

SUPPLEMENTAL DISCLOSURE

Three Months Ended June 30, 2014

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This presentation includes financial information for the Company's actual results and the IPO portfolio on a pro forma basis giving effect to the Company's initial public offering completed on November 4, 2013.

Note: Financial information is unaudited.
For additional information visit: www.brixmor.com.

This Supplemental Disclosure may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. These statements include, but are not limited to, statements related to the Company's expectations regarding the performance of its business, its financial results, its liquidity and capital resources and other non-historical statements. You can identify these forward-looking statements by the use of words such as "outlook," "believes," "expects," "potential," "continues," "may," "will," "should," "seeks," "approximately," "projects," "predicts," "intends," "plans," "estimates," "anticipates" or the negative version of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2013 filed with the SEC on March 12, 2014, as such factors may be updated from time to time in our periodic filings with the SEC, which are accessible on the SEC's website at www.sec.gov. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this document and in the Company's filings with the SEC. The Company undertakes no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise, except as required by law.

GLOSSARY OF TERMS

Term	Definition
Acquired Properties	Includes 43 properties contributed to the portfolio by certain investment funds affiliated with The Blackstone Group L.P. in connection with the IPO completed on November 4, 2013. The Acquired Properties were acquired in exchange for units in the Operating Partnership ("OP Units").
Anchor Spaces	Means space equal to or more than 10,000 sq. ft. of GLA.
Anchor Space Repositioning	Anchor leasing that is primarily focused on reconfiguring or remerchandising existing space with minimal work required outside of normal tenant improvement costs.
Annualized Base Rent or "ABR"	As of a specified date means monthly base rent as of such date, under leases which have been signed or commenced as of the specified date multiplied by 12. Annualized base rent (i) excludes tenant reimbursements or expenses borne by the tenants, such as the expenses for real estate taxes and insurance and common area and other operating expenses, (ii) does not reflect amounts due per percentage rent lease terms, (iii) is calculated on a cash basis and differs from how rent is calculated in accordance with GAAP for purposes of financial statements and (iv) does not include any ancillary income at a property.
ABR per sq. ft. or "ABR/SF"	Is calculated as ABR divided by leased GLA, excluding ground leases.
Billed GLA	Includes leases for spaces where the tenant is currently paying rent.
Blended Lease Spreads	Means combined spreads for new and renewal leases (including exercised options) on comparable leases.
Capitalization Rate ("Cap Rate")	Net operating income divided by purchase price.
Community Shopping Center	Means a shopping center that meets the International Council of Shopping Centers' ("ICSC") definition of community center. ICSC generally defines a community center as a shopping center with general merchandise or convenience-oriented merchandise. Although similar to a neighborhood center (as defined below), a community shopping center offers a wider range of apparel and other soft goods than a neighborhood center. Community centers range from 125,000 to 400,000 sq. ft. in GLA and are usually configured in a straight line as a strip and are commonly anchored by discount stores, supermarkets, drugstores and large specialty discount stores.
Comparable Leases	Include only those spaces that were occupied within the prior 12 months.
EBITDA & Adjusted EBITDA	<p>Is calculated as the sum of net income (loss) in accordance with generally accepted accounting principles in the United States of America ("GAAP") before interest expense, income taxes, depreciation and amortization. Adjusted EBITDA represents EBITDA as adjusted for (i) acquisition related costs, (ii) gain (loss) on disposition of operating properties, (iii) impairment of real estate assets and real estate equity investments, (iv) gain (loss) on disposition of unconsolidated joint ventures, (v) gain (loss) on extinguishment of debt, and (vi) after adjustments attributable to non-controlling interests not convertible into common stock.</p> <p>EBITDA and Adjusted EBITDA are supplemental, non-GAAP measures utilized in various financial ratios and are helpful to securities analysts, investors and other interested parties in the evaluation of REITs, as a measure of Brixmor's operational performance because EBITDA and Adjusted EBITDA exclude various items that do not relate to or are not indicative of its operating performance. In addition, it includes the results of operations of real estate properties that have been sold or classified as real estate held for sale at the end of the reporting period. Accordingly, the use of EBITDA and Adjusted EBITDA in various ratios provides a meaningful performance measure as it relates to its ability to meet various coverage tests for the stated period. EBITDA and Adjusted EBITDA should not be considered as alternatives to net income (determined in accordance with GAAP) as indicators of financial performance and are not alternatives to cash flow from operating activities (determined in accordance with GAAP) as a measure of liquidity. Non-GAAP financial measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental to financial results presented in accordance with GAAP. Computation of EBITDA and Adjusted EBITDA may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to such other REITs. Investors are cautioned that items excluded from EBITDA and Adjusted EBITDA are significant components in understanding and addressing financial performance.</p>
Excluded Properties	Includes 47 properties either distributed to certain investment funds affiliated with the Blackstone Group L.P. in connection with the IPO completed on November 4, 2013 or sold.
Financial Liabilities	Represents certain fixed obligations including capital leases.
Funds From Operations ("FFO")	<p>Is a supplemental non-GAAP financial measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as net income (loss) in accordance with GAAP excluding (i) gain (loss) on disposition of operating properties, and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties, (iv) impairment of operating properties and real estate equity investments, and (v) after adjustments for joint ventures calculated to reflect funds from operations on the same basis. FFO attributable to stockholders and non-controlling interests convertible into common stock is FFO as further adjusted to exclude net income (loss) attributable to non-controlling interests not convertible into common stock. The Company believes FFO attributable to stockholders and non-controlling interests convertible into common stock is a meaningful supplemental measure that is more reflective of its operating performance by excluding FFO attributable to non-controlling interests not convertible into common stock.</p> <p>The Company presents FFO and FFO attributable to stockholders and non-controlling interests convertible into common stock as it considers them important supplemental measures of its operating performance and the Company believes they are frequently used by securities analysts, investors and other interested parties in the evaluation of REITs. FFO and FFO attributable to stockholders and non-controlling interests convertible into common stock should not be considered as alternatives to net income (determined in accordance with GAAP) as indicators of financial performance and are not alternatives to cash flow from operating activities (determined in accordance with GAAP) as measures of liquidity. Non-GAAP financial measures have limitations as they do not include all items of income and expense that affect operations and, accordingly, should always be considered as supplemental to financial results presented in accordance with GAAP. Computation of FFO and FFO attributable to stockholders and non-controlling interests convertible into common stock may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to similarly titled measures presented by such other REITs. Investors are cautioned that items excluded from FFO and FFO attributable to stockholders and non-controlling interests convertible into common stock are significant components in understanding and addressing financial performance.</p>
Gross Leasable Area or "GLA"	Represents the total amount of property square footage that can generate income by being leased to tenants.
Ground Lease	A long-term lease of land in which the tenant erects improvements at its own expense. At the end of the lease term, the improvements become the property of the landowner.
IPO Portfolio	Includes all properties owned as of the completion of the IPO on November 4, 2013. This portfolio includes the Acquired Properties and excludes the Excluded Properties.
Leased GLA	Includes the aggregate GLA of all leases in effect on a given date, including those that are fully executed but as to which the tenant has not yet opened for business and/or not yet commenced the payment of rent.
LIBOR	Means London Interbank Offered Rate.
Metropolitan Statistical Area or "MSA"	Is defined by the United States Office of Management and Budget ("OMB") as a region associated with at least one urbanized area that has a population of at least 50,000 and comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

GLOSSARY OF TERMS

Term	Definition
Neighborhood Shopping Center	Means a shopping center that meets ICSC's definition of neighborhood center. ICSC generally defines a neighborhood center as a shopping center with offerings that are convenience-oriented. Neighborhood centers range from 30,000 to 125,000 sq. ft. in GLA and are generally anchored by a supermarket.
Net Effective Rent	Adjusts for any tenant incentive / allowance, landlord work, third party leasing commissions and rent concessions at 100% of costs, weighted by GLA over the lease term.
Net Operating Income or "NOI"	Is calculated as total property revenues (minimum rent, percentage rents, and recoveries from tenants and other income) less direct property operating expenses (operating and maintenance and real estate taxes) from the properties owned by Brixmor. NOI excludes corporate level income (including management, transaction, and other fees). NOI is a supplemental, non-GAAP measure utilized to evaluate the operating performance of real estate companies and is frequently used by securities analysts, investors and other interested parties in understanding business and operating results regarding the underlying economics of Brixmor's business operations. NOI is not intended to be a performance measure that should be regarded as an alternative to, or more meaningful than, net income (determined in accordance with GAAP) or other GAAP financial measures. Non-GAAP financial measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental to financial results presented in accordance with GAAP. Computation of NOI may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to such other REITs.
NOI Yield	Is calculated as projected NOI over incremental cost of a given anchor space repositioning / redevelopment project.
Non-controlling Interests	The non-controlling interests relate to portions of consolidated subsidiaries held by the non-controlling interest holders. The Company's material subsidiaries include a corporation, BPG Subsidiary Inc. ("BPG Sub"), and the Brixmor Operating Partnership ("OP"). As of June 30, 2014, the Company owns 83.04% of BPG Sub and is entitled to receive 83.04% of all net income and gains before depreciation. The remaining 16.96% is held by Blackstone Retail Transaction II Holdco L.P. ("Holdco II") an affiliate of BREP VI and management of the Company. As of June 30, 2014, BPG Sub owns 97.04% of the OP. The remaining 2.96% is held by certain investment funds affiliated with the Blackstone Group L.P. and management of the Company. As of June 30, 2014 the Company owns 80.58% of BPG Sub and the OP on a combined basis.
Non-owned Major Tenant	Also called shadow anchor. Includes tenants that are situated on parcels which are owned by unrelated third parties, but, due to their location within or immediately adjacent to shopping center, to the consumer appear as another retail tenant of the shopping center and, as a result, attract additional customer traffic to the center.
Percent Leased	Refers to the percentage of GLA that is leased, includes lease agreements that have been signed but not yet commenced.
Pro Forma	Reflects the impact of the following transactions associated with the IPO including (i) the contribution of the Acquired Properties (ii) the distribution of the Excluded Properties (iii) the acquisition of the interest not already held in Arapahoe Crossings L.P. (iv) borrowings under the Unsecured Credit Facility, including the use thereof and (v) the net proceeds from the IPO, including the use thereof. The pro forma adjustments associated with these transactions assume that each transaction was completed as of December 31, 2013 for the purposes of the unaudited pro forma consolidated balance sheet and as of January 1, 2014 and January 1, 2013, respectively, for the purposes of the unaudited pro forma consolidated statement of operations.
PSF	Means per square foot ("sq. ft.") of GLA.
Redevelopment Properties	Larger scale projects that typically involve substantial demolition of a portion of the shopping center to accommodate new retailers. These projects typically are accompanied with new construction and site infrastructure costs.
Renewal Leases	Includes expiring leases renewed with the same tenant or the exercise of options by tenants to extend the term of expiring leases. All other leases are categorized as new.
Rent Growth	Is calculated as ABR in the final year of the lease compared to ABR in the first year of the new lease. New lease spreads include only those spaces that were occupied within the prior 12 months. Renewal and option lease spreads include leases rolling over with the same tenant in the same location. Data includes all leases in effect, including those that are fully executed, but not yet open.
Same Property Net Operating Income or Same Property NOI	Is calculated (using properties owned as of the end of both reporting periods and for the entirety of both periods excluding properties classified as discontinued operations), as rental income (minimum rent, percentage rents, tenant recoveries and other property income) less rental operating expenses (property operating expenses, real estate taxes and bad debt expense) of the properties owned by Brixmor. Same property NOI excludes corporate level income (including transaction and other fees), lease termination income, straight-line rent and amortization of above- and below-market leases of the same property pool from the prior year reporting period to the current year reporting period. Same property NOI is a supplemental, non-GAAP financial measure utilized to evaluate the operating performance of real estate companies and is frequently used by securities analysts, investors and other interested parties in understanding business and operating results regarding the underlying economics of Brixmor's business operations. It includes only the net operating income of properties owned for the full period presented, which eliminates disparities in net income due to the acquisition or disposition of properties during the period presented, and therefore, provides a more consistent metric for comparing the performance of properties. Management uses same property NOI to review operating results for comparative purposes with respect to previous periods or forecasts, and also to evaluate future prospects. Same property NOI is not intended to be a performance measure that should be regarded as an alternative to, or more meaningful than, net income (determined in accordance with GAAP) or other GAAP financial measures. Non-GAAP financial measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental to financial results presented in accordance with GAAP. Computation of same property NOI may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to such other REITs.
Small Shop Spaces	Means space of less than 10,000 sq. ft. of GLA.
Straight-line Rent	GAAP requirement to average the tenant's rent payments over the life of the lease, regardless of actual cash collected in the period.
Year Built	Year of most recent anchor space repositioning / redevelopment or year built if no redevelopment has occurred.

