



VICI Properties Inc. Announces Second Quarter 2026 Results

July 29, 2026

- Announced Partnership with Club Med on the Acquisition and Redevelopment of Carambola Beach Resort in St. Croix -

- Added Clairvest, Golden Entertainment, and Club Med to Diversified Tenant Roster -

- Updates Guidance for Full Year 2026 -

NEW YORK--(BUSINESS WIRE)--Jul. 29, 2026-- VICI Properties Inc. (NYSE: VICI) ("VICI Properties", "VICI" or the "Company"), an experiential real estate investment trust, today reported results for the quarter ended June 30, 2026. All per share amounts included herein are on a per diluted common share basis unless otherwise stated.

Second Quarter 2026 Financial and Operating Highlights

- Total revenues increased 5.7% year-over-year to \$1.1 billion
- Net income attributable to common stockholders decreased 39.1% year-over-year to \$526.5 million and, on a per share basis, decreased 41.0% year-over-year to \$0.48 due to the impact of the change in the CECL allowance for the quarter ended June 30, 2026
- AFFO attributable to common stockholders increased 7.8% year-over-year to \$679.6 million and, on a per share basis, increased 4.6% year-over-year to \$0.62
- Entered into a lease with an affiliate of funds managed by Clairvest in connection with its acquisition of the operations of MGM Northfield Park in Northfield, Ohio, adding VICI's 14th tenant
- Closed the previously announced \$1.16 billion acquisition of seven Nevada casino properties from Golden Entertainment and entered into a master lease with an entity owned and controlled by Blake L. Sartini, adding VICI's 15th tenant
- Announced a build-to-suit transaction with Club Med whereby VICI acquired the Carambola Beach Resort in St. Croix for \$20.3 million and leased it back to Club Med pursuant to a triple-net lease, adding VICI's 16th tenant. As part of the transaction, VICI will fund approximately \$55.2 million for redevelopment of the property
- Completed the acquisition of two gaming assets and two adjacent limited-service hotels in Alberta, Canada, for C\$200.6 million (approximately US\$141.0 million), in connection with the closing of Pure Casino Entertainment's take-private acquisition of Gamehost Inc.
- Ended the quarter with \$288.1 million in cash and cash equivalents
- Updated AFFO guidance for full year 2026 to between \$2,675 million and \$2,695 million, or between \$2.45 and \$2.47 per diluted share

CEO Comments

Edward Pitoniak, Chief Executive Officer of VICI Properties, said, "The second quarter of 2026 was emblematic of VICI's enduring strategic focus on developing and expanding relationships. With the commencement of our lease with Clairvest at Northfield Park, the closing of our acquisition of the Golden Entertainment casino portfolio, and the acquisition and planned redevelopment of Carambola Beach Resort (St. Croix, US Virgin Islands) with Club Med, we welcomed our 14th, 15th and 16th tenants, respectively. Each one of these new tenants is an experienced operator that broadens and strengthens the diversity of VICI's rent roll. In the case of Club Med, we are expanding our investment practice categorically and geographically, with a global hospitality brand committed to global growth. We believe that our investment in Club Med St. Croix is an ideal start to our long-term partnership. Furthermore, in the second quarter, we grew our quarterly revenue by 5.7% and our AFFO per share by 4.6% year-over-year, and we remain confident that VICI's partner-driven model will continue to generate attractive, durable growth for our shareholders."

Second Quarter 2026 Financial Results

Total Revenues

Total revenues were \$1.1 billion for the quarter, an increase of 5.7% compared to \$1.0 billion for the quarter ended June 30, 2025. Total revenues for the quarter included \$139.1 million of non-cash leasing and financing adjustments and \$18.9 million of other income.

Net Income Attributable to Common Stockholders

Net income attributable to common stockholders was \$526.5 million for the quarter, or \$0.48 per share, compared to \$865.1 million, or \$0.82 per share, for the quarter ended June 30, 2025. The year-over-year decrease in net income was driven, on an absolute basis, by the \$413.1 million aggregate change in the CECL allowance for the quarter ended June 30, 2026 compared to the quarter ended June 30, 2025.

Funds from Operations ("FFO")

FFO attributable to common stockholders was \$526.5 million for the quarter, or \$0.48 per share, compared to \$865.1 million, or \$0.82 per share, for the quarter ended June 30, 2025. The year-over-year decrease in FFO was driven, on an absolute basis, by the \$413.1 million aggregate change in the CECL allowance for the quarter ended June 30, 2026 compared to the quarter ended June 30, 2025.

