

Press Release

REALTY  INCOME

The Monthly Dividend Company®

FOR
IMMEDIATE RELEASE **505th CONSECUTIVE COMMON STOCK MONTHLY DIVIDEND DECLARED BY REALTY INCOME**

ESCONDIDO, CALIFORNIA July 17, 2012....Realty Income Corporation (Realty Income), [The Monthly Dividend Company®](#), (NYSE:O), today announced that its Board of Directors has declared the 505th consecutive common stock monthly dividend. The dividend amount of \$0.146125 per share, representing an annualized amount of \$1.7535 per share, is payable on August 15, 2012 to shareholders of record as of August 1, 2012.

The Board of Directors also declared dividends on the Company's Monthly Income Class E and Class F preferred stock. The monthly dividend amount of \$0.140625 on the Class E preferred stock is payable on August 15, 2012 to shareholders of record as of August 1, 2012. The annualized dividend amount for the Class E preferred shares is \$1.6875. The monthly dividend amount of \$0.138021 on the Class F preferred shares is payable on August 15, 2012 to shareholders of record as of August 1, 2012. The annualized dividend amount for the Class F preferred shares is \$1.65625 per share.

Realty Income, The Monthly Dividend Company®, is a New York Stock Exchange real estate company dedicated to providing shareholders with dependable monthly income. To date the Company has declared 505 consecutive common stock monthly dividends throughout its 43-year operating history and increased the dividend 66 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 2,700 properties owned under long-term lease agreements with regional and national retail chains and other commercial enterprises. The Company is an active buyer of commercial properties nationwide. Additional information about the Company can be obtained from the corporate website at www.realtyincome.com or twitter.com/realtyincome.

Note to Editors: Realty Income press releases are available through the Internet at www.realtyincome.com/invest/newsroom-library/press-releases.shtml.