common	756109104	O	09/06/2011	09/15/2011	\$0.1448750	\$0.1150229	-	\$0.1150229	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0298521	20.6054%	\$0.0000000
Common	756109104	O	10/03/2011	10/17/2011	\$0.1451875	\$0.1152711	-	\$0.1152711	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0299164	20.6054%	\$0.0000000
Common	756109104	O	11/01/2011	11/15/2011	\$0.1451875	\$0.1152710	-	\$0.1152710	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0299165	20.6054%	\$0.0000000
Common	756109104	O	12/01/2011	12/15/2011	\$0.1451875	\$0.1152710	-	\$0.1152710	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0299165	20.6054%	\$0.0000000
<b>TOTALS FOR 2011</b>					\$1.7366250	\$1.3787863	-	\$1.3787863	\$0.0000000	\$0.0000000	\$0.0000000	\$0.3578387	20.6054%	\$0.0000000

Note 1. There were no section 852(b)(7) split year dividends for 2010 or 2012.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportioned \$0.0520244 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION

Report Date: January 14, 2011

600 La Terraza Blvd, Escondido, CA 92025-3873

(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2010 YEAR-END TAX REPORTING INFORMATION ( FINAL )

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 3
					Total Distribution Per Share	Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nondividend Distributions
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)
Common	756109104	O	01/04/2010	01/15/2010	\$0.1430000	\$0.1046476	-	\$0.1046476	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0383524
Common	756109104	O	02/01/2010	02/16/2010	\$0.1430000	\$0.1046476	-	\$0.1046476	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0383524
Common	756109104	O	03/01/2010	03/15/2010	\$0.1430000	\$0.1046476	-	\$0.1046476	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0383524
Common	756109104	O	04/01/2010	04/15/2010	\$0.1433125	\$0.1048763	-	\$0.1048763	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0384362
Common	756109104	O	05/03/2010	05/17/2010	\$0.1433125	\$0.1048763	-	\$0.1048763	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0384362
Common	756109104	O	06/01/2010	06/15/2010	\$0.1433125	\$0.1048763	-	\$0.1048763	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0384362
Common	756109104	O	07/01/2010	07/15/2010	\$0.1436250	\$0.1051050	-	\$0.1051050	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0385200
Common	756109104	O	08/02/2010	08/16/2010	\$0.1436250	\$0.1051050	-	\$0.1051050	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0385200
Common	756109104	O	09/01/2010	09/15/2010	\$0.1436250	\$0.1051050	-	\$0.1051050	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0385200
Common	756109104	O	10/01/2010	10/15/2010	\$0.1439375	\$0.1053338	-	\$0.1053338	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0386037
Common	756109104	O	11/01/2010	11/15/2010	\$0.1439375	\$0.1053337	-	\$0.1053337	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0386038
Common	756109104	O	12/01/2010	12/15/2010	\$0.1439375	\$0.1053337	-	\$0.1053337	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0386038
<b>TOTALS FOR 2010</b>					\$1.7216250	\$1.2598879	-	\$1.2598879	\$0.0000000	\$0.0000000	\$0.0000000	\$0.4617371

Note 1. There were no section 852(b)(7) split year dividends for 2009 or 2011.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareowner Services at (800) 656-5432

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportioned \$0.0480252 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION

Report Date: January 15, 2010

600 La Terraza Blvd, Escondido, CA 92025-3873

(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2009 YEAR-END TAX REPORTING INFORMATION ( FINAL )

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 3
					Total Distribution Per Share	Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nondividend Distributions
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)
Common	756109104	O	01/02/2009	01/15/2009	\$0.1417500	\$0.1058102	-	\$0.1058102	\$0.0000000	\$0.0017775	\$0.0007877	\$0.0341623
Common	756109104	O	02/02/2009	02/17/2009	\$0.1417500	\$0.1058102	-	\$0.1058102	\$0.0000000	\$0.0017775	\$0.0007877	\$0.0341623
Common	756109104	O	03/02/2009	03/16/2009	\$0.1417500	\$0.1058102	-	\$0.1058102	\$0.0000000	\$0.0017775	\$0.0007877	\$0.0341623
Common	756109104	O	04/01/2009	04/15/2009	\$0.1420625	\$0.1060435	-	\$0.1060435	\$0.0000000	\$0.0017814	\$0.0007895	\$0.0342376
Common	756109104	O	05/01/2009	05/15/2009	\$0.1420625	\$0.1060435	-	\$0.1060435	\$0.0000000	\$0.0017814	\$0.0007895	\$0.0342376
Common	756109104	O	06/01/2009	06/15/2009	\$0.1420625	\$0.1060435	-	\$0.1060435	\$0.0000000	\$0.0017814	\$0.0007895	\$0.0342376
Common	756109104	O	07/01/2009	07/15/2009	\$0.1423750	\$0.1062768	-	\$0.1062768	\$0.0000000	\$0.0017853	\$0.0007912	\$0.0343129
Common	756109104	O	08/03/2009	08/17/2009	\$0.1423750	\$0.1062767	-	\$0.1062767	\$0.0000000	\$0.0017853	\$0.0007912	\$0.0343130
Common	756109104	O	09/01/2009	09/15/2009	\$0.1423750	\$0.1062767	-	\$0.1062767	\$0.0000000	\$0.0017853	\$0.0007912	\$0.0343130
Common	756109104	O	10/01/2009	10/15/2009	\$0.1426875	\$0.1065101	-	\$0.1065101	\$0.0000000	\$0.0017892	\$0.0007929	\$0.0343882
Common	756109104	O	11/02/2009	11/16/2009	\$0.1426875	\$0.1065100	-	\$0.1065100	\$0.0000000	\$0.0017892	\$0.0007929	\$0.0343883
Common	756109104	O	12/01/2009	12/15/2009	\$0.1426875	\$0.1065100	-	\$0.1065100	\$0.0000000	\$0.0017892	\$0.0007929	\$0.0343883
<b>TOTALS FOR 2009</b>					\$1.7066250	\$1.2739214	-	\$1.2739214	\$0.0000000	\$0.0214002	\$0.0094839	\$0.4113034

Note 1. There were no section 852(b)(7) split year dividends for 2008 or 2010.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

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

Only for purposes of calculating alternative minimum taxable (AMT) income under Section 55 of the Internal Revenue Code of 1986, the Company apportioned \$0.04 per common share attributable to AMT depreciation assuming a full year of ownership. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Realty Income Corporation dividends.