RESULTS OVERVIEW

Unaudited, dollars in thousands except per share and per square foot amounts

Summary Financial Results	Pro Forma				Actual Results	
	Three Months Ended		Six Months Ended		Three Months	Six Months
	6/30/14	6/30/13	6/30/14	6/30/13	Ended 6/30/14	Ended 6/30/14
Total revenues (page 6)	\$ 308,077	\$ 298,605	\$ 615,773	\$ 596,526	\$ 308,077	\$ 615,773
Net income (loss) attributable to common stockholders (page 6)	23,473	4,882	38,901	5,491	23,473	38,874
Net income (loss) attributable to common stockholders - per diluted share (page 6)	0.10	0.02	0.17	0.02	0.10	0.17
Adjusted EBITDA (page 8)	208,451	201,940	412,984	397,910	208,451	412,990
FFO (page 9)	140,392	126,233	273,394	249,944	140,392	278,626
FFO attributable to stockholders and non-controlling interests convertible into common stock (page 9)	140,070	125,891	272,748	249,273	140,070	272,748
FFO per share/OP Unit - diluted (page 9)	0.46	0.41	0.90	0.82	0.46	0.90
Dividends declared per share/OP Unit (page 9)	0.20	-	0.40	-	0.20	0.40
Share/OP Unit dividend payout ratio (as % of FFO) (page 9)	43.4%	-	44.6%	-	43.4%	44.6%
NOI (page 11)	228,679	221,810	453,767	439,794	228,679	453,767

Summary Operating and Financial Ratios	Three Months Ended	
	6/30/14	3/31/14
NOI margin (page 11)	74.4%	73.2%
Same property NOI (page 12) (1)	3.8%	3.8%
Fixed charge coverage (page 14)	2.8x	2.7x
Net principal debt to adjusted EBITDA (GAAP) (page 14)	7.0x	7.2x
Net principal debt to adjusted EBITDA (cash) (page 14)	7.6x	7.8x

Outstanding Classes of Stock and Partnership Units	At 6/30/14	At 3/31/14
	Common shares outstanding (page 14)	245,086
Exchangeable BPG Sub shares held by non-controlling interests (page 14)	50,182	58,663
Exchangeable OP Units held by non-controlling interests (page 14)	8,953	15,878
Total	304,221	304,221

Summary IPO Portfolio Statistics	At 6/30/14	At 3/31/14	At 12/31/13
	Number of properties (page 25)	522	522
GLA (page 25)	86,764,493	86,718,016	86,806,352
Percent leased (page 25)	92.5%	92.3%	92.4%
Percent billed (page 25)	90.5%	90.5%	90.7%
ABR / SF (page 25)	\$ 12.04	\$ 12.01	\$ 11.93
Total rent spread (page 27)	11.2%	11.3%	11.0%
New lease rent spread (page 27)	27.3%	21.0%	24.8%
Renewal lease rent spread (page 27)	8.2%	9.5%	8.5%

(1) Excludes Acquired Properties and Excluded Properties. Includes joint venture, Montecito Marketplace at pro rata share.

FINANCIAL SUMMARY

Supplemental Disclosure - Three Months Ended June 30, 2014

CONSOLIDATED BALANCE SHEETS

Unaudited, dollars in thousands, except share information

	Actual Results		Pro Forma
	6/30/14	12/31/13	12/31/13
Assets			
Real estate			
Land	\$ 1,998,895	\$ 2,055,802	\$ 1,989,160
Buildings and improvements	8,713,114	8,781,926	8,654,899
	10,712,009	10,837,728	10,644,059
Accumulated depreciation and amortization	(1,360,647)	(1,190,170)	(1,160,478)
Real estate, net	9,351,362	9,647,558	9,483,581
Investments in and advances to unconsolidated joint ventures	5,104	9,205	5,171
Cash and cash equivalents	61,830	113,915	95,332
Restricted cash	64,927	75,457	74,847
Marketable securities	21,647	22,104	22,104
Receivables, net	171,131	178,505	175,584
Deferred charges and prepaid expenses, net	111,064	105,522	103,237
Other assets	13,138	19,650	14,043
Total assets	<u>\$ 9,800,203</u>	<u>\$ 10,171,916</u>	<u>\$ 9,973,899</u>
Liabilities			
Debt obligations, net	\$ 5,947,168	\$ 5,981,289	\$ 5,965,307
Financing liabilities, net	121,470	175,111	175,111
Accounts payable, accrued expenses and other liabilities	667,679	709,529	701,495
Total liabilities	<u>6,736,317</u>	<u>6,865,929</u>	<u>6,841,913</u>
Redeemable non-controlling interests	21,467	21,467	21,467
Commitments and contingencies	-	-	-
Equity			
Common stock, \$0.01 par value; authorized 3,000,000,000 shares; 245,095,327 and 229,689,960 shares outstanding	2,451	2,297	2,297
Additional paid in capital	2,709,311	2,543,690	2,543,690
Accumulated other comprehensive loss	(8,365)	(6,812)	(6,812)
Distributions and accumulated losses	(252,967)	(196,707)	(196,707)
Total stockholders' equity	2,450,430	2,342,468	2,342,468
Non-controlling interests	591,989	942,052	768,051
Total equity	<u>3,042,419</u>	<u>3,284,520</u>	<u>3,110,519</u>
Total liabilities and equity	<u>\$ 9,800,203</u>	<u>\$ 10,171,916</u>	<u>\$ 9,973,899</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

Unaudited, dollars in thousands, except per share amounts

	Pro Forma				Actual Results			
	Three Months Ended		Six Months Ended		Three Months Ended		Six Months Ended	
	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13
Revenues								
Rental income	\$ 240,076	\$ 232,662	\$ 477,336	\$ 463,724	\$ 240,076	\$ 216,296	\$ 477,336	\$ 430,854
Expense reimbursements	65,694	63,295	134,317	126,969	65,694	59,311	134,317	118,915
Other revenues	2,307	2,648	4,120	5,833	2,307	2,613	4,120	5,760
Total revenues	308,077	298,605	615,773	596,526	308,077	278,220	615,773	555,529
Operating expenses								
Operating costs	31,902	29,895	66,790	62,099	31,902	27,659	66,790	57,506
Real estate taxes	43,835	43,369	88,281	87,433	43,835	40,995	88,281	82,696
Depreciation and amortization	109,666	119,901	222,934	242,956	109,666	108,622	222,934	220,399
Provision for doubtful accounts	2,988	2,682	5,865	5,160	2,988	2,573	5,865	4,885
Impairment of real estate assets	-	1,531	-	1,531	-	1,531	-	1,531
General and administrative	19,939	18,935	39,597	42,330	19,939	18,724	39,597	41,781
Total operating expenses	208,330	216,313	423,467	441,509	208,330	200,104	423,467	408,798
Other income (expense)								
Dividends and interest	159	243	267	426	159	239	267	420
Interest expense	(65,953)	(72,029)	(133,919)	(144,938)	(65,953)	(94,373)	(133,919)	(186,244)
Gain (loss) on sale of real estate assets	-	722	378	561	-	722	378	722
Gain (loss) on extinguishment of debt, net	(757)	(1,668)	(3,033)	482	(757)	(1,668)	(3,033)	482
Other	(1,969)	(3,047)	(4,130)	(4,008)	(1,969)	(3,710)	(4,130)	(4,671)
Total other income (expense)	(68,520)	(75,779)	(140,437)	(147,477)	(68,520)	(98,790)	(140,437)	(189,291)
Income (loss) before equity in income of unconsolidated joint ventures	31,227	6,513	51,869	7,540	31,227	(20,674)	51,869	(42,560)
Equity in income of unconsolidated joint ventures	71	295	204	404	71	507	136	754
Gain on disposal of investments in unconsolidated joint ventures	-	-	-	-	-	-	1,820	-
Income (loss) from continuing operations	31,298	6,808	52,073	7,944	31,298	(20,167)	53,825	(41,806)
Discontinued operations								
Income (loss) from discontinued operations	-	-	-	-	-	(302)	4,787	(1,077)
Gain on disposition of operating properties	-	-	-	-	-	2,631	14,426	2,631
Impairment of real estate held for sale	-	-	-	-	-	(39,007)	-	(42,039)
Income (loss) from discontinued operations	-	-	-	-	-	(36,678)	19,213	(40,485)
Net income (loss)	31,298	6,808	52,073	7,944	31,298	(56,845)	73,038	(82,291)
Non-controlling interests								
Net (income) loss attributable to non-controlling interests	(7,825)	(1,926)	(13,172)	(2,453)	(7,825)	13,583	(34,164)	19,531
Net income (loss) attributable to common stockholders	\$ 23,473	\$ 4,882	\$ 38,901	\$ 5,491	\$ 23,473	\$ (43,262)	\$ 38,874	\$ (62,760)
Per common share:								
Income (loss) from continuing operations:								
Basic	\$ 0.10	\$ 0.02	\$ 0.17	\$ 0.02	\$ 0.10	\$ (0.09)	\$ 0.17	\$ (0.18)
Diluted	\$ 0.10	\$ 0.02	\$ 0.17	\$ 0.02	\$ 0.10	\$ (0.09)	\$ 0.17	\$ (0.18)
Net income (loss) attributable to common stockholders:								
Basic	\$ 0.10	\$ 0.02	\$ 0.17	\$ 0.02	\$ 0.10	\$ (0.24)	\$ 0.17	\$ (0.35)
Diluted	\$ 0.10	\$ 0.02	\$ 0.17	\$ 0.02	\$ 0.10	\$ (0.24)	\$ 0.17	\$ (0.35)
Weighted average number of vested common shares:								
Basic	228,978	228,113	228,547	228,113	228,978	180,675	228,547	180,675
Diluted	230,469	230,194	229,907	230,194	230,469	180,675	229,907	180,675

