

VICI Properties Inc. (VICI)

Real Estate / REIT - Diversified · New York Stock Exchange



EQUITY FACTSHEET

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$23.60 2026-10-16	MARKET CAP \$26.0B VOLUME 13.0M	52-WK HIGH \$31.69 52-WK LOW \$22.43	TRAILING PE 9.1 P/S 6.34	GROSS MARGIN 99.3% NET MARGIN 67.5%	ROE 10% ROIC 8%	PIOTROSKI 4/9 ALTMAN Z 1.3	1-YR RETURN -22.0% 5-YR RETURN +60.8%
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VICI Properties functions as a specialized real estate investment trust dedicated to experiential properties. The company boasts an extensive collection of premier gaming, hospitality, and entertainment venues, notably including the globally recognized Caesars Palace. Its diverse and nationally distributed portfolio encompasses 29 gaming facilities, spanning over 48 million square feet. These sites collectively feature approximately 19,200 hotel rooms and more than 200 distinct dining, bar, and nightlife establishments. VICI's assets are leased to leading operators in the gaming and hospitality sectors, such as Caesars Entertainment, Century Casinos, Hard Rock International, JACK Entertainment, and Penn National Gaming. Beyond its core properties, VICI also holds four championship golf courses and possesses 34 acres of undeveloped land strategically located adjacent to the Las Vegas Strip. The company's fundamental objective is to cultivate the United States' most valuable and high-performing experiential real estate portfolio.

SECTOR Real Estate INDUSTRY REIT - Diversified EXCHANGE NYSE MARKET CAP \$26.0B EMPLOYEES 28 (SEC-filed) CEO Edward Baltazar Pitoniak IPO 2018-01-02 COUNTRY US
535 Madison Avenue, 28th Floor, New York City, NY 10022-2203 · Tel 646-949-4631 · [viciproperties.com](https://www.viciproperties.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

51 / 100

Street mean **\$28.89** (9 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

COMP-PLAN ACTIVITY ONLY

exercises and tax withholding only

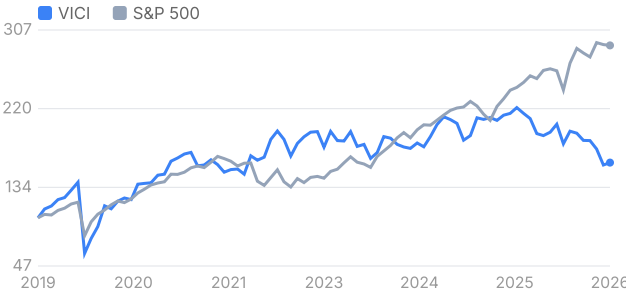
2 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · **VICI -22.0%** · **S&P 500 +15.9%** · spread **-37.9pp**



7 Years vs S&P 500 · **VICI +60.8%** · **S&P 500 +189.9%** · spread **-129.1pp**



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

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3 INSIDERSTREET SCORE live IS factor model

INSIDERSTREET
SCORE
51
OF 100

Score Breakdown

Profitability	74/100
Growth	43/100
Momentum	63/100
Quality	71/100
Earnings Quality	66/100
Balance Sheet	44/100
Value	85/100
Risk (safety)	30/100
Overall	50.7/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
WPC	53
JAN	42
EPRT	53
BNL	59
RTLPP	33
AVB	55
VICI	51

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 71 in 23 Q4, latest 51 — -21 since. Dropped below the 55 line in 26 Q2, at 51. Fell in 3 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

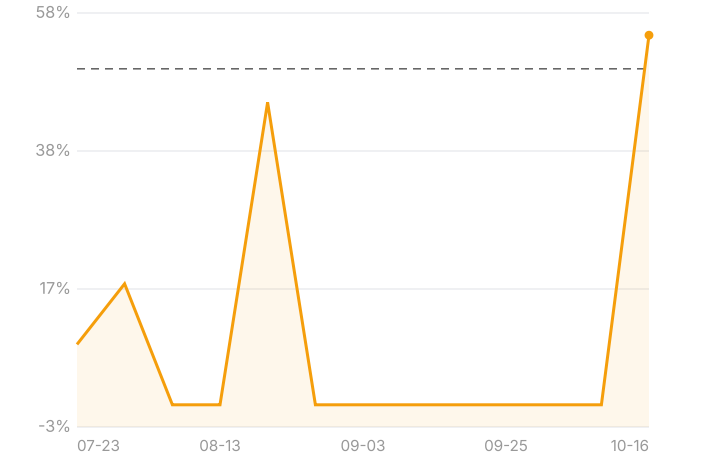
4 TWO READINGS business vs price

BUSINESS QUALITY
51 / 100
IS Score **50.7** / 100 · -20.5 from peak of 71



Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE
LEAN BULLISH
Technical Score **62** / 100 · Power +23 · 15 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 51 and price structure at 62 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

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5 WHAT WOULD CHANGE OUR MIND falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 50.7	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 60 → 55 → 65 → 51	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 951 → now 949	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

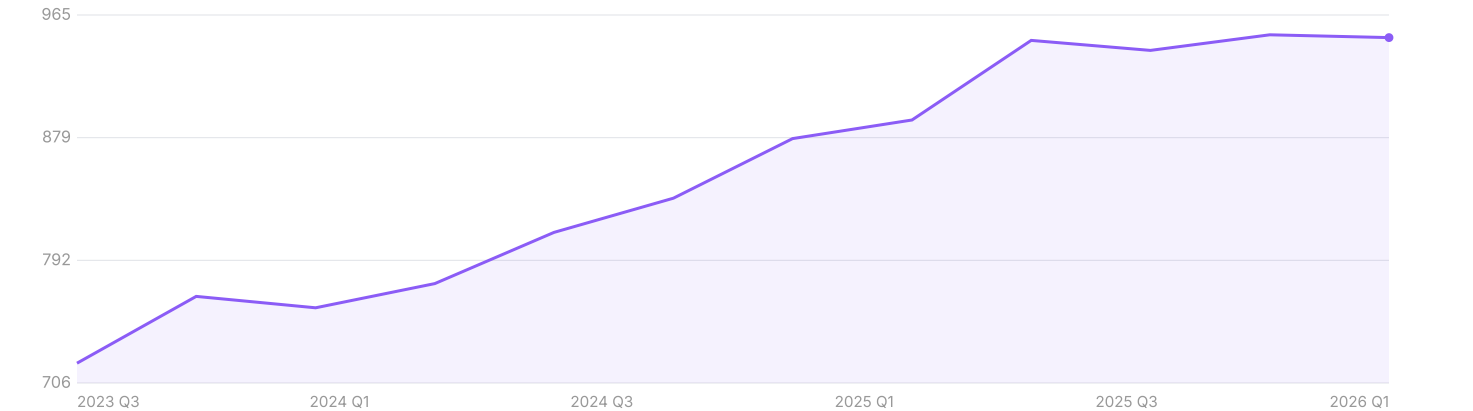
6 SMART MONEY CONFLUENCE EDGE · disclosure sources

SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 3 buys 2026-09-25	INSIDER BUYS (180D) 0 none disclosed
ETF FUNDS (30D) 1021 up / 771 down net +250 funds	INSTITUTIONS ADDED (13F) -2 managers opening or increasing		

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND 13F · filed 45 days after quarter end

Institutions holding — 12 quarters



Peak 951 · latest 949 (-2 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%
2026 Q2	949	1069.8M	\$27.3B	98.1%
2026 Q1	951	1031.2M	\$27.3B	94.6%
2025 Q4	940	1047.9M	\$28.7B	96.1%
2025 Q3	947	1041.0M	\$34.1B	95.5%
2025 Q2	891	1077.3M	\$33.8B	98.8%
2025 Q1	878	1063.1M	\$33.0B	97.5%
2024 Q4	836	1039.6M	\$28.7B	95.4%
2024 Q3	812	1040.8M	\$33.2B	95.5%
2024 Q2	776	1025.1M	\$29.6B	94.0%
2024 Q1	759	1029.8M	\$30.5B	94.5%
2023 Q4	767	1018.3M	\$32.4B	93.4%
2023 Q3	720	1003.2M	\$29.2B	92.0%

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

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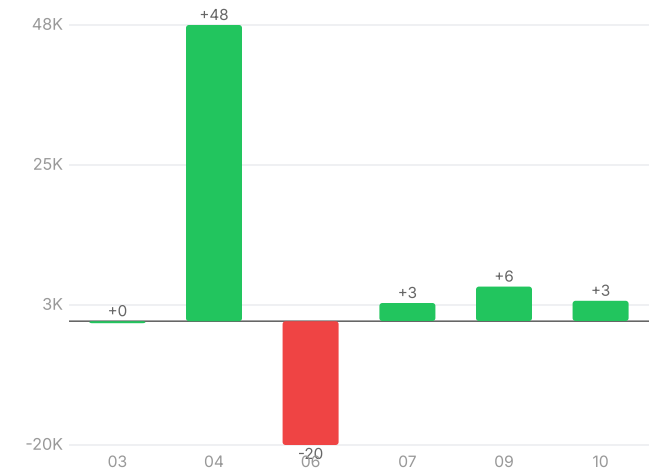
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Macnab Craig	director	2026-10-01	A-Award	530	—	82,694
Rumbolz Michael D	director	2026-10-01	A-Award	371	—	79,018
Cantor Diana F	director	2026-10-01	A-Award	557	—	67,191
Sullivan John M	director	2026-10-01	A-Award	292	—	5,854
Abrahamson James R	director	2026-10-01	A-Award	1,060	—	174,158
Holland Elizabeth I	director	2026-10-01	A-Award	287	—	66,611
Douglas Monica Howard	director	2026-10-01	A-Award	175	—	47,955
Sullivan John M	director	2026-09-24	A-Award	5,562	—	5,562

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
G — Gifts	1	20,000	—	None
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Comp-Plan Activity Only	\$0.0M 0 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-04-30	SCHEDULE 13G	Vanguard Capital Management	6.91%	73.9M sh
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	7.86%	84.1M sh
2026-03-27	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change
2025-11-13	SCHEDULE 13G/A	Capital Research Global Investors	4.80%	51.4M sh

11 CONGRESSIONAL TRADING EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-25	2026-10-09
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-11	2026-10-09
Gilbert Cisneros	House	SELL	\$1,001 - \$15,000	2026-03-13	2026-04-08
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-20

HOUSE 12-MO 9 trades 6 purchases	SENATE 12-MO 1 trades 1 purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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12 INSTITUTIONAL OWNERSHIP & 13F FLOW live 13F data

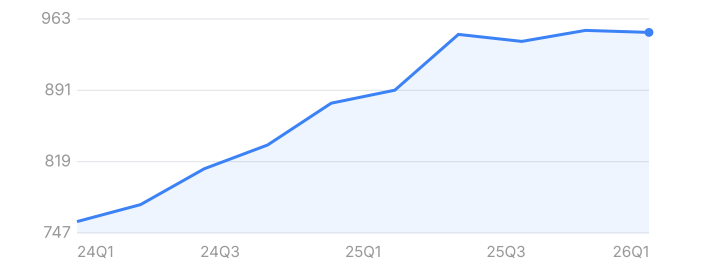
13F FILERS (LAST COMPLETE Q) 951	13F SHARES 1.03B 94.6% of shares out	NEW / CLOSED 125 / 100 positions, QoQ	INCREASED / REDUCED 443 / 297 positions, QoQ
PUT/CALL (13F) 1.07 option positions	FREE FLOAT 99.6% 1.10B sh		

2.8 · Largest Reporting 13F Managers

MANAGER	SHARES	VALUE
Wealth Enhancement Advisory Servic	1.5M	\$33M
Sound Income Strategies, Llc	1.3M	\$29M
Border To Coast Pensions Partnersh	875,000	\$20M
Gateway Investment Advisers Llc	608,753	\$14M
Ifm Investors Pty Ltd	608,608	\$14M
Asr Vermogensbeheer N.V.	495,277	\$11M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

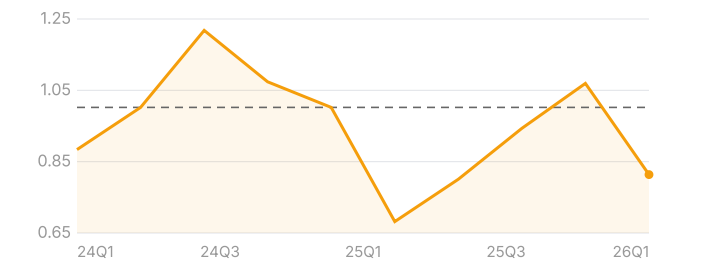
13F Filers Holding VICI — quarterly



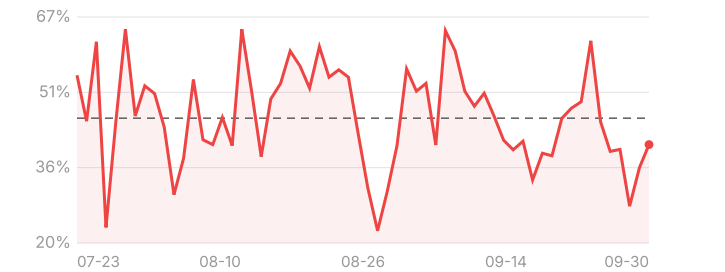
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	1.4%	\$951M
VGSLX	1.4%	\$951M
VGSNX	1.4%	\$951M
VITSX	0.0%	\$803M
VT SAX	0.0%	\$803M
V SMPX	0.0%	\$803M