REALTY INCOME CORPORATION

Report Date: January 27, 2009

600 La Terraza Blvd, Escondido, CA 92025-3873

(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2008 YEAR-END TAX REPORTING INFORMATION (\*\*FINAL - Box 2a was revised on 1/27/2009\*\*)

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 3
					Total Distribution Per Share	Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nondividend Distributions
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)
Common	756109104	O	01/02/2008	01/15/2008	\$0.1367500	\$0.1043264	-	\$0.1043264	\$0.0017104	\$0.0067437	\$0.0014798	\$0.0256799
Common	756109104	O	02/01/2008	02/15/2008	\$0.1367500	\$0.1043264	-	\$0.1043264	\$0.0017104	\$0.0067437	\$0.0014798	\$0.0256799
Common	756109104	O	03/03/2008	03/17/2008	\$0.1367500	\$0.1043264	-	\$0.1043264	\$0.0017104	\$0.0067437	\$0.0014798	\$0.0256799
Common	756109104	O	04/01/2008	04/15/2008	\$0.1373750	\$0.1048032	-	\$0.1048032	\$0.0017182	\$0.0067745	\$0.0014865	\$0.0257973
Common	756109104	O	05/01/2008	05/15/2008	\$0.1373750	\$0.1048032	-	\$0.1048032	\$0.0017182	\$0.0067745	\$0.0014865	\$0.0257973
Common	756109104	O	06/02/2008	06/16/2008	\$0.1373750	\$0.1048032	-	\$0.1048032	\$0.0017182	\$0.0067745	\$0.0014865	\$0.0257973
Common	756109104	O	07/01/2008	07/15/2008	\$0.1380000	\$0.1052800	-	\$0.1052800	\$0.0017260	\$0.0068054	\$0.0014933	\$0.0259146
Common	756109104	O	08/01/2008	08/15/2008	\$0.1380000	\$0.1052800	-	\$0.1052800	\$0.0017260	\$0.0068054	\$0.0014933	\$0.0259146
Common	756109104	O	09/02/2008	09/15/2008	\$0.1405000	\$0.1071873	-	\$0.1071873	\$0.0017573	\$0.0069286	\$0.0015204	\$0.0263841
Common	756109104	O	10/01/2008	10/15/2008	\$0.1411250	\$0.1076642	-	\$0.1076642	\$0.0017651	\$0.0069595	\$0.0015271	\$0.0265013
Common	756109104	O	11/03/2008	11/17/2008	\$0.1411250	\$0.1076641	-	\$0.1076641	\$0.0017651	\$0.0069595	\$0.0015271	\$0.0265014
Common	756109104	O	12/01/2008	12/15/2008	\$0.1411250	\$0.1076641	-	\$0.1076641	\$0.0017651	\$0.0069595	\$0.0015271	\$0.0265014
<b>TOTALS FOR 2008</b>					\$1.6622500	\$1.2681285	-	\$1.2681285	\$0.0207904	0.0819725	0.0179872	\$0.3121490

Note 1. There were no section 852(b)(7) split year dividends for 2007 or 2009.

Note 2. Box 6. No foreign tax was paid.

Note 3. Box 8 and 9. No liquidation distributions were paid.

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

REALTY INCOME CORPORATION

Report Date: January 10, 2008

600 La Terraza Blvd., Escondido, CA 92025

(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2007 YEAR-END TAX REPORTING INFORMATION (\*\*FINAL\*\*)

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Form 1099	Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 3
					Total Distribution Per Share	Income Dividends (see note 1)	Short Term Capital Gains	Total Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nondividend Distributions
(1)	(2)	(3)	(7)	(9)	(10)	(14)	(15)	(17)=(14)+(15)	(21)	(22)	(23)	(26)
Common	756109104	O	01/02/2007	01/16/2007	\$0.1265000	\$0.1122728	-	\$0.1122728	\$0.0022521	-	-	\$0.0142272
Common	756109104	O	02/01/2007	02/15/2007	\$0.1265000	\$0.1122728	-	\$0.1122728	\$0.0022521	-	-	\$0.0142272
Common	756109104	O	03/01/2007	03/15/2007	\$0.1265000	\$0.1122728	-	\$0.1122728	\$0.0022521	-	-	\$0.0142272
Common	756109104	O	04/02/2007	04/16/2007	\$0.1271250	\$0.1128275	-	\$0.1128275	\$0.0022633	-	-	\$0.0142975
Common	756109104	O	05/01/2007	05/15/2007	\$0.1271250	\$0.1128275	-	\$0.1128275	\$0.0022633	-	-	\$0.0142975
Common	756109104	O	06/01/2007	06/15/2007	\$0.1271250	\$0.1128275	-	\$0.1128275	\$0.0022633	-	-	\$0.0142975
Common	756109104	O	07/02/2007	07/16/2007	\$0.1277500	\$0.1133822	-	\$0.1133822	\$0.0022744	-	-	\$0.0143678
Common	756109104	O	08/01/2007	08/15/2007	\$0.1277500	\$0.1133822	-	\$0.1133822	\$0.0022744	-	-	\$0.0143678
Common	756109104	O	09/04/2007	09/17/2007	\$0.1355000	\$0.1202606	-	\$0.1202606	\$0.0024124	-	-	\$0.0152394
Common	756109104	O	10/01/2007	10/15/2007	\$0.1361250	\$0.1208154	-	\$0.1208154	\$0.0024235	-	-	\$0.0153096
Common	756109104	O	11/01/2007	11/15/2007	\$0.1361250	\$0.1208153	-	\$0.1208153	\$0.0024235	-	-	\$0.0153097
Common	756109104	O	12/03/2007	12/17/2007	\$0.1361250	\$0.1208153	-	\$0.1208153	\$0.0024235	-	-	\$0.0153097
<b>TOTALS FOR 2007</b>					\$1.5602500	\$1.3847719	-	\$1.3847719	\$0.0277779	-	-	\$0.1754781

