

# press release

REALTY  INCOME

The Monthly Dividend Company®



FOR  
IMMEDIATE  
RELEASE

## REALTY INCOME INCREASES MONTHLY DIVIDEND 1.8% Declares 458<sup>th</sup> Consecutive Monthly Dividend

ESCONDIDO, CALIFORNIA, August 20, 2008.... 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 dividend to \$0.1405 per share from \$0.138 per share. The dividend is payable on September 15, 2008 to shareholders of record as of September 2, 2008. This is the third dividend increase in 2008 and the 50<sup>th</sup> dividend increase since Realty Income went public in 1994. The new monthly dividend amount represents an annualized dividend amount of \$1.686 per share as compared to the previous annualized dividend amount of \$1.656 per share. The Company continues its long-term policy of declaring and paying dividends on a monthly, rather than on a quarterly, basis.

Tom A. Lewis, Chief Executive Officer of Realty Income commented, "We are pleased that, despite challenging economic conditions, our continued strength in 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 \$1.686 represents an increase of 3 cents per share as compared to the previous annualized dividend amount of \$1.656 per share. With the payment of the September 2008 dividend, shareholders will enjoy an increase of 3.7% in the amount of their dividend as compared to the same month in 2007."

Realty Income, The Monthly Dividend Company®, is a real estate company dedicated to providing shareholders with dependable monthly income. To date the Company has declared 458 consecutive monthly dividends throughout its 39-year operating history and increased the dividend 50 times since Realty Income's listing on the New York Stock Exchange in 1994. The monthly dividend is supported by the cash flow from over 2,350 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.

### 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, 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.

### 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>.