CONSOLIDATED STATEMENTS OF CASH FLOWS

Unaudited, dollars in thousands

	Actual Results	
	Six Months Ended	
	6/30/14	6/30/13
Operating activities:		
Net income (loss)	\$ 73,038	\$ (82,291)
Adjustments to reconcile net income (loss) to net cash provided by operating activities:		
Depreciation and amortization	223,364	227,406
Debt premium and discount amortization	(10,547)	(12,378)
Deferred financing cost amortization	4,656	6,135
Above- and below-market lease intangible amortization	(23,181)	(24,659)
Provisions of impairment	-	43,570
Gain on disposition of operating properties and investments in unconsolidated joint ventures	(16,624)	(3,353)
Equity based compensation	5,123	1,605
Other	(113)	(753)
(Gain) loss on extinguishment of debt, net	(3,783)	482
Changes in operating assets and liabilities:		
Restricted cash	6,168	(10,897)
Receivables	6,064	(25,229)
Deferred charges and prepaid expenses	(16,867)	(15,069)
Other assets	330	499
Accounts payable, accrued expenses and other liabilities	(28,988)	4,677
Net cash provided by operating activities	<u>218,640</u>	<u>109,745</u>
Investing activities:		
Improvements to and investments in real estate assets	(88,794)	(66,086)
Proceeds from sales of real estate assets	2,778	31,361
Distributions from unconsolidated joint ventures	187	347
Contributions to unconsolidated joint ventures	-	(1)
Change in restricted cash attributable to investing activities	3,473	(2,963)
Purchase of marketable securities	(19,604)	(8,185)
Proceeds from sale of marketable securities	20,085	9,465
Net cash used in investing activities	<u>(81,875)</u>	<u>(36,062)</u>
Financing activities:		
Repayment of debt obligations and financing liabilities	(815,089)	(64,671)
Proceeds from debt obligations	-	57,000
Repayment of borrowings under unsecured revolving credit facility	(655,047)	-
Proceeds from borrowings under unsecured credit facility	802,343	-
Proceeds from unsecured term loan	600,000	-
Deferred financing costs	(2,995)	(1,428)
Distributions to common stockholders	(75,109)	(18,913)
Distributions to non-controlling interests and other	(42,953)	(6,763)
Net cash used in financing activities	<u>(188,850)</u>	<u>(34,775)</u>
Change in cash and cash equivalents	(52,085)	38,908
Cash and cash equivalents at beginning of period	113,915	103,098
Cash and cash equivalents at end of period	<u>\$ 61,830</u>	<u>\$ 142,006</u>
Supplemental non-cash investing and/or financing activities:		
Net carrying value of properties distributed to non-controlling owners	\$ 178,969	\$ -

RECONCILIATION OF NET INCOME (LOSS) TO EBITDA

Unaudited, dollars in thousands

	Pro Forma				Actual Results			
	Three Months Ended		Six Months Ended		Three Months Ended		Six Months Ended	
	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13
Net income (loss)	\$ 31,298	\$ 6,808	\$ 52,073	\$ 7,944	\$ 31,298	\$ (56,845)	\$ 73,038	\$ (82,291)
Interest expense - continuing operations	65,953	72,029	133,919	144,938	65,953	94,373	133,919	186,244
Interest expense - discontinued operations	-	-	-	-	-	2,247	259	4,497
Interest expense - unconsolidated joint ventures	44	45	84	89	44	225	86	450
Federal and state taxes	1,034	998	1,924	2,114	1,034	941	1,924	1,896
Depreciation and amortization - continuing operations	109,666	119,901	222,934	242,956	109,666	108,622	222,934	220,399
Depreciation and amortization - discontinued operations	-	-	-	-	-	3,135	431	6,984
Depreciation and amortization - unconsolidated joint ventures	21	24	41	52	21	80	123	160
EBITDA	208,016	199,805	410,975	398,093	208,016	152,778	432,714	338,339
Straight-line rent	(4,856)	(4,564)	(9,764)	(8,752)	(4,856)	(3,539)	(9,713)	(6,776)
Above- and below-market rent amortization	(11,601)	(12,234)	(23,170)	(24,423)	(11,601)	(12,382)	(23,181)	(24,659)
Total adjustments	(16,457)	(16,798)	(32,934)	(33,175)	(16,457)	(15,921)	(32,894)	(31,435)
Cash EBITDA	\$ 191,559	\$ 183,007	\$ 378,041	\$ 364,918	\$ 191,559	\$ 136,857	\$ 399,820	\$ 306,904
EBITDA	\$ 208,016	\$ 199,805	\$ 410,975	\$ 398,093	\$ 208,016	\$ 152,778	\$ 432,714	\$ 338,339
Gain on disposition of operating properties	-	-	(378)	-	-	(2,631)	(14,804)	(2,631)
Gain from development/land sales and acquisition of joint venture interests	-	(722)	-	(561)	-	(722)	-	(722)
Gain on disposition of unconsolidated joint ventures	-	-	-	-	-	-	(1,820)	-
Loss (gain) on extinguishment of debt, net	757	1,668	3,033	(482)	757	1,668	(3,041)	(482)
Impairment of operating properties and land sales	-	1,531	-	1,531	-	1,531	-	1,531
Impairment of real estate held for sale	-	-	-	-	-	39,007	-	42,039
Adjustments to non-controlling interests not convertible into common stock	(322)	(342)	(646)	(671)	(322)	(342)	(59)	(671)
Total adjustments	435	2,135	2,009	(183)	435	38,511	(19,724)	39,064
Adjusted EBITDA	208,451	201,940	412,984	397,910	208,451	191,289	412,990	377,403
Straight-line rent	(4,856)	(4,564)	(9,764)	(8,752)	(4,856)	(3,539)	(9,713)	(6,776)
Above- and below-market rent amortization	(11,601)	(12,234)	(23,170)	(24,423)	(11,601)	(12,382)	(23,181)	(24,659)
Adjustments to non-controlling interests not convertible into common stock	-	-	-	-	-	-	(46)	-
Total adjustments	(16,457)	(16,798)	(32,934)	(33,175)	(16,457)	(15,921)	(32,940)	(31,435)
Cash adjusted EBITDA	\$ 191,994	\$ 185,142	\$ 380,050	\$ 364,735	\$ 191,994	\$ 175,368	\$ 380,050	\$ 345,968

RECONCILIATION OF NET INCOME (LOSS) TO FFO

Unaudited, dollars in thousands, except per share amounts

	Pro Forma				Actual Results			
	Three Months Ended		Six Months Ended		Three Months Ended		Six Months Ended	
	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13
Net income (loss)	\$ 31,298	\$ 6,808	\$ 52,073	\$ 7,944	\$ 31,298	\$ (56,845)	\$ 73,038	\$ (82,291)
Gain on disposition of operating properties	-	-	(378)	-	-	(2,631)	(14,804)	(2,631)
Gain on disposition of unconsolidated joint ventures	-	-	-	-	-	-	(1,820)	-
Depreciation and amortization- real estate related- continuing operations	109,073	119,401	221,658	241,948	109,073	108,122	221,658	219,391
Depreciation and amortization- real estate related- discontinued operations	-	-	-	-	-	3,135	431	6,984
Depreciation and amortization- real estate related- unconsolidated joint ventures	21	24	41	52	21	80	123	160
Impairment of operating properties	-	-	-	-	-	37,467	-	40,500
FFO	140,392	126,233	273,394	249,944	140,392	89,328	278,626	182,113
Adjustments attributable to non-controlling interests not convertible into common stock	(322)	(342)	(646)	(671)	(322)	(342)	(5,878)	(671)
FFO attributable to stockholders and non-controlling interests convertible into common stock	<u>\$ 140,070</u>	<u>\$ 125,891</u>	<u>\$ 272,748</u>	<u>\$ 249,273</u>	<u>\$ 140,070</u>	<u>\$ 88,986</u>	<u>\$ 272,748</u>	<u>\$ 181,442</u>
FFO per share/OP Unit - diluted	<u>\$ 0.46</u>	<u>\$ 0.41</u>	<u>\$ 0.90</u>	<u>\$ 0.82</u>	<u>\$ 0.46</u>	<u>\$ 0.37</u>	<u>\$ 0.90</u>	<u>\$ 0.75</u>
Weighted average shares/OP Units outstanding - basic and diluted (1)	<u>304,390</u>	<u>304,231</u>	<u>304,253</u>	<u>304,231</u>	<u>304,390</u>	<u>240,905</u>	<u>304,253</u>	<u>240,905</u>
Items that impact FFO comparability								
Gain (loss) on extinguishment of debt, net	\$ (757)	\$ (1,668)	\$ (3,033)	\$ 482	\$ (757)	\$ (1,668)	\$ 3,041	\$ 482
Gain (loss) on extinguishment of debt per share	\$ -	\$ (0.01)	\$ (0.01)	\$ -	\$ -	\$ (0.01)	\$ 0.01	\$ -
Dividends declared per share/OP Unit	<u>\$ 0.20</u>		<u>\$ 0.40</u>		<u>\$ 0.20</u>		<u>\$ 0.40</u>	
Shares/OP Unit dividends declared	<u>\$ 60,846</u>		<u>\$ 121,692</u>		<u>\$ 60,846</u>		<u>\$ 121,692</u>	
Share/OP Unit dividend payout ratio (as % of FFO)	<u>43.4%</u>		<u>44.6%</u>		<u>43.4%</u>		<u>44.6%</u>	

(1) Basic and diluted shares/OP Units outstanding reflects an assumed conversion of certain BPG Sub shares and OP Units to common stock of the Company and the vesting of certain restricted stock awards.