Adjusted Funds from Operations ("AFFO")

AFFO attributable to common stockholders was \$679.6 million for the quarter, an increase of 7.8% compared to \$630.2 million for the quarter ended June 30, 2025. AFFO per share was \$0.62 for the quarter, an increase of 4.6% compared to \$0.60 for the quarter ended June 30, 2025.

Second Quarter 2026 Investment Activity

Investment Activity

On April 21, 2026, VICI entered into a new triple-net lease agreement (the "Northfield Park Lease") with an affiliate of funds managed by Clairvest Group Inc. ("Clairvest") with respect to the real property of MGM Northfield Park, located in Northfield, Ohio ("Northfield Park"), in connection with MGM Resorts International's (NYSE: MGM) ("MGM") previously announced agreement to sell the operations of Northfield Park to an affiliate of Clairvest. In connection with closing, VICI entered into an amendment to the existing MGM Master Lease in order to account for MGM's divestiture of the operations of Northfield Park and to reduce the annual base rent under the MGM Master Lease by the initial base rent under the Northfield Park Lease. The Northfield Park Lease had an initial annual base rent of \$53.0 million at closing (which increased to \$54.0 million following a 2.0% escalation on May 1, 2026) and a 25-year lease term with three 10-year tenant renewal options, with other economic terms substantially similar to the MGM Master Lease, including escalation of 2.0% per annum on May 1st each year (with escalation equal to the greater of 2.0% and the change in CPI (capped at 3.0%) beginning at the same time as the MGM Master Lease in 2032). The Northfield Park Lease is guaranteed by an affiliate of funds managed by Clairvest that owns the operations of Northfield Park, with additional credit support provided by financial covenants within the lease.

On April 30, 2026, VICI closed the previously announced \$1.16 billion acquisition of 100% of the land, real property and improvements of seven casino properties from Golden Entertainment, Inc. (NASDAQ: GDEN) ("Golden Entertainment"). VICI entered into a triple-net master lease (the "Golden Entertainment Master Lease") with a newly formed entity owned and controlled by Blake L. Sartini, former chairman and chief executive officer of Golden Entertainment, which concurrently acquired the operating business of Golden Entertainment ("Golden OpCo"). The Golden Entertainment Master Lease has an initial total annual rent of \$87.0 million, representing an acquisition cap rate of 7.5%, and an initial term of 30 years, with four 5-year tenant renewal options. Rent under the Golden Entertainment Master Lease will escalate annually at 2.0% beginning in Lease Year 3. The obligations of Golden OpCo under the Golden Entertainment Master Lease are guaranteed by a holding company owned and controlled by Mr. Sartini which owns all of the gaming and operating assets of Golden Entertainment, with additional credit support provided by financial covenants within the lease. Upon the closing of this transaction, prior Golden Entertainment shareholders received approximately 24.3 million shares of newly issued VICI common stock in exchange for the outstanding shares of Golden Entertainment stock, which represented an agreed-upon exchange ratio of 0.902 per share of Golden Entertainment's common stock based on VICI's 10-day volume weighted average price as of November 5, 2025, as well as cash consideration that was payable by an affiliate of the Golden OpCo. In connection with the closing of the transaction, VICI assumed and immediately retired Golden Entertainment's outstanding \$426.0 million of debt using a combination of cash on hand and net proceeds from the settlement of outstanding forward sale agreements.

On June 15, 2026, VICI and Club Med Group ("Club Med") announced a partnership to acquire the Carambola Beach Resort in St. Croix, U.S. Virgin Islands (the "Carambola Resort"). VICI has acquired the Carambola Resort for \$20.3 million and leased it to Club Med under a triple-net lease and will fund Club Med's planned \$55.2 million redevelopment of the Carambola Resort through a build-to-suit structure. Construction is expected to commence in the summer of 2026 with a targeted reopening in the fourth quarter of 2027. Upon completion, the Carambola Resort will join Club Med's Exclusive Collection, the brand's portfolio of premium all-inclusive resorts.