Note 1. There were no section 852(b)(7) split year dividends for 2006 or 2008.

Note 2. Box 2a -2d. No capital gains are being reported for 2007.

Note 3. Box 6. No foreign tax was paid.

Note 4. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

Report Date: January 8, 2007

220 West Crest Street, Escondido, CA 92025-1707  
(760) 741-2111

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

2006 YEAR-END TAX REPORTING INFORMATION (\*\*FINAL\*\*)

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Estimate or Correction (E or C)	Reclass or Merger (R or M)	Record Date	Payable Date	Total Distribution Per Share	Form 1099 Box 1 breakdown		Box 1a	Box 1b	Box 2a	Box 2b	Box 3
								Income Dividends (see note 1)	Short Term Capital Gains	Total Taxable Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution (see note 2)	Unrecaptured Section 1250 Gain	Nontaxable Distributions
(1)	(2)	(3)	(4)	(5)	(6)	(8)	(9)	(13)	(14)	(16)=(13)+(14)	(17)			
Common	756109104	O			01/03/2006	01/17/2006	0.1162500	0.1047076	-	0.1047076	0.0004149	-	-	0.0115424
Common	756109104	O			02/01/2006	02/15/2006	0.1162500	0.1047076	-	0.1047076	0.0004149	-	-	0.0115424
Common	756109104	O			03/01/2006	03/15/2006	0.1162500	0.1047076	-	0.1047076	0.0004149	-	-	0.0115424
Common	756109104	O			04/03/2005	04/17/2006	0.1168750	0.1052706	-	0.1052706	0.0004171	-	-	0.0116044
Common	756109104	O			05/01/2006	05/15/2006	0.1168750	0.1052706	-	0.1052706	0.0004171	-	-	0.0116044
Common	756109104	O			06/01/2006	06/15/2006	0.1168750	0.1052706	-	0.1052706	0.0004171	-	-	0.0116044
Common	756109104	O			07/03/2006	07/17/2006	0.1175000	0.1058335	-	0.1058335	0.0004193	-	-	0.0116665
Common	756109104	O			08/01/2006	08/15/2006	0.1175000	0.1058335	-	0.1058335	0.0004193	-	-	0.0116665
Common	756109104	O			09/01/2006	09/15/2006	0.1252500	0.1128140	-	0.1128140	0.0004470	-	-	0.0124360
Common	756109104	O			10/02/2006	10/16/2006	0.1258750	0.1133770	-	0.1133770	0.0004492	-	-	0.0124980
Common	756109104	O			11/01/2006	11/15/2006	0.1258750	0.1133770	-	0.1133770	0.0004492	-	-	0.0124980
Common	756109104	O			12/01/2006	12/15/2006	0.1258750	0.1133770	-	0.1133770	0.0004492	-	-	0.0124980
<b>TOTALS FOR 2006</b>							1.4372500	1.2945466	-	1.2945466	0.0051292	-	-	0.1427034

Note 1. There were no section 852(b)(7) split year dividends for 2005 or 2007.

Note 2. Box 2a -2d. No capital gains are being reported for 2006.

Note 3. Box 6. No foreign tax was paid.