SUPPLEMENTAL BALANCE SHEET DETAIL

Unaudited, dollars in thousands

	Actual Results		Pro Forma
	6/30/14	12/31/13	12/31/13
Real estate, net			
Land	\$ 1,998,895	\$ 2,055,802	\$ 1,989,160
Buildings and improvements			
Building	7,327,482	7,436,072	7,321,799
Building and tenant improvements	423,164	346,521	357,814
Construction in process (anchor space repositioning and redevelopment only)	28,508	27,386	27,386
Lease intangibles	933,960	971,947	947,900
	<u>10,712,009</u>	<u>10,837,728</u>	<u>10,644,059</u>
Accumulated depreciation and amortization	<u>(1,360,647)</u>	<u>(1,190,170)</u>	<u>(1,160,478)</u>
Total real estate, net	<u>\$ 9,351,362</u>	<u>\$ 9,647,558</u>	<u>\$ 9,483,581</u>
Receivables, net			
Straight-line rent receivable	\$ 56,627	\$ 47,669	\$ 46,855
Tenant receivables	128,138	145,247	141,779
Allowance for doubtful accounts	(27,020)	(30,190)	(28,741)
Other	13,386	15,779	15,691
Total receivables, net	<u>\$ 171,131</u>	<u>\$ 178,505</u>	<u>\$ 175,584</u>
Deferred charges and prepaid expenses, net			
Deferred charges, net	\$ 80,580	\$ 73,791	\$ 72,538
Prepaid expenses, net	30,484	31,731	30,699
Total deferred charges and prepaid expenses, net	<u>\$ 111,064</u>	<u>\$ 105,522</u>	<u>\$ 103,237</u>
Other assets			
Furniture, fixtures and leasehold improvements, net	\$ 10,605	\$ 10,591	\$ 10,591
Real estate assets held for sale	-	5,531	-
Other	2,533	3,528	3,452
Total other assets	<u>\$ 13,138</u>	<u>\$ 19,650</u>	<u>\$ 14,043</u>
Accounts payable, accrued expenses and other liabilities			
Accounts payable and accrued expenses	\$ 201,073	\$ 230,967	\$ 226,848
Dividends payable	61,032	38,637	38,637
Below market leases, net	354,903	388,176	385,097
Other	50,671	51,749	50,913
Total accounts payable, accrued expenses and other liabilities	<u>\$ 667,679</u>	<u>\$ 709,529</u>	<u>\$ 701,495</u>

NOI DETAIL, SUPPLEMENTAL STATEMENTS OF OPERATIONS DETAIL, OPERATING RATIOS & ADDITIONAL DISCLOSURES

Unaudited, dollars in thousands

	Pro Forma				Actual Results			
	Three Months Ended		Six Months Ended		Three Months Ended		Six Months Ended	
	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13	6/30/14	6/30/13
Net Operating Income Detail								
Rental income	\$ 240,076	\$ 232,662	\$ 477,336	\$ 463,724	\$ 240,076	\$ 216,296	\$ 477,336	\$ 430,854
Expense reimbursements	65,694	63,295	134,317	126,969	65,694	59,311	134,317	118,915
Percentage rents	1,634	1,799	3,050	3,793	1,634	1,746	3,050	3,684
Operating costs	(31,902)	(29,895)	(66,790)	(62,099)	(31,902)	(27,659)	(66,790)	(57,506)
Real estate taxes	(43,835)	(43,369)	(88,281)	(87,433)	(43,835)	(40,995)	(88,281)	(82,696)
Provision for doubtful accounts	(2,988)	(2,682)	(5,865)	(5,160)	(2,988)	(2,573)	(5,865)	(4,885)
Net operating income	<u>228,679</u>	<u>221,810</u>	<u>453,767</u>	<u>439,794</u>	<u>228,679</u>	<u>206,126</u>	<u>453,767</u>	<u>408,366</u>
Reconciliation of net operating income to net income (loss) attributable to common stockholders								
Fee income	673	849	1,070	2,040	673	867	1,070	2,076
Depreciation and amortization	(109,666)	(119,901)	(222,934)	(242,956)	(109,666)	(108,622)	(222,934)	(220,399)
Impairment of real estate assets	-	(1,531)	-	(1,531)	-	(1,531)	-	(1,531)
General and administrative	(19,939)	(18,935)	(39,597)	(42,330)	(19,939)	(18,724)	(39,597)	(41,781)
Total other income (expense)	(68,520)	(75,779)	(140,437)	(147,477)	(68,520)	(98,790)	(140,437)	(189,291)
Equity in income of unconsolidated joint ventures	71	295	204	404	71	507	136	754
Gain on disposal of investments in unconsolidated joint ventures	-	-	-	-	-	-	1,820	-
Income (loss) from discontinued operations	-	-	-	-	-	(36,678)	19,213	(40,485)
Net (income) loss attributable to non-controlling interests	(7,825)	(1,926)	(13,172)	(2,453)	(7,825)	13,583	(34,164)	19,531
Net income (loss) attributable to common stockholders	<u>\$ 23,473</u>	<u>\$ 4,882</u>	<u>\$ 38,901</u>	<u>\$ 5,491</u>	<u>\$ 23,473</u>	<u>\$ (43,262)</u>	<u>\$ 38,874</u>	<u>\$ (62,760)</u>
Supplemental Statement of Operations Detail								
Other revenues								
Percentage rents	\$ 1,634	\$ 1,799	\$ 3,050	\$ 3,793	\$ 1,634	\$ 1,746	\$ 3,050	\$ 3,684
Fee income	673	849	1,070	2,040	673	867	1,070	2,076
Total other revenues	<u>\$ 2,307</u>	<u>\$ 2,648</u>	<u>\$ 4,120</u>	<u>\$ 5,833</u>	<u>\$ 2,307</u>	<u>\$ 2,613</u>	<u>\$ 4,120</u>	<u>\$ 5,760</u>
Interest expense								
Mortgage and note interest	\$ 55,817	\$ 66,360	\$ 114,750	\$ 131,244	\$ 55,817	\$ 97,245	\$ 114,750	\$ 192,261
Unsecured credit facility and term loan interest	13,082	8,486	25,154	19,602	13,082	-	25,154	-
Deferred financing cost amortization	2,134	3,377	4,656	6,701	2,134	2,896	4,656	5,739
Debt premium and discount amortization, net	(5,080)	(6,194)	(10,641)	(12,609)	(5,080)	(5,768)	(10,641)	(11,756)
Total interest expense	<u>\$ 65,953</u>	<u>\$ 72,029</u>	<u>\$ 133,919</u>	<u>\$ 144,938</u>	<u>\$ 65,953</u>	<u>\$ 94,373</u>	<u>\$ 133,919</u>	<u>\$ 186,244</u>
Other expense								
Federal and state taxes	1,034	941	1,924	1,896	1,034	941	1,924	1,896
Other	935	2,106	2,206	2,112	935	2,769	2,206	2,775
Total other expense	<u>\$ 1,969</u>	<u>\$ 3,047</u>	<u>\$ 4,130</u>	<u>\$ 4,008</u>	<u>\$ 1,969</u>	<u>\$ 3,710</u>	<u>\$ 4,130</u>	<u>\$ 4,671</u>
Operating Ratios								
NOI margin (NOI / total rental revenues) (1)(2)	74.4%	74.5%	73.8%	74.0%	74.4%	74.3%	73.8%	73.8%
Expense recovery ratio (expense reimbursements / (operating costs + real estate taxes))	86.7%	86.4%	86.6%	84.9%	86.7%	86.4%	86.6%	84.8%
Additional Disclosures								
Base rent	\$ 218,543	\$ 213,150	\$ 436,799	\$ 425,431	\$ 218,543	\$ 197,974	\$ 436,799	\$ 395,214
Lease termination fees	1,266	564	1,573	1,104	1,266	527	1,573	1,042
Straight-line rents	4,856	4,564	9,768	8,752	4,856	3,541	9,768	6,690
Above- and below-market rent amortization, net	11,601	12,234	23,171	24,423	11,601	12,304	23,171	24,522
Capitalized interest	954	1,149	1,626	2,000	954	1,137	1,626	1,941
Equity based compensation	3,006	-	5,123	1,605	3,006	-	5,123	1,605
Capitalized direct leasing compensation costs	3,794	3,109	7,531	6,338	3,794	3,109	7,531	6,338
Capitalized direct construction compensation costs	1,518	64	2,912	130	1,518	64	2,912	130

(1) NOI excludes unconsolidated joint venture Montecito Marketplace NOI of \$177 and \$366 at pro rata share for the three and six months ended June 30, 2014, respectively.

(2) NOI includes straight-line rents and above- and below-market rent amortization, net.

SAME PROPERTY NOI ANALYSIS & RECONCILIATION TO NET LOSS ATTRIBUTABLE TO COMMON STOCKHOLDERS

Unaudited, dollars in thousands

	Actual Results (1)					
	Three Months Ended			Six Months Ended		
	6/30/14	6/30/13	Change	6/30/14	6/30/13	Change
Same Property NOI Analysis						
Number of properties	479	479	-	479	479	-
Percent billed	90.5%	89.9%	0.6%	90.5%	89.9%	0.6%
Percent leased	92.6%	91.7%	0.9%	92.6%	91.7%	0.9%
Revenues						
Rental income	\$ 209,116	\$ 202,056		\$ 416,379	\$ 402,819	
Expense reimbursements	62,075	59,860		126,992	120,033	
Percentage rents	1,549	1,746		2,925	3,685	
	<u>272,740</u>	<u>263,662</u>	3.4%	<u>546,296</u>	<u>526,537</u>	3.8%
Operating expenses						
Operating costs	(29,727)	(28,469)		(62,683)	(58,578)	
Real estate taxes	(41,685)	(41,315)		(83,922)	(83,330)	
Provision for doubtful accounts	(2,793)	(2,582)		(5,519)	(4,907)	
	<u>(74,205)</u>	<u>(72,366)</u>	2.5%	<u>(152,124)</u>	<u>(146,815)</u>	3.6%
Same property NOI	<u>\$ 198,535</u>	<u>\$ 191,296</u>	3.8%	<u>\$ 394,172</u>	<u>\$ 379,722</u>	3.8%
Same property NOI excluding redevelopments (2)	<u>\$ 194,822</u>	<u>\$ 188,021</u>	3.6%	<u>\$ 383,887</u>	<u>\$ 370,300</u>	3.7%
NOI margin (3)	72.8%	72.6%	0.3%	72.2%	72.1%	0.1%
Expense recovery ratio	86.9%	85.8%	1.3%	86.6%	84.6%	2.4%

Percent contribution to same property NOI growth:

	Change		Percent Change	
	Change	Percent Change	Change	Percent Change
Rent growth	7,060	3.7%	13,560	3.6%
Net recoveries	587	0.3%	2,262	0.6%
Other revenues	(197)	(0.1%)	(760)	(0.2%)
Provision for doubtful accounts	(211)	(0.1%)	(612)	(0.2%)
		<u>3.8%</u>		<u>3.8%</u>

