

# press release

REALTY INCOME  
THE MONTHLY DIVIDEND COMPANY®



FOR  
IMMEDIATE  
RELEASE

## REALTY INCOME PRICES \$275 MILLION OF 5.95% 10-YEAR SENIOR UNSECURED NOTES

ESCONDIDO, CALIFORNIA, September 6, 2006....Realty Income Corporation (Realty Income), The Monthly Dividend Company®, (NYSE:O) today announced the pricing of \$275 million of 5.95% senior unsecured notes due 2016. The public offering price for the notes was 99.740% of the principal amount for an effective yield of 5.985%. These securities are expected to be rated BBB+ by Fitch Ratings, Baa2 by Moody's Investors Service and BBB by Standard & Poor's Ratings Group. The net proceeds from the offering will be used to fund the previously announced redemption of Realty Income's \$110 million, 7¾% Notes, due May 2007, to repay borrowings under the Company's unsecured acquisition credit facility and for other corporate purposes. In addition, Realty Income intends to engage in additional public offerings of securities, including possible issuances of common stock, preferred stock or unsecured notes, to finance previously announced acquisitions.

The joint-book running managers for the offering are Banc of America Securities LLC, Citigroup and Credit Suisse. Other co-managers include: A.G. Edwards, BNY Capital Markets, Inc., BB&T Capital Markets, BMO Capital Markets, and Wells Fargo Securities. A copy of the prospectus related to this offering may be obtained from: Banc of America Securities LLC, Prospectus Department, 100 West 33<sup>rd</sup> Street, 3<sup>rd</sup> Floor, New York, NY, 10001, Citigroup Global Markets Inc., 388 Greenwich Street, New York, NY, 10013, Attention: Syndicate Department and from Credit Suisse, Prospectus Department, One Madison Avenue, New York, NY, 10010.

These securities are offered pursuant to a Registration Statement that has become effective under the Securities Act. The notes are only offered by means of the prospectus included in the Registration Statement and the prospectus supplement related to the offering. 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 where the offer, solicitation, or sale of these securities would be unlawful prior to the registration or qualification under the securities laws of any such state.

### **Forward-Looking Statements**

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, whether the announced pending acquisitions are completed, 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>.