

D E A R B O R N

P A R T N E R S

On March 13, 2018, after only two months, Realty Income Corporation (O) announced an increase in the Company's common stock monthly cash dividend per share to \$0.2195 (\$2.634 annually) up 0.2% from the \$0.219 per share paid last month, and up 4.0% from the \$0.211 (\$2.532 annually) paid in April 2017. The dividend just announced is payable on April 13, 2018 to shareholders of record as of April 2, 2018.

From the press release: "We are pleased that our Board of Directors has once again determined that we are able to increase the amount of the monthly dividend we pay to our shareholders," said John P. Case, Chief Executive Officer of Realty Income. "With the payment of the April dividend, we will have made 573 consecutive monthly dividend payments and paid over \$5.3 billion in dividends throughout our 49-year operating history."

Realty Income, The Monthly Dividend Company®, is an S&P 500 company dedicated to providing shareholders with dependable monthly income. The company is structured as a REIT, and its monthly dividends are supported by the cash flow from over 5,100 real estate properties owned under long-term lease agreements with regional and national commercial tenants. To date, the company has declared 573 consecutive common stock monthly dividends throughout its 49-year operating history and increased the dividend 96 times since Realty Income's public listing in 1994. The company has in-house acquisition, portfolio management, asset management, credit research, real estate research, legal, finance and accounting, information technology, and capital markets capabilities.

Realty Income is a real estate investment trust (REIT), which Standard & Poor's considers as part of the Real Estate sector. The shares are in both of our Dearborn Partners Rising Dividend separately managed account (SMA) portfolios. So far this year, 17 of the 49 companies in our Core Rising Dividend portfolio have announced 18 dividend increases averaging about 13.6% more than these companies paid a year earlier. In our High & Rising Dividend portfolio so far this year, 12 of the 25 companies have announced 13 dividend increases averaging about 8.5% more than these companies paid a year earlier.

Thank you for your interest in our Dearborn Partners Rising Dividend Strategy.

There is no assurance that any Rising Dividend portfolio company will increase its dividend, or not reduce its dividend, or not have a significant decrease in its stock price. All investing involves risk.