Note 4. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

Report Date: January 26, 2006

220 West Crest Street, Escondido, CA 92025-1707  
(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

2005 YEAR-END TAX REPORTING INFORMATION (\*\*REVISED 1-26-2006 FINAL\*\*)

This information is being provided for tax reporting purposes only

Security Description	CUSIP	Ticker Symbol	Estimate or Correction (E or C)	Reclass or Merger (R or M)	Record Date	Payable Date	Total Distribution Per Share	Form 1099		Box 1a Total Taxable Ordinary Dividends	Box 1b Qualified Dividends	Box 2a Total Capital Gain Distribution (see note 2)	Box 2b Unrecaptured Section 1250 Gain	Box 3 Nontaxable Distributions
								Box 1 breakdown Income Dividends (see note 1)	Short Term Capital Gains					
(1)	(2)	(3)	(4)	(5)	(6)	(8)	(9)	(13)	(14)	(16)=(13)+(14)	(17)			
Common	756109104	O	C		01/03/2005	01/18/2005	0.110000	0.098875	-	0.098875	0.001303	-	-	0.011125
Common	756109104	O	C		02/01/2005	02/15/2005	0.110000	0.098875	-	0.098875	0.001303	-	-	0.011125
Common	756109104	O	C		03/01/2005	03/15/2005	0.110000	0.098875	-	0.098875	0.001303	-	-	0.011125
Common	756109104	O	C		04/01/2005	04/15/2005	0.110625	0.099436	-	0.099436	0.001310	-	-	0.011189
Common	756109104	O	C		05/02/2005	05/16/2005	0.110625	0.099436	-	0.099436	0.001310	-	-	0.011189
Common	756109104	O	C		06/01/2005	06/15/2005	0.110625	0.099436	-	0.099436	0.001310	-	-	0.011189
Common	756109104	O	C		07/01/2005	07/15/2005	0.111250	0.099998	-	0.099998	0.001318	-	-	0.011252
Common	756109104	O	C		08/01/2005	08/15/2005	0.111250	0.099998	-	0.099998	0.001318	-	-	0.011252
Common	756109104	O	C		09/01/2005	09/15/2005	0.115000	0.103369	-	0.103369	0.001362	-	-	0.011631
Common	756109104	O	C		10/03/2005	10/17/2005	0.115625	0.103931	-	0.103931	0.001370	-	-	0.011694
Common	756109104	O	C		11/01/2005	11/15/2005	0.115625	0.103931	-	0.103931	0.001370	-	-	0.011694
Common	756109104	O	C		12/01/2005	12/15/2005	0.115625	0.103931	-	0.103931	0.001370	-	-	0.011694
<b>TOTALS FOR 2005</b>							<b>1.346250</b>	<b>1.210091</b>	<b>-</b>	<b>1.210091</b>	<b>0.015947</b>	<b>-</b>	<b>-</b>	<b>0.136159</b>

Note 1. There were no section 852(b)(7) split year dividends for 2004 or 2006.

Note 2. Box 2a -2d. No capital gains are being reported for 2005.

Note 3. Box 6. No foreign tax was paid.

Note 4. Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

220 West Crest Street, Escondido, CA 92025-1707

(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

Report Dated: January 7, 2005

2004 YEAR-END TAX REPORTING INFORMATION (Final)

This information is being provided for tax reporting purposes only

Security Description (1)	CUSIP (2)	Ticker Symbol (3)	Estimate or Correction (E or C) (4)	Reclass or Merger (R or M) (5)	Record Date (6)	Payable Date (8)	Total Distribution Per Share (9)	Form 1099		Box 1a Total Taxable Ordinary Dividends (16)=(13)+(14)	Box 1b Qualified Dividends (17)	Box 2a Total Capital Gain Distribution	Box 2b Unrecaptured Section 1250 Gain	Box 3 Nontaxable Distributions
								Box 1 breakdown Income Dividends (13)	Short Term Capital Gains (14)					
Common	756109104	O			01/02/2004	01/15/2004	\$0.20000	\$0.19064	\$0.00000	\$0.19064	\$0.01100	\$0.00000	\$0.00000	\$0.00936
Common	756109104	O			02/02/2004	02/17/2004	\$0.20000	\$0.19064	\$0.00000	\$0.19064	\$0.01100	\$0.00000	\$0.00000	\$0.00936
Common	756109104	O			03/01/2004	03/15/2004	\$0.20000	\$0.19064	\$0.00000	\$0.19064	\$0.01100	\$0.00000	\$0.00000	\$0.00936
Common	756109104	O			04/01/2004	04/15/2004	\$0.20125	\$0.19183	\$0.00000	\$0.19183	\$0.01107	\$0.00000	\$0.00000	\$0.00942
Common	756109104	O			05/03/2004	05/17/2004	\$0.20125	\$0.19183	\$0.00000	\$0.19183	\$0.01107	\$0.00000	\$0.00000	\$0.00942
Common	756109104	O			06/01/2004	06/15/2004	\$0.20125	\$0.19183	\$0.00000	\$0.19183	\$0.01107	\$0.00000	\$0.00000	\$0.00942
Common	756109104	O			07/01/2004	07/15/2004	\$0.20250	\$0.19302	\$0.00000	\$0.19302	\$0.01114	\$0.00000	\$0.00000	\$0.00948
Common	756109104	O			08/02/2004	08/16/2004	\$0.20250	\$0.19302	\$0.00000	\$0.19302	\$0.01114	\$0.00000	\$0.00000	\$0.00948
Common	756109104	O			09/01/2004	09/15/2004	\$0.21750	\$0.20732	\$0.00000	\$0.20732	\$0.01196	\$0.00000	\$0.00000	\$0.01018
Common	756109104	O			10/01/2004	10/15/2004	\$0.21875	\$0.20851	\$0.00000	\$0.20851	\$0.01203	\$0.00000	\$0.00000	\$0.01024
Common	756109104	O			11/01/2004	11/15/2004	\$0.21875	\$0.20851	\$0.00000	\$0.20851	\$0.01203	\$0.00000	\$0.00000	\$0.01024
Common	756109104	O			12/01/2004	12/15/2004	\$0.21875	\$0.20851	\$0.00000	\$0.20851	\$0.01203	\$0.00000	\$0.00000	\$0.01024
<b>TOTALS FOR 2004</b>							<b>\$2.482500</b>	<b>\$2.36630</b>	<b>\$0.00000</b>	<b>\$2.36630</b>	<b>\$0.13654</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.11620</b>

There were no section 852(b)(7) split year dividends for 2003 or 2005.

Box 2a -2d. No capital gains are being reported for 2004.

Box 6. No foreign tax was paid.

Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

220 West Crest Street, Escondido, CA 92025-1707  
(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

Report Dated: January 6, 2004

2003 YEAR-END TAX REPORTING INFORMATION (Final)								Form 1099									
								Box 1 breakdown	Box 1a	Box 1b	Box 2a	Box 2b	Box 2c	Box 2d	Box 3		
								Long Term Capital Gain Distributions									
Security Description	CUSIP	Ticker Symbol	Reclass or Merger (R or M)	Estimate or Correction (E or C)	Record Date	Payable Date	Total Distribution Per Share	Income Dividends	Short Term Capital Gains	Total Taxable Ordinary Dividends	Qualified Dividends	Total Capital Gain Distribution	28 % Rate Gain	Qualified 5 year gain (included in 21)	Unrecaptured Section 1250 Gain	Long-term rate gain (10 or 20%)	Return Of Capital
(1)	(2)	(3)	(4)	(5)	(6)	(8)	(9)	(13)	(14)	(16)=(13)+(14)	(20)	(21)=(22)+(24)+(2)	(22)	(23)	(24)	(27)	(28)
Common	756109104	O			01/02/2003	01/15/2003	\$0.19500	\$0.18246	\$0.00000	\$0.18246	\$0.00642	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01254
Common	756109104	O			02/04/2003	02/18/2003	\$0.19500	\$0.18246	\$0.00000	\$0.18246	\$0.00642	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01254
Common	756109104	O			03/03/2003	03/17/2003	\$0.19500	\$0.18246	\$0.00000	\$0.18246	\$0.00642	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01254
Common	756109104	O			04/01/2003	04/15/2003	\$0.19625	\$0.18363	\$0.00000	\$0.18363	\$0.00646	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01262
Common	756109104	O			05/01/2003	05/15/2003	\$0.19625	\$0.18363	\$0.00000	\$0.18363	\$0.00646	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01262
Common	756109104	O			06/02/2003	06/16/2003	\$0.19625	\$0.18363	\$0.00000	\$0.18363	\$0.00646	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01262
Common	756109104	O			07/01/2003	07/15/2003	\$0.19750	\$0.18480	\$0.00000	\$0.18480	\$0.00650	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01270
Common	756109104	O			08/01/2003	08/15/2003	\$0.19750	\$0.18480	\$0.00000	\$0.18480	\$0.00650	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01270
Common	756109104	O			09/02/2003	09/15/2003	\$0.19750	\$0.18480	\$0.00000	\$0.18480	\$0.00650	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01270
Common	756109104	O			10/01/2003	10/15/2003	\$0.19875	\$0.18597	\$0.00000	\$0.18597	\$0.00654	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01278
Common	756109104	O			11/03/2003	11/17/2003	\$0.19875	\$0.18597	\$0.00000	\$0.18597	\$0.00654	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01278
Common	756109104	O			12/01/2003	12/15/2003	\$0.19875	\$0.18597	\$0.00000	\$0.18597	\$0.00654	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01278
<b>TOTALS FOR 2003</b>							\$2.362500	\$2.21058	\$0.00000	\$2.21058	\$0.07776	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.15192

There were no section 852(b)(7) split year dividends for 2002 or 2004.

Box 2a -2f. No capital gains are being reported for 2003, either before or after May 5th.

Box 6. No foreign tax was paid.

Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

220 West Crest Street, Escondido, CA 92025-1707  
(760) 741-2111

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

Report Dated: January 9, 2003

2002 YEAR-END TAX REPORTING INFORMATION (Final)							Form 1099 Box 1 breakdown	Box 1 Total	Box 2a	Box 2b	Box 2c	Box 2d	Box 3			
Security Description (1)	CUSIP (2)	Ticker Symbol (3)	Reclass or Merger (R or M) (4)	Estimate or Correction (E or C) (5)	Record Date (6)	Payable Date (7)	Total Distribution Per Share (8)	Income Dividends (12)	Short Term Capital Gains (13)	Taxable Ordinary Dividends (15)=(12)+(13)	Total Capital Gain Distribution (16)=(17)+(19)+(21)	28 % Rate Gain (17)	Qualified 5 year gain (included in 21) (18)	Unrecaptured Section 1250 Gain (19)	Long- term rate gain (10 or 20%) (21)	Return Of Capital
Common	756109104	O			01/02/2002	01/15/2002	\$0.19000	\$0.17894	\$0.00000	\$0.17894	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01106
Common	756109104	O			02/01/2002	02/15/2002	\$0.19000	\$0.17894	\$0.00000	\$0.17894	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01106
Common	756109104	O			03/01/2002	03/15/2002	\$0.19000	\$0.17894	\$0.00000	\$0.17894	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01106
Common	756109104	O			04/01/2002	04/15/2002	\$0.19125	\$0.18011	\$0.00000	\$0.18011	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01114
Common	756109104	O			05/01/2002	05/15/2002	\$0.19125	\$0.18011	\$0.00000	\$0.18011	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01114
Common	756109104	O			06/01/2002	06/17/2002	\$0.19125	\$0.18011	\$0.00000	\$0.18011	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01114
Common	756109104	O			07/01/2002	07/15/2002	\$0.19250	\$0.18129	\$0.00000	\$0.18129	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01121
Common	756109104	O			08/01/2002	08/15/2002	\$0.19250	\$0.18129	\$0.00000	\$0.18129	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01121
Common	756109104	O			09/03/2002	09/16/2002	\$0.19250	\$0.18129	\$0.00000	\$0.18129	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01121
Common	756109104	O			10/01/2002	10/15/2002	\$0.19375	\$0.18247	\$0.00000	\$0.18247	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01128
Common	756109104	O			11/01/2002	11/15/2002	\$0.19375	\$0.18247	\$0.00000	\$0.18247	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01128
Common	756109104	O			12/02/2002	12/16/2002	\$0.19375	\$0.18247	\$0.00000	\$0.18247	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.01128
<b>TOTALS FOR 2002</b>							<b>\$2.30250</b>	<b>\$2.16843</b>	<b>\$0.00000</b>	<b>\$2.16843</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.13407</b>

There were no section 852(b)(7) split year dividends for 2001 or 2003.

