



The Monthly Dividend Company®

RULES OF CONDUCT

Annual Meeting of Stockholders May 30, 2024 9:00 a.m. Pacific Time

Welcome to Realty Income Corporation's (the "Company") Annual Meeting of Stockholders for 2024 (the "Meeting"). In fairness to all participants and in the interest of an orderly and constructive Meeting, the following rules of conduct will be enforced:

1. The Meeting will follow the schedule set forth on the Agenda.
2. Only validated stockholders of record as of March 21, 2024 or their duly authorized proxies are entitled to vote or to ask questions at the Meeting.
3. Stockholders of record need not vote at this Meeting if they have already voted by proxy. If they wish to change their vote or if they have not voted, validated stockholders of record can vote electronically at the Meeting prior to the polls closing.
4. Only the proposals set forth in the Company's Proxy Statement have been properly brought before the Meeting.
5. If a validated stockholder of record wishes to submit a question, please submit it in the designated field on the Meeting portal. Because this is an annual meeting of stockholders, only validated stockholders are permitted to ask questions during the Meeting. Validated stockholders should submit no more than three (3) questions. Questions on the same topic or that are otherwise related may be grouped, summarized and answered together. Questions must be relevant to the proposals as set forth in the Company's Proxy Statement. Questions may NOT be repetitious, deal with tangentially related general economic, political or other opinions or facts, be derogatory or otherwise in bad taste, be related to material non-public information, relate to personal grievances or be out of order, or not otherwise suitable for the conduct of the Meeting as determined by the Chair or Secretary of the Meeting in their reasonable judgment. The Company may not be able to answer every question, however, the Company will attempt to address as many as possible that are consistent with these Rules of Conduct.
6. Following the adjournment of the official portion of the Meeting, the Company will address appropriate questions from validated stockholders that are consistent with these Rules of Conduct (including the procedures set forth in Item 5 above) and that are submitted in the designated field on the Meeting portal.

REALTY INCOME

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7. If there are any matters of individual concern to a stockholder and not of general concern to all stockholders, stockholders may contact Investor Relations at (877) 924-6266.
8. No one attending the Meeting via the webcast is permitted to use any audio or video recording device. The Company is recording the Meeting, and the replay will be available for 30 days following the Meeting.
9. Attendees who fail to comply with these Rules of Conduct risk being removed from the Meeting or prohibited from attending future meetings.