

press release

REALTY  INCOME
THE MONTHLY DIVIDEND COMPANY®



FOR
IMMEDIATE
RELEASE

REALTY INCOME ANNOUNCES PRICING OF 5.2 MILLION SHARE COMMON STOCK OFFERING

ESCONDIDO, CALIFORNIA, March 24, 2006... Realty Income Corporation (Realty Income), The Monthly Dividend Company®, (NYSE: O) today announced that a public offering of 5,200,000 shares of the Company's common stock has been priced at \$24.39 per share and is expected to close on March 29, 2006. Gross proceeds from the offering will be approximately \$126.8 million. The net proceeds from this offering will be used to repay borrowings under the Company's \$300 million unsecured acquisition credit facility and for other general corporate purposes.

All of the shares are being sold by the Company. The underwriters for the offering are: Merrill Lynch & Co. (sole book running manager and co-lead), A.G. Edwards (co-lead manager), Raymond James (co-lead manager), Wachovia Securities (co-lead manager), Banc of America Securities LLC (senior co-manager), as well as BB&T Capital Markets, Robert W. Baird & Co., and Wells Fargo Securities (co-managers). A copy of the prospectus supplement and the related prospectus pertaining to the offering may be obtained, when available, from Merrill Lynch & Co. at: Prospectus Department, 4 World Financial Center, New York, NY 10080.

These securities are offered pursuant to a Registration Statement that has been declared effective by the Securities and Exchange Commission. This press release shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any state in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities law of any such state.

Forward-Looking Statement

Statements in this press release that 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, such 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.

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 paid 428 consecutive monthly dividend payments throughout its 37-year operating history. The monthly dividend is supported by the cash flow from over 1,600 retail properties owned under long-term lease agreements with leading regional and national retail chains. The Company is an active buyer of net-leased retail properties nationwide.

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/Investing/News.html>.