Institutional Put/Call — quarterly



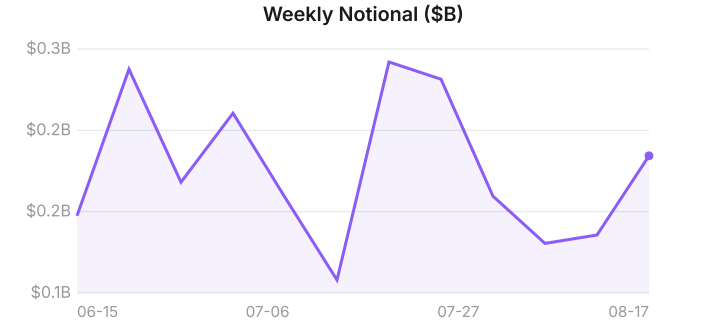
13 SHORT VOLUME — DAILY, 60 SESSIONS EDGE · live FINRA feed



Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 40.6% 2026-10-15	20-DAY AVG 43.2% 50-day 46.0%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 40% · N: 60% · B: 18% latest session
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14 DARK POOL ACTIVITY EDGE · live ATS data

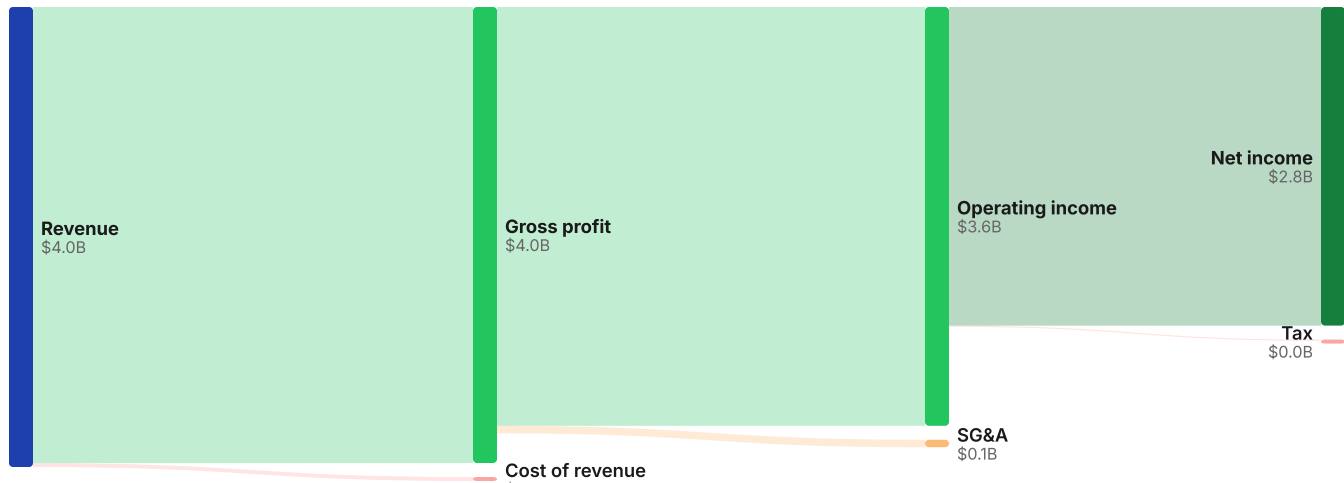


Where VICI Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	7.7M	103 sh
Ubsa Ubs Ats	4.1M	81 sh
Eb xl Level Ats	3.8M	42 sh
Mstx Ms Trajectory Cross (Ats-1)	3.2M	106 sh
Bids Bids Ats	2.8M	912 sh
Sgmt Sigma X2	2.4M	90 sh

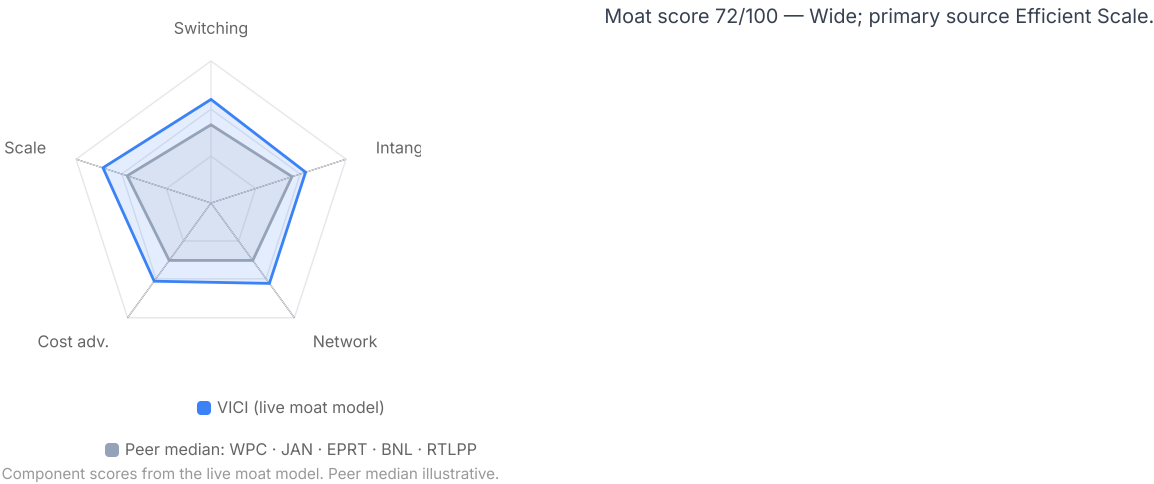
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15 REVENUE FLOW — FY2025 live income data

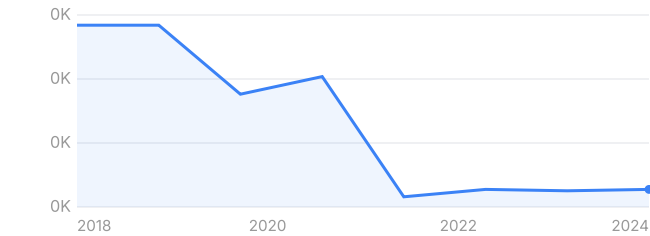


Where a dollar of VICI Properties Inc. revenue goes. All values FY2025 filings, live. Product segmentation not yet parsed for this symbol — revenue shown unsegmented.