Box 6. No foreign tax was paid.

Box 8 and 9. No liquidation distributions were paid.

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION  
 220 West Crest Street, Escondido, CA 92025-1707

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

Report Dated: January 7, 2002

2001 YEAR-END TAX REPORTING INFORMATION (Final)							Form 1099 Box 1 breakdown	Box 1 Total	Box 2a	Box 2b	Box 2c	Box 2d	Long Term Capital Gain Distributions		Box 3		
Security Description (1)	CUSIP (2)	Ticker Symbol (3)	Reclass or Merger (R or M) (4)	Estimate or Correction (E or C) (5)	Record Date (6)	Payable Date (7)	Total Distribution Per Share (8)	Income Dividends (12)	Short Term Capital Gains (13)	Taxable Ordinary Dividends (15)=(12)+(13)	Total Capital Gain Distribution (16)=(17)+(19)+(21)	28 % Rate Gain (17)	Qualified 5 year gain (included in 21) (18)	Unrecaptured Section 1250 Gain (19)	Long-term rate gain (10 or 20%) (21)	Return Of Capital	
Common	756109104	O			01/02/2001	01/16/2001	\$0.18500	\$0.16074	\$0.00000	\$0.16074	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02426	
Common	756109104	O			02/01/2001	02/15/2001	\$0.18500	\$0.16074	\$0.00000	\$0.16074	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02426	
Common	756109104	O			03/01/2001	03/15/2001	\$0.18500	\$0.16074	\$0.00000	\$0.16074	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02426	
Common	756109104	O			04/02/2001	04/16/2001	\$0.18625	\$0.16182	\$0.00000	\$0.16182	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02443	
Common	756109104	O			05/01/2001	05/15/2001	\$0.18625	\$0.16182	\$0.00000	\$0.16182	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02443	
Common	756109104	O			06/01/2001	06/15/2001	\$0.18625	\$0.16182	\$0.00000	\$0.16182	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02443	
Common	756109104	O			07/02/2001	07/16/2001	\$0.18750	\$0.16291	\$0.00000	\$0.16291	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02459	
Common	756109104	O			08/01/2001	08/15/2001	\$0.18750	\$0.16291	\$0.00000	\$0.16291	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02459	
Common	756109104	O			09/04/2001	09/17/2001	\$0.18750	\$0.16291	\$0.00000	\$0.16291	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02459	
Common	756109104	O			10/01/2001	10/15/2001	\$0.18875	\$0.16399	\$0.00000	\$0.16399	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02476	
Common	756109104	O			11/01/2001	11/15/2001	\$0.18875	\$0.16399	\$0.00000	\$0.16399	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02476	
Common	756109104	O			12/03/2001	12/17/2001	\$0.18875	\$0.16399	\$0.00000	\$0.16399	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.02476	
<b>TOTALS FOR 2001</b>							<b>\$2.242500</b>	<b>\$1.94838</b>	<b>\$0.00000</b>	<b>\$1.94838</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.29412</b>

There were no section 852(b)(7) split year dividends for 2000 or 2002.  
 Box 6. No foreign tax was paid.  
 Box 8. No cash liquidation distributions were paid.  
 Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

220 West Crest Street, Escondido, CA 92025-1707

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

Report Dated: January 5, 2001

2000 YEAR-END TAX REPORTING INFORMATION

Security Description	CUSIP	Ticker Symbol	Issuer Class	Declaration Date	Record Date	Payable Date	Cash Distribution Per Share	Taxable Ordinary Dividends	Short Term Capital Gains	Return Of Capital	28 % Rate Gain	20 % Rate Gain	Long Term Unrecaptured Section 1,250 Gain
Common	756109104	O	1	12/09/1999	01/03/2000	01/18/2000	\$0.18000	\$0.14581	\$0.00000	\$0.03419	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	01/12/2000	02/01/2000	02/15/2000	\$0.18000	\$0.14581	\$0.00000	\$0.03419	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	02/15/2000	03/01/2000	03/15/2000	\$0.18000	\$0.14581	\$0.00000	\$0.03419	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	03/15/2000	04/03/2000	04/17/2000	\$0.18125	\$0.14682	\$0.00000	\$0.03443	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	04/12/2000	05/01/2000	05/15/2000	\$0.18125	\$0.14682	\$0.00000	\$0.03443	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	05/03/2000	06/01/2000	06/15/2000	\$0.18125	\$0.14682	\$0.00000	\$0.03443	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	06/14/2000	07/03/2000	07/17/2000	\$0.18250	\$0.14784	\$0.00000	\$0.03466	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	07/12/2000	08/01/2000	08/15/2000	\$0.18250	\$0.14784	\$0.00000	\$0.03466	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	08/16/2000	09/01/2000	09/15/2000	\$0.18250	\$0.14784	\$0.00000	\$0.03466	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	09/13/2000	10/02/2000	10/16/2000	\$0.18375	\$0.14885	\$0.00000	\$0.03490	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	10/11/2000	11/01/2000	11/15/2000	\$0.18375	\$0.14885	\$0.00000	\$0.03490	\$0.00000	\$0.00000	\$0.00000
Common	756109104	O	1	11/15/2000	12/01/2000	12/15/2000	\$0.18375	\$0.14885	\$0.00000	\$0.03490	\$0.00000	\$0.00000	\$0.00000
<b>TOTALS</b>							<b>\$2.182500</b>	<b>\$1.76796</b>	<b>\$0.00000</b>	<b>\$0.41454</b>	<b>\$0.00000</b>	<b>\$0.00000</b>	<b>\$0.00000</b>

