

press release

REALTY  INCOME

The Monthly Dividend Company®



FOR
IMMEDIATE
RELEASE

REALTY INCOME INVESTMENT GRADE CREDIT RATINGS AND STABLE OUTLOOK AFFIRMED BY MOODY'S INVESTORS SERVICE

ESCONDIDO, CALIFORNIA, June 1, 2009....Realty Income Corporation (Realty Income), The Monthly Dividend Company®, (NYSE:O) today announced that Moody's Investors Service affirmed the Company's senior unsecured debt ratings at Baa1, and its preferred stock ratings at Baa2, with a stable outlook.

Moody's issued a press release entitled "Moody's affirms Realty Income ratings (Baa1 unsecured); stable outlook", published by Merrie S. Frankel, VP-Senior Credit Officer and Alice Chung, Associate Analyst on May 29, 2009. The press release in its entirety is reproduced with permission of Moody's.

"Moody's Investors Service has affirmed the senior unsecured debt ratings of Realty Income Corporation at Baa1, with a stable outlook. The rating affirmation reflects the REIT's strong balance sheet and liquidity profile, supported by consistently stable cash flows from its triple net-leased retail portfolio.

Moody's notes that, although the credit markets continue to be pressured, Realty Income is well-positioned to weather through these difficult times with a fully unencumbered portfolio, zero borrowings under its \$355 million unsecured facility, and no debt maturities for the next four years (until 2013). In addition, the REIT continues to have proven access to equity capital. These strengths are counterbalanced by the REIT's exposure to retail non-investment grade tenants and some tenant and industry concentration.

Realty Income's management team has always maintained a conservative capital structure with moderate leverage (48% at 1Q09), solid fixed charge coverage (2.7x including capitalized interest), and no secured debt. Its geographically diversified portfolio continues to perform well, with healthy operating margins and consistently high occupancy rates. Although the REIT's industry concentration in the restaurant (21.6% of rental revenue) and convenience store (16.5%) businesses remain a credit concern, it has made efforts in improving its tenant diversification. The REIT has clearly proven itself to be the leading triple-net-lease owner in its industry, which will benefit the company greatly in this challenging economic and retail environment.

Upward rating movement would be challenging as Realty Income would need to approach the upper single digit billions in gross assets, with enhanced industry and tenant diversity. Downward rating pressure would most likely reflect the REIT's inability to grow its portfolio on a leverage-neutral basis, long-term growth in tenant or industry concentrations, secured debt approaching 10% of assets, or a decline in fixed charge coverage below 2.7x (including capitalized interest) for a sustained period.

Moody's last rating action with respect to Realty Income was on April 27, 2007 when Moody's upgraded the ratings to Baa1, from Baa2 with a stable outlook.

The following ratings were affirmed with a stable outlook:

Realty Income Corporation -- Senior unsecured debt at Baa1; senior unsecured debt shelf at (P)Baa1; preferred stock at Baa2; preferred stock shelf at (P)Baa2; and subordinate debt shelf at (P)Baa2.

Realty Income Corporation [NYSE: O], headquartered in Escondido, California, USA, is a real estate investment trust (REIT) that invests in free-standing, single-tenant retail properties. At March 31, 2009, Realty Income owned 2,347 properties located in 49 states leased to 117 retail chains doing business in 30 retail industries, with assets of \$2.9 billion and equity of \$1.5 billion.

The principal methodology used in rating Realty Income was the Rating Methodology for REITs and Other Commercial Property Firms, which can be found at www.moody.com in the Credit Policy & Methodologies directory, in the Ratings Methodologies subdirectory. Other methodologies and factors that may have been considered in the process of rating Realty Income can also be found in the Credit Policy & Methodologies directory.”

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 467 consecutive common stock monthly dividends throughout its 40-year operating history and increased the dividend 53 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 2,300 retail properties owned under long-term lease agreements with leading regional and national retail chains. The Company is a 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>.