



VICI Properties Inc. Announces Tax Treatment of 2025 Distributions

January 23, 2026

NEW YORK--(BUSINESS WIRE)--Jan. 23, 2026-- VICI Properties Inc. (NYSE: VICI) (“VICI Properties” or the “Company”), an experiential real estate investment trust, today announced the tax treatment of its 2025 distributions on its common stock (CUSIP #925652109). Stockholders are encouraged to consult with their tax advisors as to their specific tax treatment of VICI Properties’ distributions. The following table summarizes the Company’s distributions on its common stock for the tax year ended December 31, 2025:

Taxable Composition of 2025 Distributions (Form 1099-DIV)

Record Date	Payment Date	2025 Distributions Paid			Tax Treatment of 2025 Distributions			
		Total Distribution Per Share	Distribution Reportable in 2025	Distribution Reportable in 2026	Ordinary Dividend Box 1a	Qualified Dividend (1) Box 1b	Non-Dividend Distribution (2) Box 3	Section 199A Dividends (1)(3) Box 5
12/17/2024	1/9/2025	\$0.4325	\$0.4325 ⁽⁴⁾	N/A	\$0.4212	\$0.0014	\$0.0113	\$0.4198
3/20/2025	4/3/2025	\$0.4325	\$0.4325	N/A	\$0.4212	\$0.0014	\$0.0113	\$0.4198
6/18/2025	7/10/2025	\$0.4325	\$0.4325	N/A	\$0.4212	\$0.0014	\$0.0113	\$0.4198
9/18/2025	10/9/2025	\$0.4500	\$0.4500	N/A	\$0.4383	\$0.0015	\$0.0117	\$0.4368
12/17/2025	1/8/2026	\$0.4500	\$0.0000 ⁽⁵⁾	\$0.4500 ⁽⁵⁾	\$0.0000	\$0.0000	\$0.0000	\$0.0000
		\$2.1975	\$1.7475	\$0.4500	\$1.7019	\$0.0057	\$0.0456	\$1.6963

(1) These amounts are a subset of, and included in, the 2025 ordinary dividend amounts (Box 1a).

(2) Represents a return of capital.

(3) Treasury Regulation § 1.199A-3(c)(2)(ii) requires that stockholders hold their REIT shares for more than 45 days during the 91-day period beginning on the date that is 45 days before the date on which such shares become ex-dividend with respect to such dividend in order for the dividends to be treated as Section 199A Dividends. Stockholders should consult with their tax advisors to determine whether this requirement affects any portion of the dividends included in Box 5.

(4) Pursuant to IRC Section 857(b)(9), the entire January 9, 2025 distribution (which was declared and had a record date in the fourth quarter of 2024) is treated as a 2025 distribution for federal income tax purposes.

(5) Pursuant to IRC Section 857(b)(9), cash distributions paid on January 8, 2026 with a record date of December 17, 2025 are treated as received by stockholders on December 17, 2025 to the extent of 2025 earnings and profits. As the Company’s aggregate 2025 cash distributions exceeded its 2025 earnings and profits, the entire January 2026 cash distribution declared in the fourth quarter of 2025 will be treated as a 2026 distribution for federal income tax purposes and is not included on the 2025 Form 1099.

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 93 experiential assets across a geographically diverse portfolio consisting of 54 gaming properties and 39 other experiential properties across the United States and Canada. The portfolio is comprised of approximately 127 million square feet and features approximately 60,300 hotel rooms and over 500 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, 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

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