

An aerial night view of the Las Vegas Strip, showing a dense concentration of illuminated hotels and casinos. The city lights are reflected on the ground, and the dark sky provides a high-contrast background for the white text. In the foreground, the New York-New York Hotel & Casino is visible, with its replicas of the Empire State Building and Big Ben. Further down the strip, the Flamingo Las Vegas and the New York-New York Hotel & Casino are visible. The background shows the city's expansion and the surrounding desert landscape under a twilight sky.

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Gaming Portfolio Overview

GAMING PORTFOLIO OVERVIEW

Sorted by geography, state, then square footage (shown in thousands)

| Geography | Property | Tenant | Lease | Location | Total Sq. Ft. | Casino Sq. Ft. | Meeting Sq. Ft. | Slot Machines | Table Games | Hotel Rooms |
|-----------|--------------------------------|----------------------------------|-------------------------------------|----------------------------|---------------|----------------|-----------------|---------------|-------------|-------------|
| Las Vegas | The Venetian Resort Las Vegas | Venetian Las Vegas Tenant | The Venetian Resort Las Vegas Lease | Las Vegas, NV | 16,970 | 225 | 2,300 | 1,480 | 210 | 7,100 |
| | Mandalay Bay | MGM Resorts International | MGM Grand/Mandalay Bay Master Lease | Las Vegas, NV | 9,581 | 153 | 2,121 | 921 | 57 | 4,750 |
| | MGM Grand Las Vegas | MGM Resorts International | MGM Grand/Mandalay Bay Master Lease | Las Vegas, NV | 9,068 | 144 | 850 | 1,234 | 105 | 6,488 |
| | Caesars Palace Las Vegas | Caesars Entertainment | Caesars Las Vegas Master Lease | Las Vegas, NV | 8,579 | 125 | 300 | 1,380 | 160 | 3,980 |
| | Park MGM | MGM Resorts International | MGM Master Lease | Las Vegas, NV | 5,099 | 66 | 77 | 755 | 60 | 2,898 |
| | The Mirage | Hard Rock Entertainment | Mirage Lease | Las Vegas, NV | 4,795 | 94 | 170 | 835 | 71 | 3,044 |
| | Harrah's Las Vegas | Caesars Entertainment | Caesars Las Vegas Master Lease | Las Vegas, NV | 4,100 | 89 | 24 | 1,040 | 60 | 2,540 |
| | The STRAT | Golden Entertainment | Golden Entertainment Master Lease | Las Vegas, NV | 3,403 | 80 | 92 | 782 | 31 | 2,429 |
| | Luxor | MGM Resorts International | MGM Master Lease | Las Vegas, NV | 3,398 | 104 | 35 | 738 | 37 | 4,397 |
| | Excalibur | MGM Resorts International | MGM Master Lease | Las Vegas, NV | 2,860 | 92 | 25 | 937 | 30 | 3,981 |
| | New York - New York & The Park | MGM Resorts International | MGM Master Lease | Las Vegas, NV | 2,765 | 84 | 31 | 948 | 51 | 2,024 |
| Regional | Harrah's Council Bluffs | Caesars Entertainment | Caesars Regional Master Lease | Council Bluffs, IA | 790 | 28 | 6 | 650 | 10 | 250 |
