

6 March, 2023

EG GROUP ANNOUNCES \$1.5bn SALE AND LEASEBACK OF SELECT USA EAST COAST ASSETS

BLACKBURN, U.K.: 6th March, 2023 – EG Group is pleased to announce it has agreed to the sale and leaseback on a portfolio of its sites on the east coast of the United States of America (USA) to Realty Income Corporation for a gross consideration of approximately \$1.5bn.

This portfolio – which EG America will continue to operate and trade – comprises 415 store assets under the Cumberland Farms, Fastrac, Tom Thumb and Sprint banners. EG Group received a high degree of interest from multiple blue-chip investors and attractive terms for the transaction.

The transaction is expected to close in the second quarter of 2023, subject to customary closing conditions, and the Group will use net proceeds to repay debt. The assets represents just c.15% of the Group's total freehold property in 10 markets, reflecting how its estate continues to be underpinned by strong asset backing globally. Following completion, EG will pay an initial rent of \$103m per annum with respect to these assets. Further information will be provided to investors in EG Group's Q4 and full-year 2022 trading update call on Thursday 9 March, 2023.

This transaction is in line with management's commitment to reduce total net leverage through debt reduction and free cash flow generation, as communicated in EG Group's Q3 trading update in November 2022.

Zuber Issa, CBE co-founder and co-CEO of EG Group, commented: "Today's announcement demonstrates the progress we continue to make to put in place a robust capital structure for the medium term that will underpin our long-term strategy and represents an important first step in this process."

New York Stock Exchange-listed Realty Income is an S&P 500 company structured as a real estate investment trust. Its monthly dividends are supported by the cash flow from over 12,200 real estate properties primarily owned under long-term net lease agreements with commercial clients.

EG was advised by Eastdil Secured, the global real estate investment bank, alongside Barclays, Latham & Watkins, Skadden, Arps, Slate and Meagher & Flom, Rothschild & Co, and EY.

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About EG Group

Founded in 2001 by the Issa family, United Kingdom-based EG Group is a leading independent convenience retailer, which has established partnerships with global brands, as well as a focused portfolio of proprietary brands. The business has an established pedigree of delivering an excellent Grocery & Merchandise, Foodservice and Fuel proposition in all the markets in which it operates.

EG Group currently employs more than 50,000 colleagues working in over 6,600 sites across the UK&I, Europe, USA and Australia. The business is regularly recognised for innovation and investment in convenience retail assets, employees and systems. Zuber Issa and Mohsin Issa, Founders and co-CEOs, EG Group, were jointly named the 2018 EY Entrepreneur of the Year in the UK.

Further information at www.eg.group

About Realty Income

Realty Income, The Monthly Dividend Company®, is an S&P 500 company and member of the S&P 500 Dividend Aristocrats® index. We invest in people and places to deliver dependable monthly dividends that increase over time. The company is structured as a real estate investment trust ("REIT"), and its monthly dividends are supported by the cash flow from over 12,200 real estate properties primarily owned under long-term net lease agreements with commercial clients.

To date, the company has declared 632 consecutive monthly dividends on its shares of common stock throughout its 54-year operating history and increased the dividend 119 times since Realty Income's public listing in 1994 (NYSE: O). Additional information about the company can be obtained from the corporate website at www.realtyincome.com.

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