

VICI

NEWS RELEASE

VICI Properties Inc. Announces Tax Treatment of 2018 Dividends

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NEW YORK--(**BUSINESS WIRE**)--VICI Properties Inc. (NYSE:VICI) ("VICI Properties" or the "Company"), an experiential real estate investment trust, today announced the tax treatment of its 2018 common stock dividends. Stockholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of VICI Properties' dividends. The following table summarizes the Company's common stock dividend payments for the tax year ended December 31, 2018:

Tax Treatment of 2018 Dividends						
Record Date	Payment Date	Total Cash Dividend Per Share	Adjustment	Total Dividend Allocable to 2018	Ordinary Dividend %	Section 199A Dividends (% of Ordinary Dividends) (1)
3/29/2018	4/13/2018	\$0.1600	(2) \$0.0000	\$0.1600	100.00%	100.00%
6/28/2018	7/13/2018	\$0.2625	\$0.0000	\$0.2625	100.00%	100.00%
9/28/2018	10/11/2018	\$0.2875	\$0.0000	\$0.2875	100.00%	100.00%
12/28/2018	1/10/2019	\$0.2875	\$0.0724	(3) \$0.2151	(3) 100.00%	100.00%
		\$0.9975	\$0.0724	\$0.9251		

(1) Treasury Regulation §1.199A-3(c)(2)(ii) requires that stockholders hold their REIT shares for at least 45 days 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.

(2) The dividend was pro-rated for the period commencing upon the closing of the Company's initial public offering and ending on March 31, 2018, based on a quarterly dividend rate of \$0.2625 per share.

(3) Pursuant to IRC Section 857(b)(9), cash dividends made on January 10, 2019 with a record date of December 28, 2018 are treated as received by stockholders on December 28, 2018 to the extent of 2018 earnings and profits. As the Company's aggregate 2018 cash dividends exceeded its 2018 earnings and profits, a portion of the January 2019 cash dividend declared in the fourth quarter of 2018 was treated as a 2019 dividend for federal income tax purposes and not included on the 2018 Form 1099. If you were a stockholder of record as of December 28, 2018, \$0.2151 is reported on your 2018 Form 1099 and \$0.0724 will be reported on your 2019 Form 1099.

About VICI Properties

VICI Properties is an experiential real estate investment trust that owns one of the largest portfolios of market-leading gaming, hospitality and entertainment destinations, including the world-renowned Caesars Palace. VICI Properties' national, geographically diverse portfolio consists of 22 gaming facilities comprising approximately 39 million square feet and features approximately 14,800 hotel rooms and more than 150 restaurants, bars and nightclubs. Its properties are leased to Caesars Entertainment Corporation and Penn National Gaming, Inc., two leading gaming and hospitality companies. VICI Properties also owns four championship golf courses and 34 acres of undeveloped land adjacent to the Las Vegas Strip. VICI Properties' strategy is to create the nation's highest quality and most productive experiential real estate portfolio. For additional information, please visit www.viciproperties.com.

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