On June 24, 2026, VICI completed the previously announced C\$200.6 million (US\$141.0 million based on the exchange rate at the time of the transaction closing) acquisition of 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 "Gamehost Portfolio") located in Alberta, Canada, in connection with the closing of Pure Casino Entertainment Limited Partnership's ("PURE") take-private acquisition of Gamehost Inc. ("Gamehost"). VICI funded the acquisition with a combination of cash on hand and through a Canadian dollar-denominated draw on its multicurrency revolving credit facility. Simultaneous with the closing of the acquisition, the Gamehost Portfolio was added to the existing triple-net master lease agreement between VICI and PURE (the "PURE Master Lease") and annual rent increased by C\$16.1 million (US\$11.3 million based on the exchange rate at the time of the transaction closing). The Gamehost Portfolio rent will escalate at 1.0% on February 1, 2028, and subsequent 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-years remaining in the 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.

Second Quarter 2026 Capital Markets Activity

On April 29, 2026, VICI physically settled the remaining 7,750,000 shares under its outstanding forward sale agreement in exchange for total net settlement proceeds of approximately \$242.1 million.

On June 23, 2026, VICI drew C\$185.0 million on its revolving credit facility to fund a portion of the purchase price of the Gamehost Portfolio acquisition.

During the three months ended June 30, 2026, VICI entered into forward-starting interest rate swap agreements with an aggregate notional amount of \$150.0 million. As of quarter end, VICI has entered into a total of \$600.0 million of forward-starting interest rate swap agreements, intended to reduce the variability in future cash flows for a forecasted issuance of long-term debt.

The following table details the issuance of outstanding shares of common stock, including restricted common stock:

Common Stock Outstanding	Six Months Ended June 30,	
	2026	2025
Beginning Balance January 1,	1,068,811,371	1,056,366,685
Issuance of common stock in connection with the Golden Entertainment Transaction	24,296,255	—
Issuance of common stock upon physical settlement of forward sale agreements	7,750,000	—
Issuance of restricted and unrestricted common stock under the stock incentive program, net of forfeitures	217,280	339,078
Ending Balance June 30,	1,101,074,906	1,056,705,763

The following table reconciles the weighted-average shares of common stock outstanding used in the calculation of basic earnings per share to the weighted-average shares of common stock outstanding used in the calculation of diluted earnings per share:

<i>(In thousands)</i>	Three Months Ended June 30,		Six Months Ended June 30,	
	2026	2025	2026	2025
Determination of shares:				
Weighted-average shares of common stock outstanding	1,090,197	1,056,223	1,079,358	1,056,118
Assumed conversion of restricted stock	40	669	84	530
Assumed settlement of forward sale agreements	—	379	—	204
Diluted weighted-average shares of common stock outstanding	1,090,237	1,057,271	1,079,442	1,056,852

Balance Sheet and Liquidity

As of June 30, 2026, the Company had approximately \$17.2 billion in total debt and approximately \$2.5 billion in liquidity, comprised of \$288.1 million in cash and cash equivalents and approximately \$2.2 billion of availability under its revolving credit facility.

The Company's outstanding indebtedness as of June 30, 2026 was as follows:

<i>(\$ in millions USD)</i>	June 30, 2026
Revolving Credit Facility	
USD Borrowings	\$ —
CAD Borrowings ⁽¹⁾	246.5
GBP Borrowings ⁽¹⁾	21.9
4.500% Notes Due 2026	500.0
4.250% Notes Due 2026	1,250.0
5.750% Notes Due 2027	750.0
3.750% Notes Due 2027	750.0
4.500% Notes Due 2028	350.0
4.750% Notes Due 2028	1,250.0
4.750% Notes Due 2028	400.0
3.875% Notes Due 2029	750.0
4.625% Notes Due 2029	1,000.0
4.950% Notes Due 2030	1,000.0
4.125% Notes Due 2030	1,000.0
5.125% Notes Due 2031	750.0

5.125% Notes Due 2032	1,500.0
5.750% Notes Due 2034	550.0
5.625% Notes Due 2035	900.0
5.625% Notes Due 2052	750.0
6.125% Notes Due 2054	500.0
Total Unsecured Debt Outstanding	\$ 14,218.4
CMBS Debt Due 2032	\$ 3,000.0
Total Debt Outstanding	\$ 17,218.4
Cash and Cash Equivalents	\$ 288.1
Net Debt	\$ 16,930.3

(1) Based on applicable exchange rates as of June 30, 2026.

Dividends

On June 4, 2026, the Company declared a regular quarterly cash dividend of \$0.45 per share. The Q2 2026 dividend was paid on July 9, 2026 to stockholders of record as of the close of business on June 18, 2026 and totaled in aggregate approximately \$495.3 million.