16 MOAT & COMPETITIVE POSITION LIVE MODEL · 72/100 WIDE



3.8 · Employees (SEC filings)



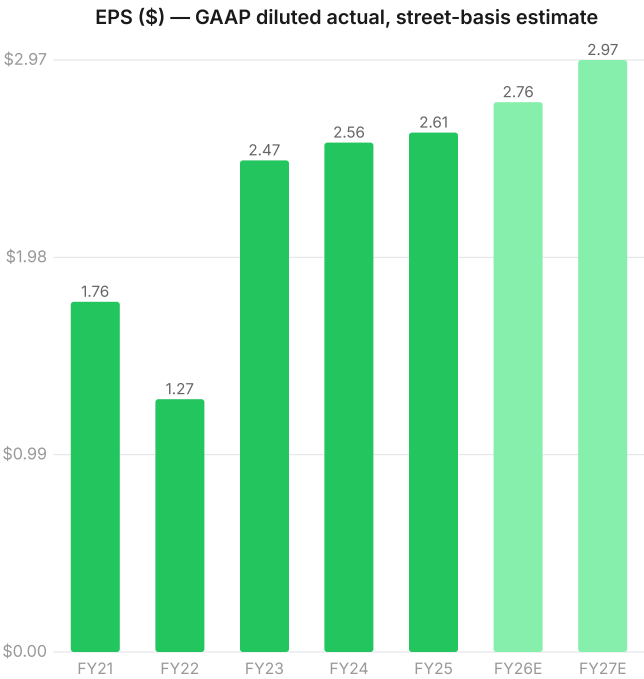
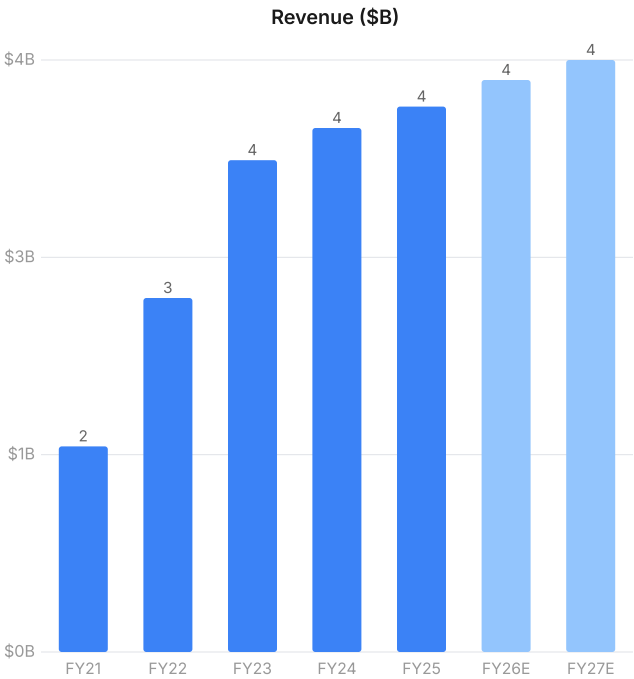
17 CORPORATE INFORMATION — KEY OFFICERS 28 employees

OFFICER	TITLE
Edward Baltazar Pitoniak	Chief Executive Officer & Director
John W. R. Payne	President & Chief Operating Officer
David Andrew Kieske	Executive Vice President, Chief Financial Officer & Treasurer
Samantha Sacks Gallagher	Executive Vice President, General Counsel & Secretary

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18 REVENUE & EPS — HISTORY AND ESTIMATES

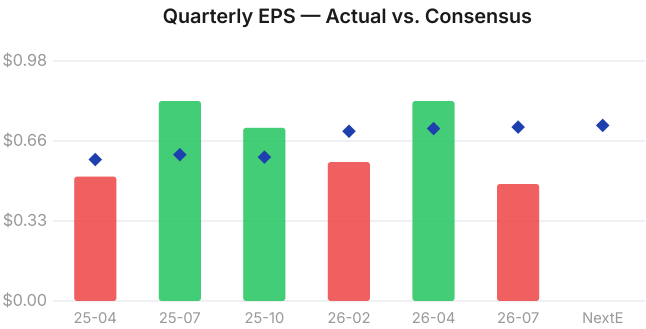
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

19 ESTIMATE VS. ACTUAL & SURPRISES

live data



BEATS (>2%)
3 of 6
recent quarters

AVG SURPRISE
+1.7%

NEXT REPORT
2026-10-28

INCOME QUALITY
0.94
OCF ÷ net income

20 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

BEAT RATE
—%
0 of 0 quarters

CURRENT STREAK
0
longest 0

AVG EPS SURPRISE
—%
median —%

SURPRISE TREND
—
last 4 vs prior 4

PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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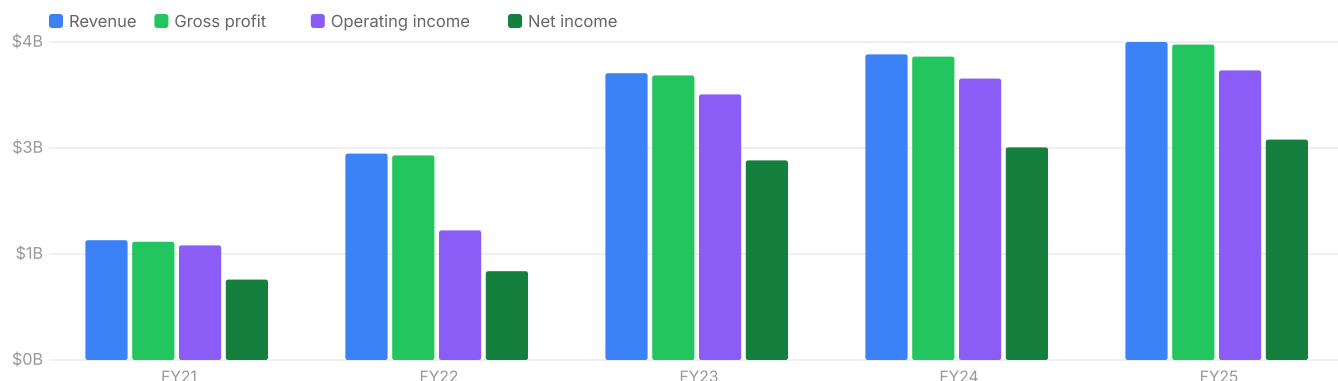
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