| | Horseshoe Council Bluffs | Caesars Entertainment | Caesars Regional Master Lease | Council Bluffs, IA | 632 | 59 | -- | 1,170 | 60 | 150 |
| | Harrah's Joliet ⁽¹⁾ | Caesars Entertainment | Caesars Regional Master Lease | Joliet, IL | 1,011 | 39 | 6 | 740 | 20 | 200 |
| | Harrah's Metropolis | Caesars Entertainment | Caesars Regional Master Lease | Metropolis, IL | 474 | 18 | -- | 590 | 20 | 210 |
| | Horseshoe Hammond | Caesars Entertainment | Caesars Regional Master Lease | Hammond, IN | 1,716 | 117 | -- | 1,730 | 80 | -- |
| | Caesars Southern Indiana | Eastern Band of Cherokee Indians | Southern Indiana Lease | Elizabeth, IN | 2,510 | 74 | 24 | 1,060 | 90 | 500 |
| | Horseshoe Bossier City | Caesars Entertainment | Caesars Regional Master Lease | Bossier City, LA | 1,419 | 34 | 22 | 990 | 60 | 600 |
| | Harrah's New Orleans | Caesars Entertainment | Caesars Regional Master Lease | New Orleans, LA | 1,180 | 83 | 47 | 1,210 | 110 | 450 |
| | Margaritaville Bossier City | Penn Entertainment | Margaritaville Lease | Bossier City, LA | 380 | 30 | -- | 991 | 49 | 395 |
| | MGM Springfield | MGM Resorts International | MGM Master Lease | Springfield, MA | 2,000 | 106 | 34 | 1,522 | 48 | 240 |
| | Rocky Gap | Century Casinos | Century Master Lease | Flintstone, MD | 181 | 25 | 5 | 630 | 16 | 198 |
| | MGM National Harbor | MGM Resorts International | MGM Master Lease | Prince George's County, MD | 3,349 | 165 | 50 | 2,259 | 160 | 308 |
| | MGM Grand Detroit | MGM Resorts International | MGM Master Lease | Detroit, MI | 3,220 | 151 | 30 | 2,139 | 114 | 400 |
| | Hollywood Casino at Greektown | Penn Entertainment | Greektown Lease | Detroit, MI | 2,200 | 100 | 14 | 2,145 | 63 | 400 |
| | Harrah's North Kansas City | Caesars Entertainment | Caesars Regional Master Lease | North Kansas City, MO | 1,435 | 58 | 13 | 930 | 60 | 390 |
| | Century Casino Cape Girardeau | Century Casinos | Century Master Lease | Cape Girardeau, MO | 170 | 42 | 8 | 843 | 23 | 69 |
| | Century Casino Caruthersville | Century Casinos | Century Master Lease | Caruthersville, MO | 90 | 12 | 12 | 425 | 6 | 36 |
| | Harrah's Gulf Coast | Caesars Entertainment | Caesars Regional Master Lease | Biloxi, MS | 1,031 | 32 | -- | 640 | 30 | 540 |
| | Horseshoe Tunica | Caesars Entertainment | Caesars Regional Master Lease | Robinsonville, MS | 1,008 | 63 | 20 | 920 | 100 | 510 |
| | Gold Strike Tunica | Cherokee Nation Entertainment | Gold Strike Lease | Robinsonville, MS | 1,460 | 59 | 17 | 1,149 | 61 | 1,109 |
| Fitz | Foundation Gaming | Foundation Gaming Master Lease | Robinsonville, MS | 544 | 39 | 8 | 864 | 9 | 506 | |
| WaterView | Foundation Gaming | Foundation Gaming Master Lease | Vicksburg, MS | 195 | 37 | 7 | 650 | 10 | 122 | |

