

# Press Release

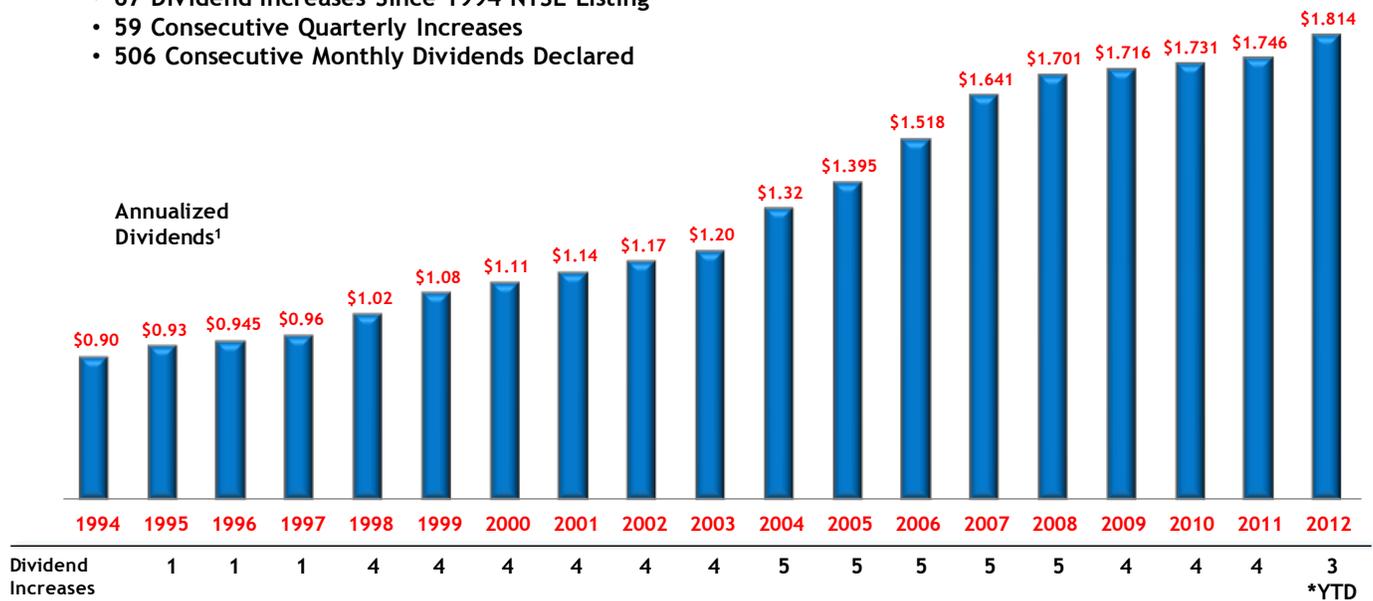
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RELEASE

## MONTHLY DIVIDEND INCREASE OF 3.4% ANNOUNCED BY REALTY INCOME 67<sup>th</sup> Common Stock Dividend Increase

ESCONDIDO, CALIFORNIA, August 16, 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 \$0.151125 per share from \$0.146125 per share. The dividend is payable on September 17, 2012 to shareholders of record as of September 4, 2012. This is the 67<sup>th</sup> dividend increase since Realty Income went public in 1994. The new monthly dividend amount represents an annualized dividend amount of \$1.8135 per share as compared to the previous annualized dividend amount of \$1.7535 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 the continued strength in our operations allows us to increase the amount of the dividend we pay to our shareholders, while still maintaining a solid dividend coverage ratio. The new annualized dividend amount of \$1.8135 represents an increase of 3.4% per share as compared to the previous annualized dividend amount of \$1.7535 per share. With the payment of the September 2012 dividend, shareholders will enjoy an increase of 4.3% in the amount of their dividend as compared to the same month in 2011."

- 67 Dividend Increases Since 1994 NYSE Listing
- 59 Consecutive Quarterly Increases
- 506 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 8/16/12 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 506 consecutive common stock monthly dividends throughout its 43-year operating history and increased the dividend 67 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 net-leased properties nationwide. Additional information about the Company can be obtained from the corporate website at [www.realtyincome.com](http://www.realtyincome.com) or [www.twitter.com/realtyincome](http://www.twitter.com/realtyincome).

### **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 on the Internet at [www.realtyincome.com/invest/newsroom-library/press-releases.shtml](http://www.realtyincome.com/invest/newsroom-library/press-releases.shtml).