2026 Guidance

The Company is updating its AFFO guidance for the full year 2026. In determining AFFO, the Company adjusts for certain items that are otherwise included in determining net income attributable to common stockholders, the most comparable generally accepted accounting principles in the United States ("GAAP") financial measure. In reliance on the exception provided by applicable rules, the Company does not provide guidance for GAAP net income, the most comparable GAAP financial measure, or a reconciliation of 2026 AFFO to GAAP net income because we are unable to predict with reasonable certainty the amount of the change in non-cash allowance for credit losses under ASU No. 2016-13 - Financial Instruments—Credit Losses (Topic 326) ("ASC 326") for a future period. The non-cash change in allowance for credit losses under ASC 326 with respect to a future period is dependent upon future events that are entirely outside of the Company's control and may not be reliably predicted, including its tenants' respective financial performance, fluctuations in the trading price of their common stock, credit ratings and outlook (each to the extent applicable), as well as broader macroeconomic performance. Based on past results and, as disclosed in our historical financial results, the impact of these adjustments could be material, individually or in the aggregate, to the Company's reported GAAP results. For more information, see "Non-GAAP Financial Measures."

The Company estimates AFFO for the year ending December 31, 2026 will be between \$2,675 million and \$2,695 million, or between \$2.45 and \$2.47 per diluted common share. Guidance does not include the impact on operating results from any pending acquisitions without announced expected closing dates, possible future acquisitions or dispositions, capital markets activity, or other non-recurring transactions.

The following is a summary of the Company's updated full-year 2026 guidance:

For the Year Ending December 31, 2026:	Updated Guidance		Prior Guidance	
	Low	High	Low	High
Estimated Adjusted Funds From Operations (AFFO) <i>(in millions)</i>	\$2,675	\$2,695	\$2,665	\$2,695
Estimated Adjusted Funds From Operations (AFFO) per diluted share	\$2.45	\$2.47	\$2.44	\$2.47
Estimated Weighted Average Share Count for the Year <i>(in millions)</i>	1,090.3	1,090.3	1,090.7	1,090.7

VICI partnership units held by third parties are reflected as non-controlling interests and the income allocable to them is deducted from net income to arrive at net income attributable to common stockholders and AFFO; accordingly, guidance represents AFFO per share attributable to common stockholders based solely on outstanding shares of VICI common stock.

The estimates set forth above reflect management's view of current and future market conditions, including assumptions with respect to the earnings impact of the events referenced in this release. The estimates set forth above may be subject to fluctuations as a result of several factors and there can be no assurance that the Company's actual results will not differ materially from the estimates set forth above.

Supplemental Information

In addition to this release, the Company has furnished Supplemental Financial Information, which is available on our website in the "Investors" section, under the menu heading "Financials". This additional information is being provided as a supplement to the information in this release and our other filings with the SEC. The Company has no obligation to update any of the information provided to conform to actual results or changes in the Company's portfolio, capital structure or future expectations, except as may be required by applicable law.

Conference Call and Webcast

The Company will host a conference call and audio webcast on Thursday, July 30, 2026 at 10:00 a.m. Eastern Time (ET). Please visit the VICI Properties website (<https://investors.viciproperties.com/news-events/events>) to listen to the earnings call via a live webcast. Listeners who wish to participate in the question and answer session may do so via telephone by pre-registering on the Company's earnings call registration webpage (<https://register-conf.media-server.com/register/Bi0d4c1813f7fa4085ae557ba8cb179bad>). All registrants will receive dial-in information and a PIN allowing them to access the live call. An on-demand replay of the earnings call will be available on the Company's website (<https://investors.viciproperties.com/news-events/events>) immediately following the conclusion of the live call for a period of one year.

About VICI Properties

VICI Properties Inc. is an S&P 500® 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 approximately 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.