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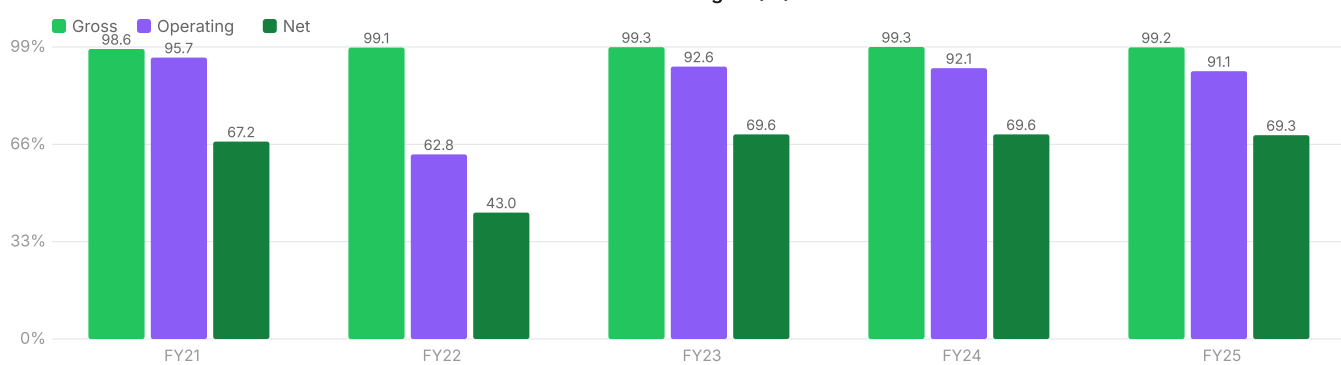
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INCOME TRENDS — 5 YEAR

live financials



Profit Margins (%)



YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+23.2%	+72.3%	+38.9%	+6.6%	+4.1%
Gross profit	+24.9%	+73.2%	+39.1%	+6.6%	+3.9%
Operating income	+58.2%	+13.0%	+104.9%	+6.0%	+2.9%
Net income	+13.7%	+10.2%	+124.9%	+6.6%	+3.6%

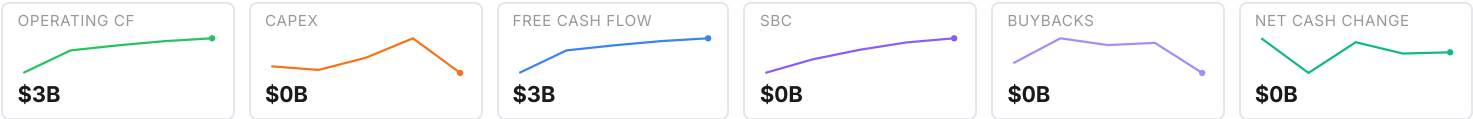
21 INCOME STATEMENT — FULL

live financials

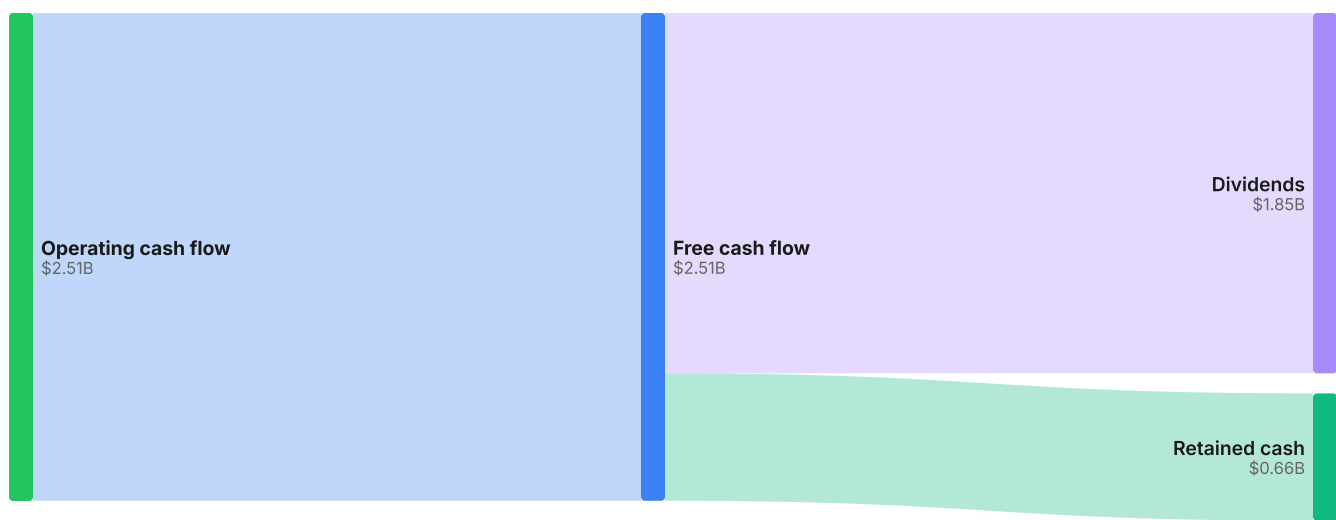
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1.5	2.6	3.6	3.8	4.0	
Cost of revenue	0.0	0.0	0.0	0.0	0.0	
Gross profit	1.5	2.6	3.6	3.8	4.0	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.0	0.0	0.1	0.1	0.1	
Operating income	1.4	1.6	3.3	3.5	3.6	
EBITDA	1.4	1.7	3.4	3.6	3.6	
D&A	0.0	0.0	0.0	0.0	0.0	
Pretax income	1.0	1.1	2.5	2.7	2.8	
Income tax	0.0	0.0	-0.0	0.0	0.0	
Net income	1.0	1.1	2.5	2.7	2.8	
Diluted EPS (\$)	1.76	1.27	2.47	2.56	2.61	
Diluted shares (M)	577	880	1,016	1,048	1,063	