Reconciliation of Net Income (Loss) Attributable to Common Stockholders to Same Property NOI

Net income (loss) attributable to common stockholders	\$ 23,473	\$ (43,262)	\$ 38,874	\$ (62,760)
Adjustments:				
Revenue adjustments (4)	(17,628)	(16,016)	(34,093)	(31,352)
Depreciation and amortization	109,666	108,622	222,934	220,399
Impairment of real estate assets	-	1,531	-	1,531
General and administrative	19,939	18,724	39,597	41,781
Total other (income) expense	68,520	98,790	140,437	189,291
Equity in income of unconsolidated joint ventures	(71)	(507)	(136)	(754)
Gain on disposal of investments in unconsolidated joint ventures	-	-	(1,820)	-
Pro rata share of same property NOI of unconsolidated joint ventures	172	181	362	363
(Income) loss from discontinued operations	-	36,678	(19,213)	40,485
Net income (loss) attributable to non-controlling interests	7,825	(13,583)	34,164	(19,531)
Non-same property NOI	(13,361)	138	(26,934)	269
Same property NOI	<u>\$ 198,535</u>	<u>\$ 191,296</u>	<u>\$ 394,172</u>	<u>\$ 379,722</u>
Impact of redevelopments	(3,713)	(3,275)	(10,285)	(9,422)
Same property NOI excluding redevelopments (2)	<u>\$ 194,822</u>	<u>\$ 188,021</u>	<u>\$ 383,887</u>	<u>\$ 370,300</u>

(1) Represents all properties owned prior to the completion of the IPO. This portfolio excludes the Excluded Properties and the Acquired Properties. Includes unconsolidated joint venture, Montecito Marketplace, at pro rata share.

(2) Excludes four redevelopment properties for the three months ended June 30, 2014 and June 30, 2013. Excludes six redevelopment properties for the six months ended June 30, 2014 and June 30, 2013.

(3) NOI excludes straight-line rents and above- and below-market rent amortization, net.

(4) Includes adjustments for lease settlement income, straight-line rents, above- and below-market rent amortization, net and fee income from managed properties and unconsolidated joint ventures.

CAPITAL EXPENDITURES

Unaudited, dollars in thousands

	Pro Forma		Actual Results	
	Three Months Ended 6/30/14	Six Months Ended 6/30/14	Three Months Ended 6/30/14	Six Months Ended 6/30/14
Capital Expenditures (1):				
Building additions and expansions (2)	\$ 17,964	\$ 38,737	\$ 17,964	\$ 38,737
Building improvements capitalized (3)	6,029	7,291	6,029	7,188
Tenant improvements	23,915	40,368	23,915	40,037
External leasing commissions	4,657	6,857	4,657	6,869
Total Capital Expenditures	<u>\$ 52,565</u>	<u>\$ 93,252</u>	<u>\$ 52,565</u>	<u>\$ 92,830</u>

(1) Includes unconsolidated joint ventures at pro rata share.

(2) Revenue-enhancing expenditures.

(3) Non revenue-enhancing expenditures such as lighting, painting, parking lots, roofing and signage.

CAPITALIZATION, LIQUIDITY & DEBT RATIOS

Unaudited, dollars in thousands

	Actual Results		Pro Forma
	6/30/14	12/31/13	12/31/13
Debt:			
Revolving credit facility	\$ 267,475	\$ 120,179	\$ 120,179
Term loans	2,100,000	1,500,000	1,500,000
Corporate bonds	293,667	353,617	353,617
Mortgage debt	3,216,349	3,928,184	3,911,383
Financial liabilities	121,470	172,689	172,689
Total principal debt	5,998,961	6,074,669	6,057,868
Add: Net unamortized premium	69,677	81,731	82,550
Total debt	6,068,638	6,156,400	6,140,418
Less: cash, cash equivalents and restricted cash	(126,757)	(189,372)	(170,179)
Net debt	5,941,881	5,967,028	5,970,239
Equity:			
Stockholders' equity	2,450,430	2,342,468	2,342,468
Non-controlling interests	591,989	942,052	768,051
Total equity	3,042,419	3,284,520	3,110,519
Total capitalization	\$ 8,984,300	\$ 9,251,548	\$ 9,080,758
Outstanding classes of stock and partnership units:			
Common shares outstanding	245,086	229,680	229,680
Exchangeable BPG Sub shares held by non-controlling interests	50,182	58,663	58,663
Exchangeable OP Units held by non-controlling interests	8,953	15,878	15,878
	304,221	304,221	304,221
Liquidity:			
Cash and cash equivalents	\$ 126,757	\$ 189,372	\$ 95,332
Available under unsecured credit facility	982,525	1,129,821	1,129,821
	\$ 1,109,282	\$ 1,319,193	\$ 1,225,153
	<u>Actual Results</u>	<u>Pro Forma</u>	
	<u>Three Months</u>	<u>Three Months</u>	
	<u>Ended 6/30/14</u>	<u>Ended 12/31/13</u>	
Ratios:			
Total debt / total market capitalization (1)	46.5%	50.0%	
Total debt / total assets, before depreciation (consolidated portfolio only) (2)	53.3%	54.0%	
Secured debt to total assets (2)	33.6%	35.5%	
Net principal debt to adjusted EBITDA (GAAP)	7.0x	7.1x	
Net principal debt to adjusted EBITDA (cash)	7.6x	7.7x	
Unencumbered assets to unsecured debt	2.0x	2.1x	
Interest coverage (adjusted EBITDA / interest expense)	3.2x	2.9x	
Debt service coverage (adjusted EBITDA / (interest expense + scheduled principal payments))	2.8x	2.6x	
Fixed charge coverage (adjusted EBITDA / (interest expense + scheduled principal payments + preferred dividends))	2.8x	2.6x	

	Actual 6/30/14
Percentage of total debt:	
Fixed	85.5%
Floating	14.5%
Unencumbered summary:	
Percent of properties	50.2%
Percent of NOI	49.2%
Weighted average maturity (years):	
Fixed	3.68
Floating	4.22
Total	3.75

(1) Market capitalization based on the June 30, 2014 closing stock price of \$22.95.

(2) Excludes Inland Preferred.

DEBT OVERVIEW

Unaudited, dollars in thousands

Maturity Schedule - Debt & Financial Liabilities

Year	Scheduled Amortization	Scheduled Maturities	Total	Weighted Avg Interest Rate
2014	\$ 15,971	\$ -	\$ 15,971	6.09%
2015	31,307	817,184	848,491	6.18%
2016	24,249	1,235,404	1,259,653	5.60%
2017	23,773	595,292	619,065	4.38%
2018	21,388	1,500,169	1,521,557	2.40%
2019	22,368	600,000	622,368	1.76%
2020	16,397	840,567	856,964	6.50%
2021	-	186,225	186,225	6.24%
2022+	-	68,667	68,667	7.30%
Total Debt Maturities (1)	\$ 155,453	\$ 5,843,508	\$ 5,998,961	4.51%
			Net unamortized premiums on mortgages	80,106
			Net unamortized discount on notes	(10,429)
			Debt & financial liabilities, net	\$ 6,068,638

Detailed Maturity Schedule - Debt & Financial Liabilities

Year	Fixed Rate Secured Mortgages			Fixed Rate Unsecured Notes (2)		Financial Liabilities (2)		Variable Rate Unsecured Credit Facility / Fixed Rate Unsecured Credit Facility (2)	
	Scheduled Amortization	Scheduled Maturities	Weighted Avg Interest Rate	Scheduled Maturities	Weighted Avg Interest Rate	Scheduled Maturities	Weighted Avg Interest Rate	Scheduled Maturities	Weighted Avg Interest Rate
2014	\$ 15,971	\$ -	6.09%	\$ -	-	\$ -	-	\$ -	-
2015	31,307	470,714	5.42%	225,000	5.27%	121,470	11.00%	-	-
2016	24,249	1,235,404	5.60%	-	-	-	-	-	-
2017	23,773	327,817	6.42%	-	-	-	-	267,475	1.69%
2018	21,388	169	6.35%	-	-	-	-	1,500,000	2.34%
2019	22,368	-	6.31%	-	-	-	-	600,000	1.59%
2020	16,397	840,567	6.50%	-	-	-	-	-	-
2021	-	186,225	6.24%	-	-	-	-	-	-
2022+	-	-	-	68,667	7.30%	-	-	-	-
Total Debt Maturities	\$ 155,453	\$ 3,060,896	5.96%	\$ 293,667	5.75%	\$ 121,470	11.00%	\$ 2,367,475	2.08%

(1) Excludes unconsolidated joint venture, Montecito Marketplace, debt of \$2,978 at pro rata share.

(2) No scheduled amortization until maturity dates.