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 "anticipates," "assumes," "believes," "estimates," "expects," "guidance," "intends," "plans," "projects," 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, or achievements, which could differ materially from those set forth in the forward-looking statements and may be affected by a variety of risks. Among those risks, uncertainties and other factors are: the impact of changes in general economic conditions and market developments, including inflation, interest rate changes and volatility, tariffs and trade barriers, supply chain disruptions, changes in consumer spending, consumer confidence levels, unemployment levels, governmental action (including significant layoffs or reductions in force among federal government employees or a prolonged U.S. federal government shutdown), and depressed real estate prices resulting from the severity and duration of any downturn or recession in the U.S. or global economy; our ability to successfully pursue and consummate transactions, including investments in, and acquisitions of, real estate and to obtain debt financing for such investments at attractive interest rates, or at all; risks associated with our pending and completed transactions, including our ability or failure to realize the anticipated benefits thereof; our dependence on our tenants at our properties and their affiliates that serve as guarantors of the lease payments, and the negative consequences any material adverse effect on their respective businesses could have on us; the possibility that any pending or future transactions may not be consummated on the terms or timeframes contemplated, or at all, including our ability to obtain the financing necessary to complete any acquisitions on the terms we expect in a timely manner, or at all, the ability of the parties to satisfy the conditions set forth in the definitive transaction documents, including the receipt of, or delays in obtaining, governmental and regulatory approvals and consents required to consummate such transactions, or other delays or impediments to completing the transactions; the anticipated benefits of certain arrangements with certain tenants in connection with our funding of "same store" capital improvements in exchange for increased rent pursuant to the terms of our agreements with such tenants, which we refer to as the Partner Property Growth Fund strategy; our decision and ability to exercise our purchase rights under our put-call agreements, call agreements, right of first refusal agreements and right of first offer agreements; the credit risk of our tenants and borrowers in connection with the rental and other obligations owed to us under applicable leases, related guarantees, or loan agreements, including risks distinct to our lending activities with respect to development and construction loans for non-stabilized properties; our dependence on the gaming industry, which is characterized by, among other things, a high degree of competition, extensive regulation, and sensitivity to changes in consumer behavior and discretionary spending; our ability to pursue our business and growth strategies may be limited by the requirement that we distribute 90% of our REIT taxable income in order to qualify for taxation as a REIT and that we distribute 100% of our REIT taxable income in order to avoid current entity-level U.S. federal income taxes; the impact of extensive regulation from gaming and other regulatory authorities, including developments relating to the regulation of emerging alternative platforms; the ability of our tenants to obtain and maintain regulatory approvals in connection with the operation of our properties, or the imposition of conditions to such regulatory approvals; the possibility that our tenants may choose not to renew their respective lease agreements following the initial or subsequent terms of the leases; restrictions on our ability to sell our properties subject to the lease agreements; our tenants and any guarantors' historical results may not be a reliable indicator of their future results; our substantial amount of indebtedness and ability to service, refinance (at attractive interest rates, or at all), and otherwise fulfill our obligations under such indebtedness; our historical financial information may not be reliable indicators of our future results of operations, financial condition and cash flows; the possibility that we identify significant environmental, tax, legal or other issues, including additional costs or liabilities, that materially and adversely impact the value of assets acquired or secured as collateral (or other benefits we expect to receive) in any of our pending and completed transactions; the impact of changes to tax laws and

regulations, including U.S. federal income tax laws, state tax laws or global tax laws; the impact of changes in governmental or regulatory actions and initiatives; the possibility of adverse tax consequences as a result of our pending and completed transactions, including pursuant to tax protection agreements to which we are a party; increased volatility in our stock price, including as a result of our pending and completed transactions; our inability to maintain our qualification for taxation as a REIT; the impact of climate change, natural disasters or other severe weather events, war or conflict, geopolitical uncertainty, tariffs and trade barriers, public health conditions, uncertainty or civil unrest, violence or terrorist activities or threats on our properties, or in areas where our properties are located, or globally, and changes in economic conditions or heightened travel security, and any measures instituted in response to these events; the impact of reduced travel demand or increased costs of travel affecting visitation and operating performance at the properties operated by our tenants, particularly in destination markets such as Las Vegas; the loss of the services of key personnel; the inability to attract, retain and motivate employees; the costs and liabilities associated with environmental compliance; failure to establish and maintain an effective system of integrated internal controls; the risks related to us or our tenants not having adequate insurance to cover potential losses; the potential impact on the amount of our cash distributions if we determine to sell or divest any of our properties in the future or are unable to redeploy capital returned from investments at attractive rates, or at all; our ability to continue to make distributions to holders of our common stock or maintain anticipated levels of distributions over time, including our reliance on distributions received from our subsidiaries, including VICI OP, to make such distributions to our stockholders; and competition for transaction opportunities, including from other REITs, investment companies, private equity firms and hedge funds, sovereign funds, lenders, gaming companies and other investors that may have greater resources and access to capital and a lower cost of capital or different investment parameters than us.