(1) Owned by Harrah's Joliet Landco LLC, a joint venture of which a subsidiary of VICI is the 80% owner and managing member.

Current as of April 30, 2026. Certain of the information included in this presentation with respect to the listed properties and operations at such properties has been provided to us by our tenants or derived from their respective filings, if and as applicable, and other publicly available presentations and press releases. While we believe this information to be reliable, we have not independently investigated or verified such data.

GAMING PORTFOLIO OVERVIEW (CONTINUED)

Sorted by geography, state, then square footage (shown in thousands)

| Geography | Property | Tenant | Lease | Location | Total Sq. Ft. | Casino Sq. Ft. | Meeting Sq. Ft. | Slot Machines | Table Games | Hotel Rooms |
|-----------------------|-----------------------------|-------------------------------|-----------------------------------|-------------------|---------------|----------------|-----------------|---------------|-------------|-------------|
| Regional | Beau Rivage | MGM Resorts International | MGM Master Lease | Biloxi, MS | 3,633 | 90 | 50 | 1,223 | 79 | 1,727 |
| | Harrah's Atlantic City | Caesars Entertainment | Caesars Regional Master Lease | Atlantic City, NJ | 4,470 | 150 | 125 | 1,850 | 130 | 2,590 |
| | Caesars Atlantic City | Caesars Entertainment | Caesars Regional Master Lease | Atlantic City, NJ | 3,816 | 115 | 29 | 1,730 | 110 | 1,140 |
| | Borgata | MGM Resorts International | MGM Master Lease | Atlantic City, NJ | 5,673 | 217 | 106 | 2,499 | 139 | 2,727 |
| | Caesars Republic Lake Tahoe | Caesars Entertainment | Caesars Regional Master Lease | Stateline, NV | 1,670 | 51 | 19 | 610 | 40 | 740 |
| | Harrah's Laughlin | Caesars Entertainment | Caesars Regional Master Lease | Laughlin, NV | 1,413 | 58 | 7 | 730 | 30 | 1,510 |
| | Aquarius | Golden Entertainment | Golden Entertainment Master Lease | Laughlin, NV | 1,168 | 70 | 30 | 1,007 | 29 | 1,905 |
| | Harrah's Lake Tahoe | Caesars Entertainment | Caesars Regional Master Lease | Stateline, NV | 1,057 | 54 | 18 | 730 | 60 | 510 |
| | Pahrump Nugget | Golden Entertainment | Golden Entertainment Master Lease | Pahrump, NV | 947 | 23 | -- | 341 | 9 | 69 |
| | Edgewater | Golden Entertainment | Golden Entertainment Master Lease | Laughlin, NV | 434 | 69 | 27 | 657 | -- | 1,037 |
| | Arizona Charlie's Decatur | Golden Entertainment | Golden Entertainment Master Lease | Las Vegas, NV | 150 | 67 | 5 | 677 | 9 | 259 |
| | Lakeside | Golden Entertainment | Golden Entertainment Master Lease | Pahrump, NV | 30 | 11 | -- | 204 | -- | -- |
| | Arizona Charlie's Boulder | Golden Entertainment | Golden Entertainment Master Lease | Las Vegas, NV | 25 | 42 | 2 | 575 | -- | 303 |
| | Empire City | MGM Resorts International | MGM Master Lease | Yonkers, NY | 549 | 138 | -- | 4,503 | -- | -- |
| | Hard Rock Cincinnati | Hard Rock Entertainment | Hard Rock Cincinnati Lease | Cincinnati, OH | 1,482 | 100 | 33 | 1,800 | 100 | -- |
| | JACK Thistledown | JACK Entertainment | JACK Entertainment Master Lease | North Randall, OH | 1,004 | 57 | -- | 1,480 | -- | -- |
| | JACK Cleveland | JACK Entertainment | JACK Entertainment Master Lease | Cleveland, OH | 844 | 96 | -- | 1,330 | 120 | -- |
| Northfield Park | Clairvest | Northfield Park Lease | Northfield, OH | 724 | 78 | -- | 1,604 | -- | -- | |
| Harrah's Philadelphia | Caesars Entertainment | Caesars Regional Master Lease | Chester, PA | 2,000 | 100 | 12 | 1,700 | 80 | -- | |
| Mountaineer Casino | Century Casinos | Century Master Lease | New Cumberland, WV | 890 | 72 | 70 | 1,032 | 27 | 357 | |
| International | Century Edmonton | Century Casinos | Century Master Lease | Edmonton, AB | 222 | 29 | 10.7 | 800 | 23 | 26 |
| | Century Mile | Century Casinos | Century Master Lease | Edmonton, AB | 90 | 19 | -- | 570 | -- | -- |
| | PURE Casino Yellowhead | PURE Canadian Gaming | PURE Canadian Master Lease | Edmonton, AB | 75 | 75 | -- | 753 | 39 | -- |
| | PURE Casino Edmonton | PURE Canadian Gaming | PURE Canadian Master Lease | Edmonton, AB | 72 | 72 | -- | 852 | 43 | -- |
| | PURE Casino Calgary | PURE Canadian Gaming | PURE Canadian Master Lease | Calgary, AB | 57 | 22 | 4 | 832 | 39 | -- |
| | Century Downs | Century Casinos | Century Master Lease | Rocky View, AB | 45 | 19 | -- | 663 | -- | -- |
| | PURE Casino Lethbridge | PURE Canadian Gaming | PURE Canadian Master Lease | Lethbridge, AB | 43 | 13 | -- | 427 | 24 | -- |
| | Century St. Albert | Century Casinos | Century Master Lease | Edmonton, AB | 32 | 13 | 2 | 410 | 10 | -- |

Total VICI Gaming Property Portfolio

| | | | | | | | | |
|-------------------------|-------------------|---------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------|---------------------------|----------------------------|
| 61 Properties | 24 MSAs | 15 States | 130 million Total Sq. Ft. | 5 million Casino Sq. Ft. | 7 million Meeting Sq. Ft. | 67K+ Slot Machines | 3K+ Table Games | 66K+ Hotel Rooms |
|-------------------------|-------------------|---------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------|---------------------------|----------------------------|

Current as of April 30, 2026. Certain of the information included in this presentation with respect to the listed properties and operations at such properties has been provided to us by our tenants or derived from their respective filings, if and as applicable, and other publicly available presentations and press releases. While we believe this information to be reliable, we have not independently investigated or verified such data.