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

220 West Crest Street, Escondido, CA 92025-1707

1999 YEAR-END TAX REPORTING INFORMATION

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

Report Dated: January 7, 2000

1999 Final Tax Reclassification Information, Reporting Data Elements

Security Description	CUSIP	Ticker Symbol	Issuer Class	Declaration Date	Record Date	Payable Date	Cash Distribution Per Share	Taxable Ordinary Dividends	Short Term Capital Gains	Return Of Capital	28 % Rate Gain	20 % Rate Gain	Long Term Unrecaptured Section 1250 Gain
Common	756109104	O	1	12/16/98	1/4/1999	1/18/1999	\$0.170000	\$0.150577	\$0.000000	\$0.016196	\$0.000000	\$0.002155	\$0.001072
Common	756109104	O	1	1/13/99	2/1/1999	2/16/1999	\$0.170000	\$0.150577	\$0.000000	\$0.016196	\$0.000000	\$0.002155	\$0.001072
Common	756109104	O	1	2/17/99	3/1/1999	3/15/1999	\$0.170000	\$0.150577	\$0.000000	\$0.016196	\$0.000000	\$0.002155	\$0.001072
Common	756109104	O	1	3/17/99	4/1/1999	4/15/1999	\$0.172500	\$0.152791	\$0.000000	\$0.016434	\$0.000000	\$0.002187	\$0.001088
Common	756109104	O	1	4/14/99	5/3/1999	5/17/1999	\$0.172500	\$0.152791	\$0.000000	\$0.016434	\$0.000000	\$0.002187	\$0.001088
Common	756109104	O	1	5/5/99	6/1/1999	6/15/1999	\$0.172500	\$0.152791	\$0.000000	\$0.016434	\$0.000000	\$0.002187	\$0.001088
Common	756109104	O	1	6/16/99	7/1/1999	7/15/1999	\$0.175000	\$0.155006	\$0.000000	\$0.016672	\$0.000000	\$0.002219	\$0.001103
Common	756109104	O	1	7/14/99	8/2/1999	8/16/1999	\$0.175000	\$0.155006	\$0.000000	\$0.016672	\$0.000000	\$0.002219	\$0.001103
Common	756109104	O	1	8/18/99	9/1/1999	9/15/1999	\$0.175000	\$0.155006	\$0.000000	\$0.016672	\$0.000000	\$0.002219	\$0.001103
Common	756109104	O	1	9/15/99	10/1/1999	10/15/1999	\$0.177500	\$0.157221	\$0.000000	\$0.016910	\$0.000000	\$0.002250	\$0.001119
Common	756109104	O	1	10/13/99	11/1/1999	11/15/1999	\$0.177500	\$0.157221	\$0.000000	\$0.016910	\$0.000000	\$0.002250	\$0.001119
Common	756109104	O	1	11/9/99	12/1/1999	12/15/1999	\$0.177500	\$0.157220	\$0.000000	\$0.016910	\$0.000000	\$0.002251	\$0.001119
<b>TOTALS</b>							<b>\$2.085000</b>	<b>\$1.846784</b>	<b>\$0.000000</b>	<b>\$0.198636</b>	<b>\$0.000000</b>	<b>\$0.026434</b>	<b>\$0.013146</b>

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

Report Dated: January 7, 1999

220 West Crest Street, Escondido, CA 92025-1707

Common Stock, Symbol "O", traded on the NYSE

Cusip Number 756109104

FEI 33-0580106

1998 Final Tax Reclassification Information, Reporting Data Elements

Security Description	CUSIP	Ticker Symbol	Issuer Class	Declaration Date	Record Date	Payable Date	Cash Distribution Per Share	Taxable Ordinary Dividends	Short Term Capital Gains	Return Of Capital	28 % Rate Gain	20 % Rate Gain	Long Term Unrecaptured Section 1,250 Gain
Common	756109104	O	1	12/16/97	1/2/1998	1/15/1998	\$0.160000	\$0.153853	\$0.000000	\$0.006147	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	1/14/98	2/2/1998	2/17/1998	\$0.160000	\$0.153853	\$0.000000	\$0.006147	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	2/11/98	3/2/1998	3/16/1998	\$0.160000	\$0.153853	\$0.000000	\$0.006147	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	3/11/98	4/1/1998	4/15/1998	\$0.162500	\$0.156257	\$0.000000	\$0.006243	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	4/15/98	5/1/1998	5/15/1998	\$0.162500	\$0.156257	\$0.000000	\$0.006243	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	5/5/98	6/1/1998	6/15/1998	\$0.162500	\$0.156257	\$0.000000	\$0.006243	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	6/10/98	7/1/1998	7/15/1998	\$0.165000	\$0.158661	\$0.000000	\$0.006339	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	7/15/98	8/3/1998	8/17/1998	\$0.165000	\$0.158661	\$0.000000	\$0.006339	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	8/12/98	9/1/1998	9/15/1998	\$0.165000	\$0.158661	\$0.000000	\$0.006339	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	9/10/98	10/1/1998	10/15/1998	\$0.167500	\$0.161065	\$0.000000	\$0.006435	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	10/14/98	11/2/1998	11/16/1998	\$0.167500	\$0.161065	\$0.000000	\$0.006435	\$0.000000	\$0.000000	\$0.000000
Common	756109104	O	1	11/11/98	12/1/1998	12/15/1998	\$0.167500	\$0.161065	\$0.000000	\$0.006435	\$0.000000	\$0.000000	\$0.000000
<b>TOTALS</b>							\$1.965000	\$1.889508	\$0.000000	\$0.075492	\$0.000000	\$0.000000	\$0.000000

Should you have any questions, please contact Shareholder Services at (877) 218-2434.