SUMMARY OF OUTSTANDING DEBT

Unaudited, dollars in thousands

Loan / Property Name	MSA	Number of Properties	Outstanding Balance	Actual Interest Rate	Maturity Date	Percent of Total Indebtedness
FIXED RATE DEBT:						
<i>Secured Mortgages</i>						
Shops of Tuscaloosa	Tuscaloosa, AL	1	\$ 6,498	5.45%	1/11/15	0.11%
REIT 2 LP 66	-	3	66,000	5.29%	4/1/15	1.12%
Eustis Village	Orlando-Kissimmee-Sanford, FL	1	12,229	5.45%	5/11/15	0.21%
Governors Town Square	Atlanta-Sandy Springs-Roswell, GA	1	9,462	5.20%	6/1/15	0.16%
Turnpike Plaza	Hartford-West Hartford-East Hartford, CT	1	20,500	4.90%	6/1/15	0.35%
Sarasota Village	North Port-Sarasota-Bradenton, FL	1	9,813	5.02%	6/1/15	0.17%
Sunshine Square	New York-Newark-Jersey City, NY-NJ-PA	1	16,799	6.85%	8/5/15	0.29%
Village West	Los Angeles-Long Beach-Anaheim, CA	1	12,755	5.25%	8/5/15	0.22%
REIT 20 LP 208	-	18	208,000	5.17%	9/1/15	3.54%
Westminster City Center	Denver-Aurora-Lakewood, CO	1	47,000	5.17%	9/1/15	0.80%
Hillcrest	Spartanburg, SC	1	18,500	7.50%	9/1/15	0.31%
Hampton Village Centre	Detroit-Warren-Dearborn, MI	1	27,551	5.65%	9/5/15	0.47%
Wilmington Island	Savannah, GA	1	8,695	5.05%	11/11/15	0.15%
Streetsboro Crossing	Akron, OH	1	8,925	5.37%	12/1/15	0.15%
REIT 4 LP 169	-	22	154,028	5.77%	1/1/16	2.62%
South Plaza Shopping Center	California-Lexington Park, MD	1	15,386	5.42%	1/11/16	0.26%
REIT 5 LP 240	-	12	221,997	5.63%	2/1/16	3.78%
Chicopee Marketplace	Springfield, MA	1	17,415	5.97%	6/1/16	0.30%
Cobblestone Village I and II	Miami-Fort Lauderdale-West Palm Beach, FL	1	9,994	5.97%	6/1/16	0.17%
Springdale	Mobile, AL	1	36,907	5.97%	6/1/16	0.63%
Wilkes-Barre Township Marketplace	Scranton--Wilkes-Barre--Hazleton, PA	1	10,613	5.97%	6/1/16	0.18%
Fashion Square	Jacksonville, FL	1	7,517	5.97%	6/1/16	0.13%
REIT 7 LP 86	-	7	86,000	6.32%	8/1/16	1.46%
REIT 16 LP 220	-	14	220,936	5.39%	11/1/16	3.76%
REIT 14 LP 226	-	15	226,109	5.44%	12/1/16	3.85%
REIT 15 LP 233	-	15	233,977	5.44%	12/9/16	3.98%
Dublin Village	Dublin, GA	1	6,377	5.78%	12/11/16	0.11%
Conyers Plaza I *	Atlanta-Sandy Springs-Roswell, GA	1	10,800	5.77%	1/1/17	0.18%
Freshwater - Stateline Plaza	Hartford-West Hartford-East Hartford, CT	1	18,045	8.00%	2/1/17	0.31%
Greensboro Village	Nashville-Davidson--Murfreesboro--Franklin, TN	1	9,050	5.52%	2/11/17	0.15%
LP - JPM 300	-	18	294,299	6.38%	9/1/17	5.01%
Whitaker Square	Winston-Salem, NC	1	9,226	6.32%	12/1/17	0.16%
Christmas Tree Plaza	New Haven-Milford, CT	1	4,187	7.89%	5/11/18	0.07%
Sun Plaza (1)	Crestview-Fort Walton Beach-Destin, FL	1	5,120	7.50%	7/1/20	0.09%
Elkhart Market Centre (2)	Elkhart-Goshen, IN	1	6,761	7.50%	7/1/20	0.12%
LP - JPM CMBS	-	72	552,099	6.77%	8/1/20	9.39%
Monroe ShopRite Plaza	New York-Newark-Jersey City, NY-NJ-PA	1	8,508	6.50%	8/1/20	0.14%
Bethel Park	Pittsburgh, PA	1	9,886	6.50%	8/1/20	0.17%
Ivyridge	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1	13,791	6.50%	8/1/20	0.23%
Roosevelt Mall	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1	49,162	6.50%	8/1/20	0.84%
Inland (Brixmor/IA, LLC) - Pool A	-	9	102,301	5.91%	12/6/20	1.74%
Inland (Brixmor/IA, LLC) - Pool B	-	8	93,696	5.91%	12/6/20	1.59%
Inland (Brixmor/IA, LLC) - Pool C	-	7	100,498	5.91%	12/31/20	1.71%
REIT 20 LP 51 A	-	4	48,483	6.24%	1/6/21	0.82%
REIT 20 LP 45 B	-	4	43,590	6.24%	1/6/21	0.74%
REIT 20 LP 42 C	-	5	40,751	6.24%	1/6/21	0.69%

SUMMARY OF OUTSTANDING DEBT

Unaudited, dollars in thousands

Loan / Property Name	MSA	Number of Properties	Outstanding Balance	Actual Interest Rate	Maturity Date	Percent of Total Indebtedness
REIT 20 LP 37 D	-	3	35,191	6.24%	1/6/21	0.60%
REIT 20 LP 43 E	-	4	40,922	6.24%	1/6/21	0.70%
TOTAL FIXED RATE SECURED MORTGAGES			3,216,349	5.96%		54.72%
<i>Unsecured Credit Facility</i>						
Term Loan Facility (3)	-	-	\$ 1,500,000	2.34%	7/31/18	25.52%
TOTAL FIXED RATE UNSECURED CREDIT FACILITY			1,500,000	2.34%		25.52%
<i>Unsecured Notes</i>						
5.30%, 2015 Brixmor LLC Notes	-	-	\$ 100,000	5.30%	1/15/15	1.70%
5.25%, 2015 Brixmor LLC Notes	-	-	125,000	5.25%	9/15/15	2.13%
3.75%, 2023 Brixmor LLC Notes (4)	-	-	10	3.75%	6/1/23	0.00%
7.97%, 2026 Brixmor LLC Notes	-	-	2,862	7.97%	8/14/26	0.05%
7.65%, 2026 Brixmor LLC Notes	-	-	9,638	7.65%	11/2/26	0.16%
7.68%, 2026 Brixmor LLC Notes I	-	-	5,135	7.68%	11/2/26	0.09%
6.90%, 2028 Brixmor LLC Notes I	-	-	10,644	6.90%	2/15/28	0.18%
6.90%, 2028 Brixmor LLC Notes II	-	-	18,673	6.90%	2/15/28	0.32%
7.50%, 2029 Brixmor LLC Notes	-	-	21,705	7.50%	7/30/29	0.37%
TOTAL FIXED RATE UNSECURED NOTES			293,667	5.75%		5.00%
TOTAL FIXED RATE DEBT			\$ 5,010,016	4.86%		85.24%
VARIABLE RATE DEBT:						
<i>Unsecured Credit Facility</i>						
Revolving Credit Facility - L+150bps	-	-	\$ 267,475	1.69%	7/31/17	4.55%
Term Loan Facility - L+140bps	-	-	600,000	1.59%	3/18/19	10.21%
TOTAL VARIABLE RATE UNSECURED CREDIT FACILITY			867,475	1.62%		14.76%
TOTAL VARIABLE RATE DEBT			\$ 867,475	1.62%		14.76%
TOTAL DEBT			\$ 5,877,491	4.38%		100.00%
			Net unamortized premiums on mortgages	80,106		
			Net unamortized discount on notes	(10,429)		
			DEBT OBLIGATIONS, NET	\$ 5,947,168		
<i>Financial Liabilities</i>						
Inland Preferred (5)	-	-	\$ 121,470	11.00%	12/6/15	100.00%
TOTAL FINANCIAL LIABILITIES			\$ 121,470	11.00%		100.00%
TOTAL DEBT & FINANCIAL LIABILITIES, NET			\$ 6,068,638			

* Indicates property is part of a larger shopping center.

(1) Debt repaid in July 2014.

(2) Lender has a call option at any time after November 2014 with a minimum of 120 days notice.

(3) Term loan facility has been swapped from 1 month Libor to fixed at a combined rate of 0.844% (spread of 150bps).

(4) As of June 30, 2014, \$114.99 million of the \$115.0 million aggregate principal amount of the notes had been converted into cash by holders thereof.

(5) Represents preferred equity of a venture with Inland American Real Estate Trust Inc., which is treated as mortgage debt for GAAP purposes. Brixmor's ownership in the venture is approximately 30%.

UNSECURED CREDIT FACILITY COVENANT DISCLOSURE

Unaudited, dollars in thousands

	<u>Covenants</u>	<u>As of 6/30/14</u>
I. Leverage ratio	< 60%	46.3%
Total Outstanding Indebtedness		6,001,921
Balance Sheet Cash		130,613
Total Asset Value		12,692,172
II. Secured leverage ratio	< 40%	25.3%
Total Secured Indebtedness		3,340,780
Balance Sheet Cash		130,613
Total Asset Value		12,692,172
III. Unsecured leverage ratio	< 60%	41.8%
Total Unsecured Indebtedness		2,661,142
Unrestricted Cash		65,686
Unencumbered Asset Value		6,213,091
IV. Fixed charge coverage ratio	> 1.5x	2.8x
Total Net Operating Income		884,281
Capital Expenditure Reserve		13,015
Fixed Charges		307,646

Definitions for line of credit covenants:

Total Outstanding Indebtedness:	Total Indebtedness including capital leases, financing liabilities, redeemable non-controlling interests, letters of credit, guarantee obligations, and the Company's applicable share of joint venture Indebtedness.
Balance Sheet Cash:	Cash and cash equivalents, Restricted cash, and certain Marketable securities.
Total Asset Value:	An amount equal to the sum of the following for the Company and the Company's applicable share of its joint ventures: (i) Net Operating Income from Stabilized Projects for the most recent six months annualized divided by 7.00%, (ii) the amount of Management Fees received by the Company for the most recent six months annualized divided by 7.00%, (iii) Acquisition Assets valued at the higher of their capitalization value (Net Operating Income for the most recent six months annualized divided by 7.00%) or acquisition cost, (iv) undepreciated Book Value of Land, (v) undepreciated Book Value of Assets Under Development, (vi) undepreciated Book Value of Non-Stabilized Projects, (vii) value of Mezzanine Debt Investments, (viii) value of all First Mortgage Receivables. The aggregate contributions to Total Asset Value from items (v), (vi), and (vii) above shall not exceed 35% of Total Asset Value.
Total Secured Indebtedness:	All indebtedness that is secured by a lien on any asset.
Total Unsecured Indebtedness:	All Indebtedness that is not Secured Indebtedness.
Unrestricted Cash:	Cash and cash equivalents, and certain marketable securities but excluding restricted cash.
Unencumbered Asset Value:	Total Asset Value from Unencumbered Assets.
Unencumbered Assets:	Any acquisition asset, land, operating property and any asset under development located in the United States which, as of any date of determination is not subject to any liens, claims, or restrictions on transferability or assignability of any kind other than (i) permitted encumbrances or liens in favor of the administrative agent and (ii) customary restrictions on transferability that result in a change of control or that trigger a right of first offer or right of first refusal.
Total Net Operating Income:	For the Company and the Company's applicable share of its joint ventures, as determined in accordance with GAAP, an amount equal to (i) the aggregate rental income and other revenues from the operation of all real estate assets, including from straight-lined rent and amortization of above- and below-market leases minus (ii) all expenses and other charges incurred in connection with the operation of such real estate assets but excluding the payment of or provision for debt service charges, income taxes, capital expenses, depreciation, amortization and other non-cash expenses.
Fixed Charges:	For any period, the sum of (i) total interest expense, (ii) all scheduled principal payments due on account of total outstanding indebtedness (excluding balloon payments) and (iii) all dividends payable on account of preferred stock or preferred operating partnership units of the borrower or any other person in the consolidated group.
Capital Expenditure Reserve:	For any Operating Property, an amount equal to (i) \$0.15 multiplied by (ii) the number of square feet of such Operating Property.

Note: For full detailed descriptions of the Credit Facility Covenant calculations and definitions of capitalized terms please refer to the Revolving Credit and Term Loan Agreement, dated as of July 16, 2013 filed as Exhibit 10.6 to Amendment No. 1 to Form S-11, filed with the Securities and Exchange Commission on August 23, 2013.