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CASH FLOW TRENDS live data



WHERE THE CASH WENT — FY2025 cash Sankey, live data



Balance Sheet — Full

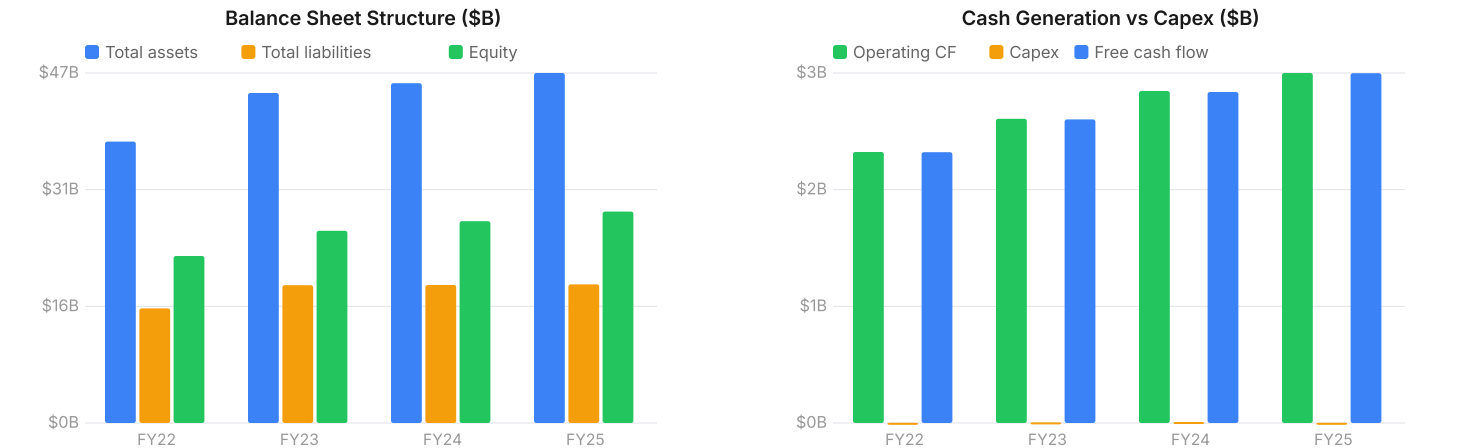
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.2	0.5	0.5	0.6	
ST investments	0.2	0.0	0.0	0.0	
Receivables (net)	16.8	18.2	18.5	0.0	
Total current assets	17.2	18.8	19.0	0.6	
PP&E (net)	0.9	1.0	1.0	0.0	
Goodwill + intangibles	0.0	0.0	0.0	0.0	
Total assets	37.6	44.1	45.4	46.7	
Accounts payable	0.0	0.0	0.0	0.0	
Short-term debt	0.0	0.0	0.0	0.0	
Deferred revenue	0.0	0.0	0.0	0.2	
Total current liabilities	0.6	0.7	0.7	0.2	
Long-term debt	13.7	16.7	16.7	0.0	
Total liabilities	15.3	18.4	18.4	18.5	
Shareholders' equity	22.3	25.7	27.0	28.2	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	1.1	2.6	2.7	2.8	
D&A	0.0	0.0	0.0	0.0	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	0.0	(0.0)	(0.0)	0.0	
Operating cash flow	1.9	2.2	2.4	2.5	
Capital expenditures	(0.0)	(0.0)	(0.0)	(0.0)	
Investing cash flow	(9.3)	(2.9)	(0.9)	(0.9)	
Buybacks	(0.0)	(0.0)	(0.0)	0.0	
Dividends paid	(1.2)	(1.6)	(1.8)	(1.9)	
Debt issuance / (repay)	5.0	0.2	(0.0)	(0.0)	
Financing cash flow	6.8	1.0	(1.5)	(1.6)	
Free cash flow	1.9	2.2	2.4	2.5	

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22 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	9.4%	6.6%	10.7%	10.3%	10.2%	10%	
ROA	5.9%	4.1%	6.2%	6.0%	6.0%	5.7%	
ROIC	8.8%	4.5%	7.9%	8.1%	13.4%	7.6%	
Gross margin	98.6%	99.1%	99.3%	99.3%	99.2%	99.3%	
Operating margin	95.7%	62.8%	92.6%	92.1%	91.1%	88.8%	
Net margin	67.2%	43.0%	69.6%	69.6%	69.3%	67.5%	
EBITDA margin	94.2%	64.7%	93.3%	92.5%	90.9%	89.2%	
FCF margin	59.2%	74.7%	60.3%	61.7%	62.5%	—	
VALUATION							
P/E	15.30	23.74	11.76	10.88	10.75	9.1	
P/B	1.28	1.21	1.17	1.10	1.07	0.9	
P/S	10.27	10.20	8.18	7.57	7.43	6.34	
P/FCF	17.35	13.67	13.57	12.27	11.89	9.8	
EV/EBITDA	13.90	24.18	13.84	12.99	7.98	11.9	
EV/Revenue	13.09	15.64	12.92	12.02	7.28	10.6	
Earnings yield	6.5%	4.2%	8.5%	9.2%	9.3%	10.75%	
FCF yield	5.8%	7.3%	7.4%	8.1%	8.4%	10.16%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	9.99	28.97	28.22	27.92	2.55	0.40	
Quick ratio	9.99	28.97	28.22	27.92	2.55	0.40	
Debt / equity	0.41	0.66	0.70	0.67	0.00	0.61	
Debt / assets	28.4%	38.8%	40.0%	38.9%	0.0%	37.0%	
Net debt / EBITDA	2.99	8.41	5.07	4.81	-0.17	4.80	
Interest coverage	3.61	3.11	4.12	4.31	4.37	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.09	0.09	0.09	0.09	0.09	0.08	
Receivables turnover	0.57	0.27	0.43	681.15	1584.61	0.2	
DSO (days)	638	1362	847	1	0	1973	
DPO (days)	5	0	0	0	0	—	
Cash conversion cycle	633	1362	847	1	0	1973	
GROWTH (YoY)							
Revenue growth	23.2%	72.3%	38.9%	6.6%	4.3%	—	
Net income growth	13.7%	10.2%	124.9%	6.6%	3.6%	—	
EPS growth	-3.3%	-27.2%	109.2%	4.8%	3.1%	—	
FCF growth	1.2%	117.2%	12.1%	9.0%	5.7%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	1.59	1.16	2.42	2.54	2.62	2.54	
Book value / share	19.00	22.72	24.34	25.14	26.20	27.15	
Revenue / share	2.37	2.69	3.48	3.65	3.78	3.76	
FCF / share	1.40	2.01	2.10	2.25	2.37	2.42	
Cash / share	1.16	0.44	0.50	0.50	0.57	0.26	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.0%	0.0%	—	
Altman Z-Score	2.31	1.79	1.82	1.83	1.40	1.3	
Piotroski F-Score	6	6	4	6	5	4/9	
Beneish M-Score	-2.45	0.34	-2.25	-2.47	-3.00	-2.03	