REALTY INCOME CORPORATION

Report Dated: January 6, 1998

Common Stock, Cusip Number 756109104

220 West Crest Street, Escondido, CA 92025

FEI 33-0580106

1997 Tax Reclassification Information, Reporting Data Elements

Below is a breakdown of the monthly dividends per share between ordinary dividends, capital gains and nontaxable distributions for the tax year 1997 Form 1099-DIV reporting purposes.

Declaration Date	Record Date	Payable Date	Foreign Withholding Tax	Gross Distribution Per Share	Ordinary Dividends	Return Of Capital	Short Term Capital Gains	Mid Term Capital Gains 28% Rate	Long Term Capital Gains 20% Rate	Long Term Capital Gain Depreciated Real Prop. 25% Rate	Final (F) Estimated (E)	Revised (R)
12/11/96	12/31/1996	1/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
1/15/97	2/3/1997	2/17/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
2/11/97	3/3/1997	3/17/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
3/10/97	4/1/1997	4/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
4/16/97	5/1/1997	5/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
5/14/97	6/3/1997	6/17/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
6/12/97	7/1/1997	7/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
7/15/97	8/3/1997	8/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
8/19/97	9/1/1997	9/17/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
9/11/97	10/1/1997	10/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
10/16/97	11/1/1997	11/15/1997	N/A	\$0.157500	\$0.149278	\$0.008222	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
11/12/97	12/2/1997	12/16/1997	N/A	\$0.160000	\$0.151648	\$0.008352	\$0.000000	\$0.000000	\$0.000000	\$0.000000	F	
<b>TOTALS</b>				\$1.892500	\$1.793706	\$0.098794	\$0.000000	\$0.000000	\$0.000000	\$0.000000		

Should you have any questions, please contact Shareholder Services at (800) 524-4458.

The entire dividend of \$0.1575 per share declared in December of 1996, payable to shareholders of record as of December 31, 1996 and paid on January 15, 1997, will be deemed to be paid by Realty Income Corporation and received by the shareholders in 1997 and as a result, is reported in 1997 in the schedule set forth above.

**COME CORPORATION  
1996 1099 SUMMARY**

Record Date	Date Paid	Dividends Per Share	PER SHARE AMOUNTS		
			Ordinary Dividends	Capital Loss Dividends	Non-Taxable Dividends
Dec 26, 95	Jan 11, 96	0.085783	0.074467	0.000000	0.011316
Dec 26, 95	Jan 15	0.155000	0.134554	0.000000	0.020446
Dec 26, 95	Jan 26	0.155000	0.134554	0.000000	0.020446
Mar 1	Mar 15	0.155000	0.134554	0.000000	0.020446
Apr 1	Apr 15	0.155000	0.134554	0.000000	0.020446
May 1	May 15	0.155000	0.134554	0.000000	0.020446
June 3	June 17	0.155000	0.134554	0.000000	0.020446
July 1	July 15	0.155000	0.134554	0.000000	0.020446
Aug 1	Aug 15	0.155000	0.134554	0.000000	0.020446
Sept 3	Sept 17	0.155000	0.134554	0.000000	0.020446
Oct 1	Oct 15	0.155000	0.134554	0.000000	0.020446
Nov 1	Nov 15	0.155000	0.134554	0.000000	0.020446
Dec 2	Dec 16	0.157500	0.136724	0.000000	0.020776
		1.948283	1.691285	0.000000	0.256998

Record Date	Date Paid	Dividends Per Share	
Dec 26, 95	Jan 11, 96	0.1442167	This dividend was taxable as ordinary income in 1995

Dec 31, 96 Jan 15, 97 0.1575000 This dividend will be included on the 1997 form 1099

**REALTY INCOME CORPORATION**  
**1995 1099 SUMMARY**

Date Paid	Dividends Per Share	PER SHARE AMOUNTS		
		Ordinary Dividends	Capital Loss Dividends	Non-Taxable Dividends
Jan 95	0.150000	0.142338	0.000000	0.007662
Feb 95	0.150000	0.142338	0.000000	0.007662
Mar 95	0.150000	0.142338	0.000000	0.007662
April 95	0.150000	0.142338	0.000000	0.007662
May 95	0.150000	0.142338	0.000000	0.007662
June 95	0.150000	0.142338	0.000000	0.007662
July 95	0.150000	0.142338	0.000000	0.007662
Aug 95	0.155000	0.147083	0.000000	0.007917
Sept 95	0.155000	0.147083	0.000000	0.007917
Oct 95	0.155000	0.147083	0.000000	0.007917
Nov 95	0.155000	0.147083	0.000000	0.007917
Dec 95	0.155000	0.147083	0.000000	0.007917
Jan 11, 96	0.144217	0.144217	0.000000	0.000000
	<u>1.969217</u>	<u>1.875998</u>	<u>0.000000</u>	<u>0.093219</u>

Date Paid	Dividends Per Share	
Jan 11, 96	0.144217	This dividend was taxable as ordinary income in 1995

**REALTY INCOME CORPORATION**  
**1994 1099 SUMMARY**

PER SHARE AMOUNTS

Date Paid	Dividends Per Share	PER SHARE AMOUNTS		
		Ordinary Dividends	Capital Loss Dividends	Non-Taxable Dividends
Sept 94	0.150000	0.150000	0.000000	0.000000
Oct 94	0.150000	0.150000	0.000000	0.000000
Nov 94	0.150000	0.150000	0.000000	0.000000
Dec 94	0.150000	0.150000	0.000000	0.000000
	0.600000	0.600000	0.000000	0.000000