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Another Dearborn Partners High & Rising Dividend SMA Portfolio Increase: Realty Income Corporation

On September 8, 2026, Realty Income Corporation announced an increase in its quarterly dividend per share to $0.2715 ($3.258 annualized) to be paid on October 15, 2026 to holders of record as of September 30, 2026. This newly declared dividend is up 0.2% from $0.271 ($3.252 annualized) paid three months ago and up 0.74% from $0.2695 ($3.234 annualized) paid a year ago.

From the press release:

> "Today's announcement marks the 136th dividend increase since Realty Income's listing on the New York Stock Exchange in 1994," said Sumit Roy, Realty Income's President and Chief Executive Officer. "The consistency of our dividend is rooted in the strength of our platform, the diversification of our portfolio, and our disciplined approach to capital allocation. These attributes have enabled us to generate reliable cash flows through a variety of market environments and allowed us to continue delivering long-term value to our shareholders."
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> Realty Income (NYSE: O), an S&P 500 company, is *real estate partner to the world's leading companies*®. Founded in 1969, we serve our clients as a full-service real estate capital provider. As of June 30, 2026, we have a portfolio of over 15,500 properties in all 50 U.S. states, the U.K., and eight other countries in Europe. We are known as "The Monthly Dividend Company®" and have a mission to invest in people and places to deliver dependable monthly dividends that increase over time. Since our founding, we have declared 675 consecutive monthly dividends and are a member of the S&P 500 Dividend Aristocrats® index for having increased our dividend for over 31 consecutive years.

Realty Income Corporation is in the Real Estate sector of our Dearborn Partners High & Rising Dividend separately managed account (SMA) portfolio. So far this year, 15 of 25 companies in our High & Rising Dividend portfolio have announced 17 dividend increases averaging about 5.0% more than these companies paid a year earlier. No companies in this portfolio have reduced or suspended dividends so far this year.

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

This dividend increase announcement is not a complete description of, nor a recommendation to invest in, any investment strategy (the "Strategy") mentioned herein. It is for informational purposes only and does not constitute an offer to sell nor a solicitation to buy, is not a recommendation regarding any securities transaction, nor is it an offer to provide advisory or other services by Dearborn Partners, L.L.C. The information contained in this writing should not be construed as financial or investment advice on any subject matter. Past performance is no guarantee of future results. There is no assurance the Strategy will be profitable, achieve its objectives, be suitable for you, or not incur losses. Some of the information herein has been obtained from third party sources. We believe such information is reliable but we have not in each case verified its accuracy or completeness. Any opinions herein are as of the date of this report and are subject to change without notice. Dividends are not guaranteed and must be authorized by the company's board of directors. 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. Dividend yield is one component of performance and should not be the only consideration for investment.

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Dearborn Partners L.L.C. is an investment adviser registered under the Investment Advisers Act of 1940, as amended. Registration does not imply a certain level of skill or training. For a complete list of all Dearborn Rising Dividend holdings that in the past year - increased their dividends, had no dividend increases, or had a dividend decrease, please contact the Dearborn Rising Dividend Team at RD@dearbornpartners.com. It should not be assumed that portfolio trades made in the future will be profitable, or will increase their dividends, or will equal the performance of the securities in this announcement.