

BRIXMOR AT A GLANCE

SECOND QUARTER 2016

As of 6/30/16



KEY INVESTMENT CONSIDERATIONS

- **Second largest open air retail landlord** in the U.S. and 9th largest in the world
- **Geographically diversified** portfolio supported by **highly productive retailers**
- **Average grocer sales of \$557 PSF**, 41% above the national average
- **Embedded internal growth** opportunities through marking rents to market, occupancy gains and repositioning / redevelopment

PROPERTY PERFORMANCE HIGHLIGHTS

OCCUPANCY

Small shop occupancy increased **60** basis points year-over-year

LEASING

8.0M SF of new and renewal leases executed TTM
New and renewal lease spreads of **18%** TTM

NAREIT FFO

Increased NAREIT FFO by **9.6%** year-over-year, excluding non-cash GAAP adjustments and items that impact comparability

PORTFOLIO AND INVESTMENT ACTIVITY

28 active anchor space repositioning projects; **15** completed YTD
15 active outparcel development projects; **4** completed YTD
1 active redevelopment project
1 active new development project

EMBEDDED INTERNAL GROWTH OPPORTUNITIES

New lease ABR/SF of **\$14.71** since IPO
22% above 2016-2019 expiring lease ABR/SF

INVESTOR RELATIONS CONTACT

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PORTFOLIO QUICK FACTS

Number of Properties	516
GLA	86M SF
Percent Leased	92.8%
TTM New & Renewal Spreads	18.0%
Average Population Density	188,000
Number of Households	70,000
Average Household Income	\$80,000
Median Household Income	\$61,000

MARKET DATA – 6/30/16

NYSE Symbol	BRX
Share Price (6/30/16)	\$26.46
52-Week Range	\$21.10 - \$26.99
Total Equity Capitalization	\$8.1B
Total Market Capitalization	\$13.9B
Dividend Yield	3.7%
Indicated Annual Dividend	\$0.98

TOP TENANTS BY ABR

RETAILER	STORES	% OF ABR
Kroger	70	3.3%
TJ-Maxx	93	3.2%
DOLLAR TREE	166	1.9%
Walmart	29	1.8%
Publix	39	1.8%
Ahold	21	1.5%
Albertsons	23	1.4%
Burlington	19	1.1%
BED BATH & BEYOND	31	1.0%
ROSS DRESS FOR LESS	31	1.0%
TOP 10	522	18.0%



TOP MARKETS BY ABR

New York	6.7%
Philadelphia	5.9%
Houston	4.9%
Chicago	4.7%
Dallas	4.5%
Atlanta	3.8%
Los Angeles	3.0%
Tampa	2.9%
Cincinnati	2.2%
Miami	2.1%

GROWTH DRIVERS

BELOW-MARKET IN-PLACE RENTS

Expected positive rent spreads from below-market in-place rents and near-term lease rollover

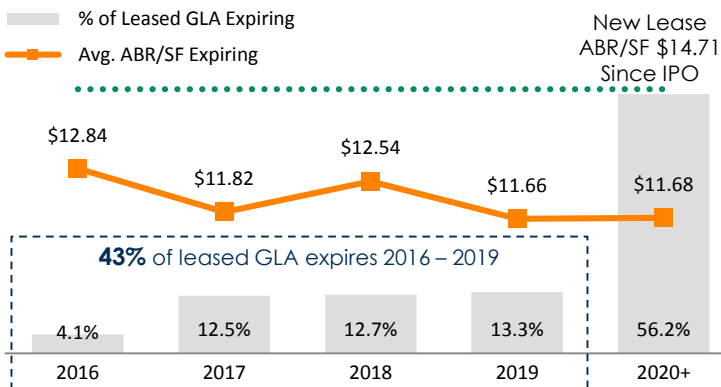
OCCUPANCY INCREASES

Anticipated occupancy increases, especially across small shop space

ANCHOR SPACE REPOSITIONING / REDEVELOPMENT

Substantial embedded opportunities

LEASE EXPIRATION SCHEDULE



FINANCIAL HIGHLIGHTS

	3 MONTHS ENDED 6/30/16
NAREIT FFO per Share	\$0.50
Same Property NOI	3.5%
NOI Margin	76.1%
Fixed Charge Coverage	3.5x
Net Debt to Adjusted EBITDA (GAAP)	6.7x

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