Although the Company believes that in making such forward-looking statements its expectations are based upon reasonable assumptions, such statements may be influenced by factors that could cause actual outcomes and results to be materially different from those projected. The Company cannot assure you that the assumptions upon which these statements are based will prove to have been correct. Additional important factors that may affect the Company's business, results of operations and financial position are described from time to time in the Company's Annual Report on Form 10-K for the year ended December 31, 2025, Quarterly Reports on Form 10-Q and the Company's other 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.

Non-GAAP Financial Measures

This press release presents Funds From Operations ("FFO"), FFO per share, Adjusted Funds From Operations ("AFFO"), AFFO per share and Adjusted EBITDA, which are not required by, or presented in accordance with, generally accepted accounting principles in the United States ("GAAP"). These are non-GAAP financial measures and should not be construed as alternatives to net income or as an indicator of operating performance (as determined in accordance with GAAP). We believe FFO, FFO per share, AFFO, AFFO per share and Adjusted EBITDA provide a meaningful perspective of the underlying operating performance of our business.

FFO is a non-GAAP financial measure that is considered a supplemental measure for the real estate industry and a supplement to GAAP measures. Consistent with the definition used by the National Association of Real Estate Investment Trusts (Nareit), we define FFO as our net income (or loss) attributable to common stockholders (computed in accordance with GAAP) excluding (i) gains (or losses) from sales of certain real estate assets, (ii) depreciation and amortization related to real estate, (iii) gains and losses from change in control and (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity.

AFFO is a non-GAAP financial measure that we use as a supplemental operating measure to evaluate our performance. We calculate AFFO by adding or subtracting from FFO non-cash leasing and financing adjustments, non-cash change in allowance for credit losses, non-cash stock-based compensation expense, transaction costs incurred in connection with the acquisition of real estate investments, amortization of debt issuance costs and original issue discount, other non-cash interest expense, capitalized interest on real estate under development, non-real estate depreciation (which is comprised of the depreciation related to our golf course operations), capital expenditures (which are comprised of additions to property, plant and equipment related to our golf course operations), impairment charges related to non-depreciable real estate, gains (or losses) on debt extinguishment and interest rate swap settlements, other gains (or losses), deferred income tax expenses and benefits, other non-recurring non-cash transactions and non-cash adjustments attributable to non-controlling interest with respect to certain of the foregoing.

We calculate Adjusted EBITDA by adding or subtracting from AFFO contractual interest expense (including the impact of the forward-starting interest rate swaps and treasury locks) and interest income (collectively, interest expense, net), current income tax expense and adjustments attributable to non-controlling interests.

These non-GAAP financial measures: (i) do not represent cash flow from operations as defined by GAAP; (ii) should not be considered as an alternative to net income as a measure of operating performance or to cash flows from operating, investing and financing activities; and (iii) are not alternatives to cash flow as a measure of liquidity. In addition, these measures should not be viewed as measures of liquidity, nor do they measure our ability to fund all of our cash needs, including our ability to make cash distributions to our stockholders, to fund capital improvements, or to make interest payments on our indebtedness. Investors are also cautioned that FFO, FFO per share, AFFO, AFFO per share and Adjusted EBITDA, as presented, may not be comparable to similarly titled measures reported by other real estate companies, including REITs, due to the fact that not all real estate companies use the same definitions. Our presentation of these measures does not replace the presentation of our financial results

in accordance with GAAP.

Reconciliations of net income to FFO, FFO per share, AFFO, AFFO per share and Adjusted EBITDA are included in this release.

VICI Properties Inc.
Consolidated Balance Sheets
(In thousands)

	June 30, 2026	December 31, 2025
Assets		
Real estate portfolio:		
Investments in leases - sales-type, net	\$ 24,577,355	\$ 23,706,563
Investments in leases - financing receivables, net	19,280,057	18,697,133
Investments in loans and securities, net	2,917,311	2,525,457
Real estate under development	23,272	—
Land	148,002	148,002
Cash and cash equivalents	288,063	563,479
Short-term investments	—	44,484
Other assets	1,037,160	1,039,050
Total assets	<u>\$ 48,271,220</u>	<u>\$ 46,724,168</u>
Liabilities		
Debt, net	\$ 16,931,155	\$ 16,773,241
Accrued expenses and deferred revenue	220,415	238,715
Dividends and distributions payable	500,755	486,259
Other liabilities	1,016,184	1,003,366
Total liabilities	<u>18,668,509</u>	<u>18,501,581</u>
Stockholders' equity		
Common stock	11,011	10,688
Preferred stock	—	—
Additional paid-in capital	25,854,906	24,898,868
Accumulated other comprehensive income	115,412	121,031
Retained earnings	3,189,420	2,767,053
Total VICI stockholders' equity	<u>29,170,749</u>	<u>27,797,640</u>
Non-controlling interests	431,962	424,947
Total stockholders' equity	<u>29,602,711</u>	<u>28,222,587</u>
Total liabilities and stockholders' equity	<u>\$ 48,271,220</u>	<u>\$ 46,724,168</u>