23 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	4 / 9	Middling		
Altman Z-Score	1.3	Distress (<1.81)	Distress	
Income quality	0.94	Accrual-heavy	OCF ÷ net income	
Beneish M-Score	-2.03	Elevated	vs -2.22 threshold	

24 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.98	Revenue stability	0.88
Interest burden		0.77	Earnings stability	0.74
Operating margin		88.8%	Earnings persistence	1.00
Asset turnover		0.09×	Revenue CAGR 3y	7.6%
Financial leverage		1.68×	EPS CAGR 3y	6.0%
= ROE		10%	FCF CAGR 3y	8.9%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.00%	DIVIDEND YIELD 7.67%	TOTAL SHAREHOLDER RETURN 4.43% cash yield	SBC / REVENUE 0.4% dilution pressure
-------------------------------	--------------------------------	--	---

25 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



26 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
WPC	\$14.8B	22.2	8%	54.3%	+15.7%	6/9	-4.4%
JAN	\$6.7B	6755.8	2%	5.0%	+2816.1%	4/9	+23.1%
EPRT	\$5.6B	20.2	7%	35.8%	+31.9%	6/9	-14.4%
BNL	\$3.5B	23.9	5%	32.5%	+8.1%	6/9	-2.2%
RTLPP	\$2.6B	-3.4	-2%	-4.6%	-29.9%	5/9	—
AVB	\$26.3B	25.2	9%	20.0%	+3.4%	5/9	—
EQR	\$23.9B	27.6	8%	14.5%	+3.0%	6/9	—
EXR	\$29.5B	30.8	7%	30.1%	+1.5%	4/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

27 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

28 Analysts



MEAN TARGET (QTR) \$28.89 9 targets	TARGET VS. PRICE +22.4% last-quarter mean	NEXT REPORT 2026-10-28 street \$0.72	
--	--	---	--

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$4.20B	\$4.21B / \$4.18B	\$2.76	\$2.77 / \$2.74	5
FY2027	\$4.35B	\$4.43B / \$4.27B	\$2.97	\$3.03 / \$2.68	5
FY2028	\$4.47B	\$4.58B / \$4.35B	\$3.07	\$3.08 / \$3.05	2

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28 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$28.00	+18.6%	2
Last Quarter	\$28.89	+22.4%	9
Last Year	\$30.71	+30.1%	24
All Time	\$33.02	+39.9%	45

Rolling mean of published targets vs. last close \$23.60. Aggregated from StreetInsider, Benzinga, Pulse 2.0.

Third-Party Composite Rating

A+

DCF5/5

ROE4/5

ROA5/5

DEBT/EQ4/5

P/E3/5

P/B3/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

29 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set



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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$23.14	+0.46	+1.99%	Above
SMA 50	\$24.56	-0.96	-3.91%	Below
SMA 200	\$27.10	-3.50	-12.92%	Below
EMA 9	\$23.14	+0.46	+1.99%	Above
EMA 21	\$23.36	+0.24	+1.03%	Above
EMA 50	\$24.29	-0.69	-2.84%	Below
EMA 200	\$26.68	-3.08	-11.54%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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30 TECHNICAL POWER SCORE

EDGE · site engine · 62/100 composite

TECHNICAL VERDICT

LEAN BULLISH

Power Score +23

15 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

40

90

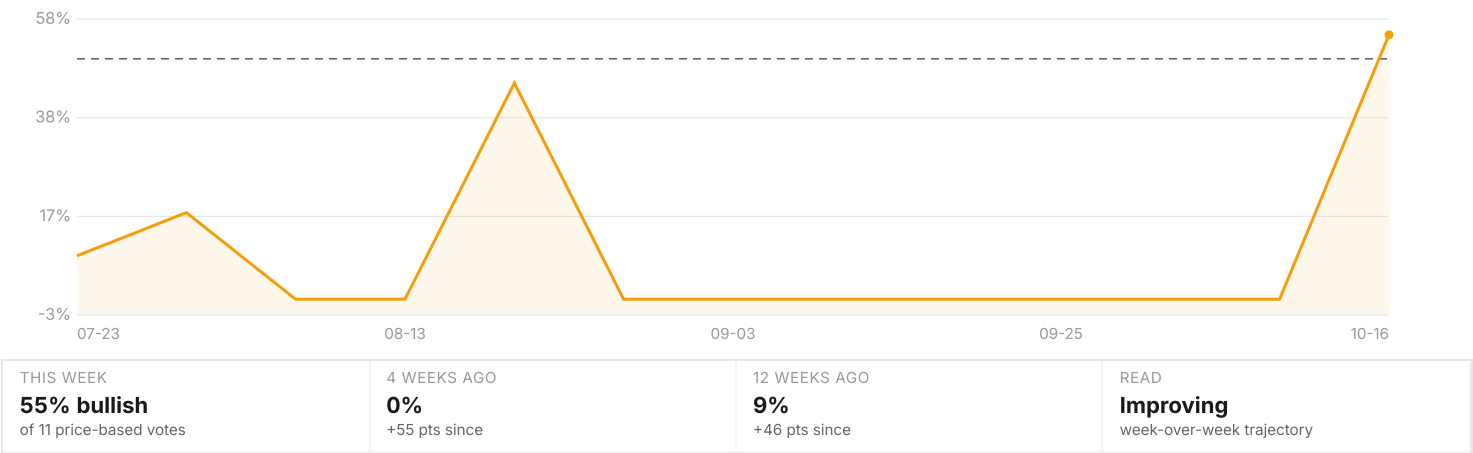
81

33

50

LEAN BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



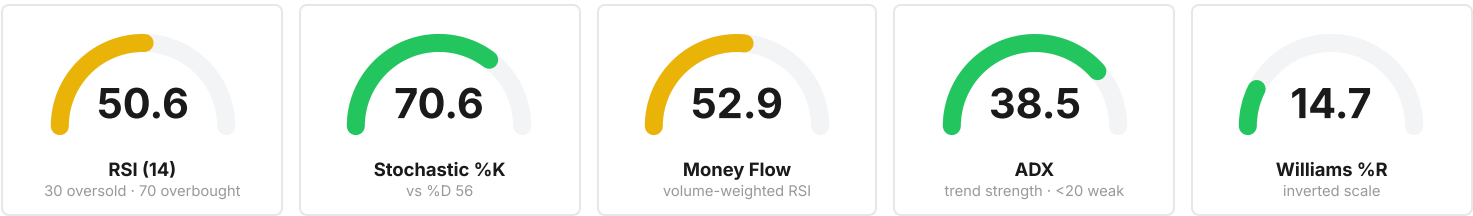
INDICATOR VOTE GRID

15 bull / 7 bear

● Price vs SMA 20	\$23.14	● Price vs SMA 50	\$24.56	● Price vs SMA 200	\$27.10
● EMA 9/21 Cross	23.1/23.4	● SMA 50/200	Death	● ADX Direction	ADX 39
● Supertrend	\$24	● Parabolic SAR	\$23	● SMA Slope	-0.010
● RSI	50.6	● Stochastic K/D	71/56	● StochRSI K/D	98/95
● Williams %R	-15	● CCI	81	● TSI vs Signal	-27.9
● CMO	1.2	● ROC	4.15%	● OBV Signal	Accum
● Chaikin MF	-0.080	● MFI	53	● Force Index	1M
● Elder Ray Bull	0.43				

