

# Press Release

FOR  
IMMEDIATE  
RELEASE

## REALTY INCOME INCREASES COMMON STOCK MONTHLY DIVIDEND 58<sup>th</sup> CONSECUTIVE QUARTERLY INCREASE

ESCONDIDO, CALIFORNIA, March 13, 2012....Realty Income Corporation (Realty Income), [The Monthly Dividend Company®](#), (NYSE:O), today announced that its Board of Directors has declared an increase in the Company's common stock monthly cash dividend to \$0.1458125 per share from \$0.1455 per share. The dividend is payable on April 16, 2012 to shareholders of record as of April 2, 2012. This is the 58<sup>th</sup> consecutive quarterly increase and the 65<sup>th</sup> dividend increase since Realty Income went public in 1994. The new monthly dividend amount represents an annualized dividend amount of \$1.74975 per share as compared to the previous annualized dividend amount of \$1.746 per share. The Company continues its long-term policy of declaring and paying dividends on a monthly, rather than on a quarterly, basis. To view a history of Realty Income's [dividend increases](#) visit the Company's website.

Tom A. Lewis, Chief Executive Officer of Realty Income commented, "We are pleased that our operations allow us to once again increase the amount of the dividend we pay to our shareholders. With the payment of the April dividend, we will have made 501 consecutive monthly dividend payments."

- 65 Dividend Increases Since 1994 NYSE Listing
- 58 Consecutive Quarterly Increases
- 501 Consecutive Monthly Dividends Declared



<sup>(1)</sup> Annualized dividend amount reflects the December declared dividend rate per share multiplied by twelve, with the exception of the 2012 column, which reflects the 3/13/12 declared dividend rate per share multiplied by twelve.  
\*Year-to-Date

Realty Income, The Monthly Dividend Company<sup>®</sup>, is a New York Stock Exchange real estate company dedicated to providing shareholders with dependable monthly income. To date the Company has declared 501 consecutive common stock monthly dividends throughout its 43-year operating history and increased the dividend 65 times since Realty Income's listing on the New York Stock Exchange in 1994. The monthly income is supported by the cash flow from over 2,600 properties owned under long-term lease agreements with regional and national retail chains and other commercial enterprises. The Company is an active buyer of net-leased properties nationwide. Additional information about the Company can be obtained from the corporate website at <http://www.realtyincome.com/>.

### **Forward-Looking Statements**

Statements in this press release, which are not strictly historical, are "forward-looking" statements. Forward-looking statements involve known and unknown risks, which may cause the Company's actual future results to differ materially from expected results. These risks include, among others, general economic conditions, local real estate conditions, the availability of capital to finance planned growth, property acquisitions and the timing of these acquisitions, charges for property impairments, the outcome of any legal proceedings to which the Company is a party, and the profitability of the Company's subsidiary, Crest Net Lease, as described in the Company's filings with the Securities and Exchange Commission. Consequently, forward-looking statements should be regarded solely as reflections of the Company's current operating plans and estimates. Actual operating results may differ materially from what is expressed or forecast in this press release. The Company undertakes no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date these statements were made.

### **Note to Editors:**

Realty Income press releases are available at no charge by calling our toll-free investor hotline number: 888-811-2001, or through the Internet at <http://www.realtyincome.com/invest/newsroom-library/press-releases.shtml>.