Note: As of June 30, 2026 and December 31, 2025, our Investments in leases - sales-type, Investments in leases - financing receivables, Investments in loans and securities and Other assets (sales-type sub-leases) are net of allowance for credit losses of \$1,014.8 million, \$769.0 million, \$92.1 million and \$27.0 million, respectively, and \$919.2 million, \$769.9 million, \$56.4 million and \$23.9 million, respectively.

VICI Properties Inc.
Consolidated Statement of Operations
(In thousands, except share and per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2026	2025	2026	2025
Revenues				
Income from sales-type leases	\$ 549,202	\$ 530,348	\$ 1,085,919	\$ 1,058,952
Income from lease financing receivables, loans and securities	478,395	440,260	930,348	866,740
Other income	18,915	19,536	37,814	39,049
Golf revenues	11,993	11,190	22,945	20,797

Total revenues	1,058,505	1,001,334	2,077,026	1,985,538
Expenses				
General and administrative	15,429	14,561	31,405	29,421
Depreciation	998	741	1,965	1,737
Other expenses	18,915	19,536	37,814	39,049
Golf expenses	7,395	6,619	13,864	12,971
Change in allowance for credit losses	271,059	(142,001)	152,284	44,956
Transaction and acquisition expenses	1,815	7,434	1,982	7,479
Total expenses	315,611	(93,110)	239,314	135,613
Interest expense	(209,927)	(213,797)	(419,289)	(423,048)
Interest income	2,228	2,293	6,721	5,990
Other (losses) gains	(345)	992	(366)	874
Income before income taxes	534,850	883,932	1,424,778	1,433,741
Benefit from (provision for) income taxes	461	(5,564)	(3,513)	(3,108)
Net income	535,311	878,368	1,421,265	1,430,633
Less: Net income attributable to non-controlling interests	(8,790)	(13,289)	(22,354)	(21,947)
Net income attributable to common stockholders	\$ 526,521	\$ 865,079	\$ 1,398,911	\$ 1,408,686
Net income per common share				
Basic	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33
Diluted	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33

Weighted average number of shares of common stock outstanding

Basic	1,090,197,080	1,056,222,836	1,079,358,468	1,056,118,206
Diluted	1,090,236,611	1,057,270,580	1,079,442,313	1,056,852,269

VICI Properties Inc.
Reconciliation of Net Income to FFO, FFO per Share, AFFO, AFFO per Share and Adjusted EBITDA
(In thousands, except share and per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2026	2025	2026	2025
Net income attributable to common stockholders	\$ 526,521	\$ 865,079	\$ 1,398,911	\$ 1,408,686
Real estate depreciation	—	—	—	—
FFO attributable to common stockholders	526,521	865,079	1,398,911	1,408,686
Non-cash leasing and financing adjustments	(139,145)	(130,022)	(269,177)	(262,069)
Non-cash change in allowance for credit losses	271,059	(142,001)	152,284	44,956
Non-cash stock-based compensation	4,609	4,439	8,734	7,343
Transaction and acquisition expenses	1,815	7,434	1,982	7,479
Amortization of debt issuance costs and original issue discount	17,406	18,743	34,689	37,514
Capitalized interest on real estate under development	(56)	—	(56)	—
Other depreciation	866	611	1,702	1,478
Capital expenditures	(131)	(618)	(760)	(750)
Other losses (gains) ⁽¹⁾	345	(992)	366	(874)
Deferred income tax (benefit) provision	(2,096)	4,048	10	72
Non-cash adjustments attributable to non-controlling interests	(1,557)	3,457	1,858	2,325
AFFO attributable to common stockholders	679,636	630,178	1,330,543	1,246,160
Interest expense, net	190,349	192,761	377,935	379,544