RECONCILIATION OF GAAP BALANCE SHEET TO PRO FORMA BALANCE SHEET

Unaudited, dollars in thousands

	Actual Results 12/31/13	Adjustments (1)	Pro Forma 12/31/13
Assets			
Real estate			
Land	\$ 2,055,802	\$ (66,642)	\$ 1,989,160
Buildings and improvements	8,781,926	(127,027)	8,654,899
	10,837,728	(193,669)	10,644,059
Accumulated depreciation and amortization	(1,190,170)	29,692	(1,160,478)
Real estate, net	9,647,558	(163,977)	9,483,581
Investments in and advances to unconsolidated joint ventures	9,205	(4,034)	5,171
Cash and cash equivalents	113,915	(18,583)	95,332
Restricted cash	75,457	(610)	74,847
Marketable securities	22,104	-	22,104
Receivables, net	178,505	(2,921)	175,584
Deferred charges and prepaid expenses, net	105,522	(2,285)	103,237
Other assets	19,650	(5,607)	14,043
Total assets	<u>\$ 10,171,916</u>	<u>\$ (198,017)</u>	<u>\$ 9,973,899</u>
Liabilities			
Debt obligations, net	\$ 5,981,289	\$ (15,982)	\$ 5,965,307
Financing liabilities, net	175,111	-	175,111
Accounts payable, accrued expenses and other liabilities	709,529	(8,034)	701,495
Total liabilities	<u>6,865,929</u>	<u>(24,016)</u>	<u>6,841,913</u>
Redeemable non-controlling interests	21,467	-	21,467
Commitments and contingencies	-	-	-
Equity			
Common stock, \$0.01 par value; authorized 3,000,000,000 shares;			
229,689,960 shares outstanding	2,297	-	2,297
Additional paid in capital	2,543,690	-	2,543,690
Accumulated other comprehensive loss	(6,812)	-	(6,812)
Distributions and accumulated losses	(196,707)	-	(196,707)
Total stockholders' equity	2,342,468	-	2,342,468
Non-controlling interests	942,052	(174,001)	768,051
Total equity	<u>3,284,520</u>	<u>(174,001)</u>	<u>3,110,519</u>
Total liabilities and equity	<u>\$ 10,171,916</u>	<u>\$ (198,017)</u>	<u>\$ 9,973,899</u>

(1) Reflects the impact of distributing the Excluded Properties as if the distribution was completed on December 31, 2013.

RECONCILIATION OF GAAP STATEMENTS OF OPERATIONS TO PRO FORMA STATEMENTS OF OPERATIONS

Unaudited, dollars in thousands, except per share amounts

	Three Months Ended 6/30/13			Six Months Ended 6/30/14			Six Months Ended 6/30/13		
	Actual Results	Adjustments (1)	Pro Forma	Actual Results	Adjustments (1)	Pro Forma	Actual Results	Adjustments (1)	Pro Forma
Revenues									
Rental income	\$ 216,296	\$ 16,366	\$ 232,662	\$ 477,336	\$ -	\$ 477,336	\$ 430,854	\$ 32,870	\$ 463,724
Expense reimbursements	59,311	3,984	63,295	134,317	-	134,317	118,915	8,054	126,969
Other revenues	2,613	35	2,648	4,120	-	4,120	5,760	73	5,833
Total revenues	278,220	20,385	298,605	615,773	-	615,773	555,529	40,997	596,526
Operating expenses									
Operating costs	27,659	2,236	29,895	66,790	-	66,790	57,506	4,593	62,099
Real estate taxes	40,995	2,374	43,369	88,281	-	88,281	82,696	4,737	87,433
Depreciation and amortization	108,622	11,279	119,901	222,934	-	222,934	220,399	22,557	242,956
Provision for doubtful accounts	2,573	109	2,682	5,865	-	5,865	4,885	275	5,160
Impairment of real estate assets	1,531	-	1,531	-	-	-	1,531	-	1,531
General and administrative	18,724	211	18,935	39,597	-	39,597	41,781	549	42,330
Total operating expenses	200,104	16,209	216,313	423,467	-	423,467	408,798	32,711	441,509
Other income (expense)									
Dividends and interest	239	4	243	267	-	267	420	6	426
Interest expense	(94,373)	22,344	(72,029)	(133,919)	-	(133,919)	(186,244)	41,306	(144,938)
Gain (loss) on sale of real estate assets	722	-	722	378	-	378	722	(161)	561
Gain (loss) on extinguishment of debt, net	(1,668)	-	(1,668)	(3,033)	-	(3,033)	482	-	482
Other	(3,710)	663	(3,047)	(4,130)	-	(4,130)	(4,671)	663	(4,008)
Total other income (expense)	(98,790)	23,011	(75,779)	(140,437)	-	(140,437)	(189,291)	41,814	(147,477)
Income (loss) before equity in income of unconsolidated joint ventures	(20,674)	27,187	6,513	51,869	-	51,869	(42,560)	50,100	7,540
Equity in income of unconsolidated joint ventures	507	(212)	295	136	68	204	754	(350)	404
Gain on disposal of investments in unconsolidated joint ventures	-	-	-	1,820	(1,820)	-	-	-	-
Income (loss) from continuing operations	(20,167)	26,975	6,808	53,825	(1,752)	52,073	(41,806)	49,750	7,944
Discontinued operations									
Income from discontinued operations	(302)	302	-	4,787	(4,787)	-	(1,077)	1,077	-
Gain on disposition of operating properties	2,631	(2,631)	-	14,426	(14,426)	-	2,631	(2,631)	-
Impairment of real estate held for sale	(39,007)	39,007	-	-	-	-	(42,039)	42,039	-
Income (loss) from discontinued operations	(36,678)	36,678	-	19,213	(19,213)	-	(40,485)	40,485	-
Net income (loss)	(56,845)	63,653	6,808	73,038	(20,965)	52,073	(82,291)	90,235	7,944
Non-controlling interests									
Net (income) loss attributable to non-controlling interests	13,583	(15,509)	(1,926)	(34,164)	20,992	(13,172)	19,531	(21,984)	(2,453)
Net income (loss) attributable to common stockholders	\$ (43,262)	\$ 48,144	\$ 4,882	\$ 38,874	\$ 27	\$ 38,901	\$ (62,760)	\$ 68,251	\$ 5,491
Per common share:									
Income (loss) from continuing operations:									
Basic	\$ (0.09)	\$ 0.11	\$ 0.02	\$ 0.17	\$ -	\$ 0.17	\$ (0.18)	\$ 0.20	\$ 0.02
Diluted	\$ (0.09)	\$ 0.11	\$ 0.02	\$ 0.17	\$ -	\$ 0.17	\$ (0.18)	\$ 0.20	\$ 0.02
Net income (loss) attributable to common stockholders:									
Basic	\$ (0.24)	\$ 0.26	\$ 0.02	\$ 0.17	\$ -	\$ 0.17	\$ (0.35)	\$ 0.37	\$ 0.02
Diluted	\$ (0.24)	\$ 0.26	\$ 0.02	\$ 0.17	\$ -	\$ 0.17	\$ (0.35)	\$ 0.37	\$ 0.02
Weighted average number of vested common shares:									
Basic	180,675	47,438	228,113	228,547	-	228,547	180,675	47,438	228,113
Diluted	180,675	49,519	230,194	229,907	-	229,907	180,675	49,519	230,194

(1) Reflects the impact of the following transactions associated with the IPO including (i) the contribution of the Acquired Properties (ii) the distribution of the Excluded Properties (iii) the acquisition of the interest not already held in Arapahoe Crossings L.P. (iv) borrowings under the unsecured credit facility, including the use thereof and (v) the net proceeds from the IPO, including the use thereof. The pro forma adjustments for the three and six months ended June 30, 2013 associated with these transactions assume that each transaction was completed as of January 1, 2013. The pro forma adjustments for the six months ended June 30, 2014 associated with these transactions assume that each transaction was completed as of January 1, 2014.

TRANSACTION SUMMARY

Supplemental Disclosure - Three Months Ended June 30, 2014

ACQUISITIONS

Dollars in thousands

There were no acquisitions during the six months ended June 30, 2014.

DISPOSITIONS

Dollars in thousands

<u>Property Name</u>	<u>Property Type (1)</u>	<u>MSA</u>	<u>Sale Date</u>	<u>Sale Amount</u>	<u>Gain / (loss)</u>	<u>Cap-Rate</u>	<u>GLA / Acres</u>	<u>Percent Leased</u>
Building at Sunrise Town Center	B	Miami-Fort Lauderdale-West Palm Beach, FL	2/11/14	\$ 3,000	\$ 378	-	18,000	-
				3,000	378	-	18,000	
TOTAL - SIX MONTHS ENDED 6/30/14				\$ 3,000	\$ 378	-	18,000	

(1) B - Building.

IPO PORTFOLIO SUMMARY

Supplemental Disclosure - Three Months Ended June 30, 2014

Joint venture, Montecito Marketplace is included at 100%.

PORTFOLIO OVERVIEW

	As of:				
	6/30/14	3/31/14	12/31/13	9/30/13	6/30/13
Number of properties	522	522	522	522	522
GLA	86,764,493	86,718,016	86,806,352	86,796,116	86,739,958
Percent leased	92.5%	92.3%	92.4%	92.1%	91.6%
TOTAL ≥ 10,000 SF	97.0%	96.7%	97.1%	96.9%	96.4%
TOTAL < 10,000 SF	82.1%	81.9%	81.6%	80.9%	80.6%
Percent billed	90.5%	90.5%	90.7%	90.2%	89.9%
ABR	\$ 903,423,457	\$ 898,961,821	\$ 895,080,953	\$ 886,800,318	\$ 878,210,270
ABR/SF	\$ 12.04	\$ 12.01	\$ 11.93	\$ 11.87	\$ 11.83
Percent grocery anchored	70%	70%	70%	71%	70%
Percent community shopping centers	63%	63%	63%	63%	63%
Percent neighborhood shopping centers	37%	37%	37%	37%	37%

PORTFOLIO BY UNIT SIZE AS OF 6/30/14

	Number of Units	GLA	Percent Leased	Percent Billed	Percent of Vacant GLA	ABR	ABR/SF
≥ 35,000 SF	581	36,291,868	98.5%	97.4%	8.4%	\$ 272,272,261	\$ 8.58
20,000 – 34,999 SF	555	14,615,214	96.2%	94.0%	8.6%	129,190,864	9.38
10,000 - 19,999 SF	718	9,730,024	92.6%	90.2%	11.0%	107,621,071	12.29
5,000 - 9,999 SF	1,389	9,582,340	84.1%	80.3%	23.4%	118,468,110	15.36
< 5,000 SF	8,048	16,545,047	80.9%	78.4%	48.6%	275,871,151	21.18
TOTAL	11,291	86,764,493	92.5%	90.5%	100.0%	\$ 903,423,457	\$ 12.04
TOTAL ≥ 10,000 SF	1,854	60,637,106	97.0%	95.4%	28.0%	\$ 509,084,196	\$ 9.38
TOTAL < 10,000 SF	9,437	26,127,387	82.1%	79.1%	72.0%	394,339,261	19.02