INDICATOR GAUGES

site technicals-tab style



31 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$23.51 / \$23.67 / \$23.89	S1 / S2	\$23.29 / \$23.13
Bollinger (20,2)	\$22.26 – \$24.01	Squeeze	Off
52-wk range	\$22.43 – \$31.18	Off 52-wk high	-24.3%
ATR (14)	\$0.40 (1.7%)	Historical vol	16.2%

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32 SEASONALITY — 9-YEAR AVERAGES

live model · win rates shown

+3.6%	+0.2%	-3.7%	+4.1%	+2.1%	+1.3%	+2.5%	+1.9%	-1.5%	-0.8%	+1.4%	+0.4%
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
67%	33%	44%	62%	50%	62%	50%	75%	50%	50%	62%	50%

Sample: 9 years — treat short histories as suggestive, not statistical.

33 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	VICI	S&P 500
Weekly volatility (σ , 1y)	2.44%	1.83%
Best / worst week (1y)	+3.4% / -6.0%	—
Max drawdown (5y, monthly)	-56.2%	—
1-week VaR (95%)	-5.3%	—
Beta (5y)	0.68	1.00

34 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

VICI EQUITY WEATHER (LIVE)

CLOUDY · -15

Trend

Momentum

Volume

Volatility

Breadth

-49

+25

+37

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

7.2 / 4.7

trend strength

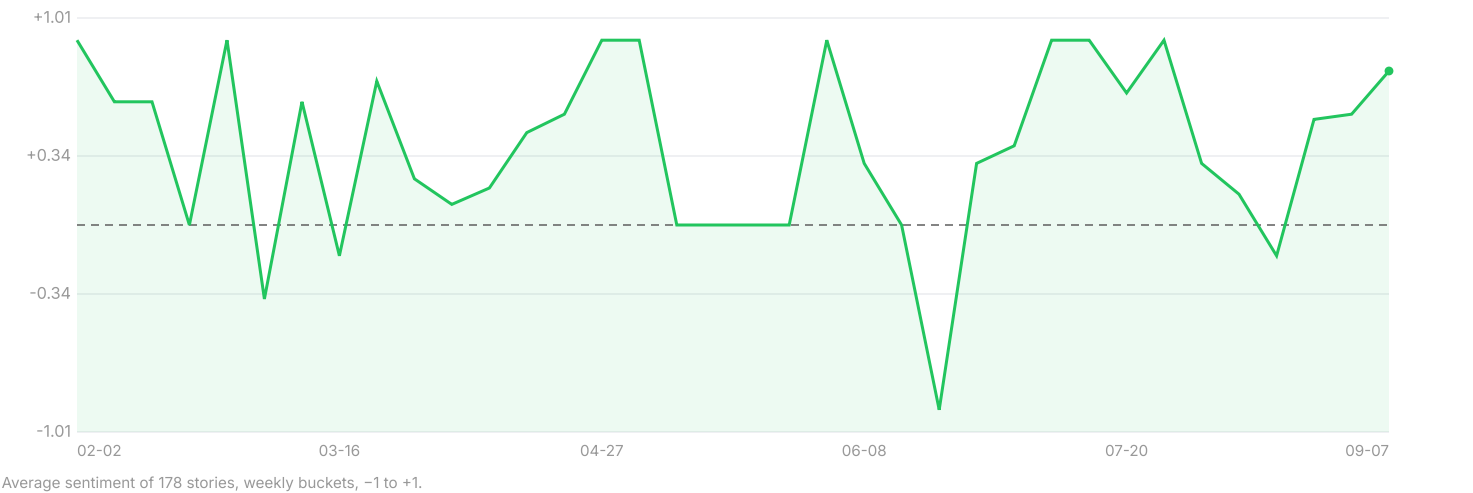
SECTOR STRENGTH

46/100

breadth average

35 NEWS SENTIMENT — WEEKLY

live Glauxie-scored feed



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36 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -14.9 +16.2 vs industry	TREND -49.0 -8.6 vs industry	MOMENTUM +25.3 +41.0 vs industry	VOLUME +37.3 +68.3 vs industry
--	---	---	---

READING	VICI	REIT - DIVERSIFIED N=260	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-14.9	-31.0	-28.0	-20.5
Trend	-49.0	-40.3	-37.3	-21.3
Momentum	+25.3	-15.6	-17.0	-15.8
Volume	+37.3	-31.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

37 EXECUTIVE COMPENSATION

live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Edward B. Pitoniak Chief Executive Officer	\$14.0M	93% equity+incentive
John W.R. Payne President and Chief Operatin	\$6.8M	82% equity+incentive
David A. Kieske Executive Vice President, Ch	\$5.5M	88% equity+incentive
Samantha S. Gallagher Executive Vice Preside	\$4.7M	87% equity+incentive

38 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	65
Social	71
Governance	73
Composite ESG	70



39 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-02-25	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01
2025-10-30	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01
2025-07-30	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01
2025-04-30	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01
2025-04-29	Submission of Matters to a Vote of Security Holders	5.07
2025-04-07	Entry into Material Definitive Agreement; Creation of Direct Financial	1.01,2.03,9.01
2025-03-27	Entry into Material Definitive Agreement; Other Events; Financial Stat	1.01,8.01,9.01
2025-02-20	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01

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40 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

41 DISCLOSURES

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42 DATA PROVENANCE FOR THIS REPORT sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-10-28 to 2026-07-29
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	35 rows · 2017 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-07-01 to 2026-10-01
Proposed sales (Form 144)	edgar/form144	not present for this symbol
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2025-11-13 to 2026-04-30
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.