



## VICI Properties Inc. Completes Sale-Leaseback of Canadian Portfolio in Connection With Pure Casino Entertainment's Acquisition of Gamehost

June 24, 2026

NEW YORK--(BUSINESS WIRE)--Jun. 24, 2026-- VICI Properties Inc. (NYSE: VICI) ("VICI Properties" or the "Company"), an experiential real estate investment trust, today announced the completion of the previously announced transaction to acquire the real estate assets of Deerfoot Inn & Casino, Great Northern Casino and two limited-service hotels that are adjacent to the Great Northern Casino (collectively, the "Portfolio") located in Alberta, Canada, for CAD\$200.6 million / USD\$144.4 million (the "Real Estate Transaction"), in connection with the closing of Pure Casino Entertainment Limited Partnership's ("PURE") take-private acquisition of Gamehost Inc. (GH.TO) ("Gamehost"). The Company funded the Real Estate Transaction through a Canadian dollar-denominated draw on its multicurrency revolving credit facility.

Simultaneous with the closing of the Real Estate Transaction, the Portfolio was added to the existing triple-net master lease agreement between VICI Properties and PURE (the "PURE Master Lease") and annual rent increased by CAD\$16.1 million (USD\$11.6 million). The Portfolio rent will escalate at 1.0% on February 1, 2028, and escalation will conform to the PURE Master Lease thereafter at the greater of 1.5% or the change in Canadian CPI (capped at 2.5%).

Additionally, the term of the PURE Master Lease was extended such that the PURE Master Lease has a full 25-year initial base lease term, with four 5-year tenant renewal options.

The tenants' obligations under the PURE Master Lease continue to be guaranteed by Indigenous Gaming Partners, Inc.

### About VICI Properties

VICI Properties Inc. is an S&P 500<sup>®</sup> experiential real estate investment trust that owns one of the largest portfolios of market-leading gaming, hospitality, wellness, entertainment and leisure destinations, including Caesars Palace Las Vegas, MGM Grand and the Venetian Resort Las Vegas, three of the most iconic entertainment facilities on the Las Vegas Strip. VICI Properties owns 103 experiential assets across a geographically diverse portfolio consisting of 63 gaming properties and 40 other experiential properties across the United States and Canada. The portfolio is comprised of approximately 130 million square feet and features over 66,000 hotel rooms and over 700 restaurants, bars, nightclubs and sportsbooks. Its properties are occupied by industry-leading gaming, leisure and hospitality operators under long-term, triple-net lease agreements. VICI Properties has a growing array of real estate and financing partnerships with leading operators in other experiential sectors, including Cabot, Cain, Canyon Ranch, Chelsea Piers, Club Med, Great Wolf Resorts, Homefield, Kalahari Resorts and Lucky Strike Entertainment. VICI Properties also owns four championship golf courses and approximately 33 acres of undeveloped and underdeveloped land adjacent to the Las Vegas Strip. VICI Properties' goal is to create the highest quality and most productive experiential real estate portfolio through a strategy of partnering with the highest quality experiential place makers and operators. For additional information, please visit [www.viciproperties.com](http://www.viciproperties.com).

### Forward-Looking Statements

This press release contains forward-looking statements within the meaning of the federal securities laws. You can identify these statements by our use of the words "assumes," "believes," "estimates," "expects," "guidance," "intends," "plans," "projects," "will," and similar expressions that do not relate to historical matters. All statements other than statements of historical fact are forward-looking statements. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties, and other factors which are, in some cases, beyond the Company's control and could materially affect actual results, performance, achievements, or ability to achieve the benefits contemplated by the transaction. Important risk factors that may affect the Company's business, results of operations and financial position are detailed from time to time in the Company's filings with the Securities and Exchange Commission. The Company does not undertake any obligation to update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise, except as may be required by applicable law.

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