Current income tax expense	1,635	1,516	3,503	3,036
Adjustments attributable to non-controlling interests	(2,118)	(2,216)	(4,253)	(4,365)
Adjusted EBITDA attributable to common stockholders	\$ 869,502	\$ 822,239	\$ 1,707,728	\$ 1,624,375
Net income per common share				
Basic	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33
Diluted	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33
FFO per common share				
Basic	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33
Diluted	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1.33
AFFO per common share				
Basic	\$ 0.62	\$ 0.60	\$ 1.23	\$ 1.18
Diluted	\$ 0.62	\$ 0.60	\$ 1.23	\$ 1.18
Weighted average number of shares of common stock outstanding				
Basic	1,090,197,080	1,056,222,836	1,079,358,468	1,056,118,206
Diluted	1,090,236,611	1,057,270,580	1,079,442,313	1,056,852,269

(1) Represents non-cash foreign currency remeasurement adjustment and gain on sale of certain land parcels.

VICI Properties Inc.
Revenue Breakdown
(In thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2026	2025	2026	2025
Contractual income from sales-type leases				
Caesars Regional Master Lease (excluding Harrah's NOLA, AC, and Laughlin) & Joliet Lease	\$ 140,534	\$ 137,689	\$ 281,068	\$ 275,378
Caesars Las Vegas Master Lease	126,419	123,855	252,838	247,710
MGM Grand/Mandalay Bay Lease	82,210	80,598	163,345	160,142
The Venetian Resort Las Vegas Lease	77,175	75,545	153,264	149,764
PENN Master Lease ⁽¹⁾	20,244	19,997	40,421	39,910
Century Master Lease (excluding Century Canadian Portfolio)	12,677	12,321	25,354	24,642
Hard Rock Cincinnati Lease	12,192	11,864	24,384	23,728
Clairvest Northfield Park Lease	10,474	—	10,474	—
EBCI Southern Indiana Lease	8,624	8,496	17,248	16,992
PURE Master Lease ⁽²⁾	222	—	222	—
Income from sales-type leases non-cash adjustment ⁽³⁾	58,431	59,983	117,301	120,686
Income from sales-type leases	549,202	530,348	1,085,919	1,058,952
Contractual income from lease financing receivables				
MGM Master Lease	185,779	192,405	379,449	382,278
Harrah's NOLA, AC, and Laughlin ⁽⁴⁾	44,603	43,683	89,206	87,366
Hard Rock Mirage Lease	23,877	23,409	47,754	46,818
JACK Entertainment Master Lease	18,490	18,039	36,830	35,989
Golden Entertainment Master Lease	14,500	—	14,500	—
CNE Gold Strike Lease	10,754	10,543	21,366	20,947
Lucky Strike Master Lease	8,300	8,098	16,600	16,196
Foundation Master Lease	6,354	6,184	12,708	12,368
Chelsea Piers Lease	6,075	6,000	12,150	12,000
PURE Master Lease	4,118	4,029	8,244	7,899
Century Canadian Portfolio ⁽⁵⁾	3,252	3,181	6,534	6,250

Income from lease financing receivables non-cash adjustment ⁽³⁾	80,743	70,039	151,944	141,437
Income from lease financing receivables	406,845	385,610	797,285	769,548
Contractual interest income				
Senior secured notes	2,565	2,411	4,936	4,820
Senior secured loans	25,275	21,447	49,017	36,304
Mezzanine loans & preferred equity	43,912	31,034	79,502	56,364
Income from loans non-cash adjustment ⁽³⁾	(202)	(242)	(392)	(296)
Income from loans and securities	71,550	54,650	133,063	97,192
Income from lease financing receivables, loans and securities	478,395	440,260	930,348	866,740
Other income	18,915	19,536	37,814	39,049
Golf revenues	11,993	11,190	22,945	20,797
Total revenues	\$ 1,058,505	\$ 1,001,334	\$ 2,077,026	\$ 1,985,538

(1) On December 4, 2025, VICI combined the individual leases with PENN Entertainment (the PENN Greektown Lease and the PENN Margaritaville Lease) into one master lease for both properties (the "PENN Master Lease"). There was no change to the aggregate amount of rent collected by VICI. (2) Reflects Gamehost Portfolio. (3) Amounts represent non-cash adjustments to recognize revenue on an effective interest basis in accordance with GAAP. (4) Assets are part of the Caesars Regional Master Lease. (5) Assets are part of the Century Master Lease.

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