TOP FORTY RETAILERS RANKED BY ABR

Retailer	Owned Leases	GLA	Percent of Portfolio GLA	ABR	Percent of Portfolio ABR
1 The Kroger Co. (1)	68	4,376,981	5.0%	\$ 30,192,440	3.3%
2 The TJX Companies, Inc. (2)	94	2,972,002	3.4%	28,709,313	3.2%
3 Wal-Mart Stores, Inc. (3)	28	3,478,406	4.0%	16,830,690	1.9%
4 Publix Super Markets, Inc. (4)	39	1,801,416	2.1%	16,650,017	1.8%
5 Dollar Tree Stores, Inc. (5)	129	1,475,055	1.7%	14,840,735	1.6%
6 Ahold USA, Inc. (6)	21	1,259,102	1.5%	14,038,885	1.6%
7 Sears Holdings Corporation (7)	28	2,573,863	3.0%	11,662,133	1.3%
8 Office Depot, Inc. (8)	42	952,588	1.1%	10,048,117	1.1%
9 PetSmart, Inc.	30	661,834	0.8%	9,263,023	1.0%
10 Bed Bath & Beyond Inc. (9)	30	729,787	0.8%	9,116,697	1.0%
TOP 10 RETAILERS	509	20,281,034	23.4%	161,352,050	17.9%
11 Best Buy Co., Inc. (10)	16	660,392	0.8%	8,778,043	1.0%
12 Ross Stores, Inc. (11)	29	823,474	0.9%	8,483,311	0.9%
13 Big Lots, Inc.	45	1,448,043	1.7%	8,467,506	0.9%
14 Safeway Inc. (12)	16	842,883	1.0%	8,249,737	0.9%
15 Burlington Stores, Inc.	15	1,191,928	1.4%	8,183,526	0.9%
16 Staples, Inc.	32	704,608	0.8%	8,134,059	0.9%
17 Kohl's Corporation	12	1,019,875	1.2%	7,263,680	0.8%
18 PETCO Animal Supplies, Inc. (13)	33	452,093	0.5%	6,882,833	0.8%
19 DICK'S Sporting Goods, Inc. (14)	12	492,031	0.6%	6,400,866	0.7%
20 Ascena Retail Group, Inc. (15)	59	356,252	0.4%	6,361,998	0.7%
TOP 20 RETAILERS	778	28,272,613	32.6%	238,557,610	26.4%
21 Bi-Lo Holdings, LLC (16)	18	834,061	1.0%	6,322,599	0.7%
22 Hobby Lobby Stores, Inc.	16	943,615	1.1%	6,122,108	0.7%
23 L.A. Fitness International, LLC	9	390,095	0.4%	5,659,224	0.6%
24 Michaels Stores, Inc.	25	559,226	0.6%	5,583,317	0.6%
25 H.E. Butt Grocery Company (17)	8	510,551	0.6%	5,471,054	0.6%
26 The Home Depot, Inc.	8	799,388	0.9%	5,447,371	0.6%
27 Party City Corporation	31	389,915	0.4%	5,204,262	0.6%
28 Giant Eagle, Inc. (18)	7	555,560	0.6%	5,084,234	0.6%
29 Stage Stores, Inc. (19)	33	816,259	0.9%	4,842,807	0.5%
30 Walgreen Co.	21	300,253	0.3%	4,820,891	0.5%
31 Albertsons LLC (20)	8	456,420	0.5%	4,714,445	0.5%
32 Barnes & Noble, Inc.	12	258,663	0.3%	4,459,215	0.5%
33 The Great Atlantic & Pacific Tea Company (21)	7	330,480	0.4%	4,396,267	0.5%
34 CVS Caremark Corporation	23	299,440	0.3%	4,291,282	0.5%
35 Jo-Ann Stores, Inc.	22	422,763	0.5%	4,246,067	0.5%
36 Toys"R"US, Inc. (22)	13	477,284	0.6%	4,244,320	0.5%
37 Delhaize America Inc. (23)	13	484,158	0.6%	4,097,418	0.5%
38 Wakefern Food Corporation (24)	7	354,575	0.4%	4,064,206	0.4%
39 Payless ShoeSource	68	209,597	0.2%	4,046,516	0.4%
40 JP Morgan Chase & Co.	31	110,693	0.1%	3,946,080	0.4%
TOTAL TOP 40 RETAILERS	1,158	37,775,609	43.5%	\$ 335,621,292	37.1%
Impact of Pending Transactions:					
Safeway Inc. and Albertsons LLC merger	24	1,299,303	1.5%	\$ 12,964,181	1.4%

(1) Includes Kroger (54), Harris Teeter (3), King Soopers (3), Ralphs (3), Smith's (2), Dillons (1), Food 4 Less (1) and Pay Less (1).

(2) Includes T.J. Maxx (50), Marshalls (35) and HomeGoods (9).

(3) Includes Supercenters (14), Discount Stores (9), Walmart Neighborhood Market (4) and Sam's Club (1).

(4) Includes Publix (38) and Publix Sabor (1).

(5) Includes Dollar Tree (125), Deals (3) and Dollar Stop (1).

(6) Includes Giant Food (10), Super Stop & Shop (7), Martin's Food Markets (2), Stop & Shop (1) and Tops (1).

(7) Includes Kmart (25), Sears (2) and Sears Outlet (1).

(8) Includes Office Depot (23) and OfficeMax (19).

(9) Includes Bed Bath & Beyond (16), Harmon Face Values (6), Christmas Tree Shops (4), World Market (3) and buybuy BABY (1).

(10) Includes Best Buy.

(11) Includes Ross Dress for Less.

(12) Includes Vons (5), Randal's (4), Dominick's (3), Tom Thumb (3) and Safeway (1).

(13) Includes PETCO (32) and Unleashed (1).

(14) Includes DICK'S Sporting Goods (9) and Golf Galaxy (3).

(15) Includes dressbarn (27), Catherines (11), Lane Bryant (8), Justice (8) and maurices (5).

(16) Includes Winn-Dixie (10), BI-LO (5) and Harveys (3).

(17) Includes H-E-B (7) and Central Market (1).

(18) Includes Giant Eagle (6) and Good Cents Grocery + More (1).

(19) Includes Bealls Outlet (12), Peebles (9), Bealls (6), Palais Royal (3), Goody's (2), and Stage (1).

(20) Includes Shaw's (3), Albertsons (2), Jewel-Osco (2) and Acme (1).

(21) Includes A&P (3), Pathmark (2), Superfresh (1) and Waldbaum's (1).

(22) Includes Babies"R"Us (8) and Toys"R"Us (5).

(23) Includes Food Lion (10), Hannaford (2) and Bottom Dollar Food (1).

(24) Includes ShopRite (4) and PriceRite (3).

NEW & RENEWAL LEASE SUMMARY

					Comparable Only					Renewal Rate (by count)	Renewal Rate (by GLA)
	Leases	GLA	New ABR	New ABR/SF	Leases	GLA	New ABR/SF	Old ABR/SF	Rent Growth (1)		
TOTAL - ALL LEASES											
Three months ended 6/30/14	556	3,700,930	\$ 42,653,655	\$ 11.53	415	3,069,250	\$ 11.54	\$ 10.37	11.2%	-	-
Three months ended 3/31/14	525	2,936,680	38,070,170	12.96	392	2,512,983	12.72	11.43	11.3%	-	-
Three months ended 12/31/13	538	3,312,489	39,623,745	11.96	397	2,838,272	11.36	10.23	11.0%	-	-
Three months ended 9/30/13	640	4,052,233	48,187,519	11.89	487	3,387,852	11.86	10.63	11.5%	-	-
TOTAL - TTM	2,259	14,002,332	\$ 168,535,089	\$ 12.04	1,691	11,808,357	\$ 11.84	\$ 10.64	11.3%	-	-
NEW LEASES											
Three months ended 6/30/14	214	1,094,245	\$ 13,698,310	\$ 12.52	73	462,565	\$ 13.95	\$ 10.96	27.3%	-	-
Three months ended 3/31/14	202	744,131	11,295,760	15.18	69	320,434	16.19	13.38	21.0%	-	-
Three months ended 12/31/13	199	859,397	12,926,819	15.04	58	385,180	14.36	11.51	24.8%	-	-
Three months ended 9/30/13	217	975,183	12,937,956	13.27	64	310,802	15.85	10.50	50.9%	-	-
TOTAL - TTM	832	3,672,956	\$ 50,858,845	\$ 13.85	264	1,478,981	\$ 14.94	\$ 11.53	29.6%	-	-
RENEWAL & OPTION LEASES											
Three months ended 6/30/14	342	2,606,685	\$ 28,955,345	\$ 11.11	342	2,606,685	\$ 11.11	\$ 10.27	8.2%	77.9%	74.8%
Three months ended 3/31/14	323	2,192,549	26,774,410	12.21	323	2,192,549	12.21	11.15	9.5%	79.6%	84.2%
Three months ended 12/31/13	339	2,453,092	26,696,927	10.88	339	2,453,092	10.88	10.03	8.5%	77.2%	90.5%
Three months ended 9/30/13	423	3,077,050	35,249,563	11.46	423	3,077,050	11.46	10.65	7.6%	77.9%	82.7%
TOTAL - TTM	1,427	10,329,376	\$ 117,676,244	\$ 11.39	1,427	10,329,376	\$ 11.39	\$ 10.51	8.4%	78.2%	83.8%

RENT GROWTH BY TENANT SIZE	Three Months Ended			
	6/30/14	3/31/14	12/31/13	9/30/13
TOTAL - ALL LEASES				
≥ 35,000 SF	15.0%	4.1%	8.2%	15.1%
20,000 - 34,999 SF	10.2%	11.4%	19.9%	11.4%
10,000 - 19,999 SF	11.3%	13.8%	7.7%	13.6%
5,000 - 9,999 SF	13.8%	12.5%	15.6%	10.6%
< 5,000 SF	8.4%	13.5%	9.4%	9.4%
TOTAL	11.2%	11.3%	11.0%	11.5%
TOTAL ≥ 10,000 SF	12.7%	8.9%	11.1%	13.5%
TOTAL < 10,000 SF	9.6%	13.2%	10.9%	9.7%

LEASES BY ANCHOR AND SMALL SHOP - THREE MONTHS ENDED 6/30/14		% of Leases	% of GLA	% of ABR	New ABR/SF
Anchor Leases (≥ 10,000 SF)					
Total - All leases		15%	67%	50%	\$ 8.56
New leases		9%	51%	37%	9.19
Renewal leases		18%	73%	55%	8.38
Small Shop Leases (< 10,000 SF)					
Total - All leases		85%	33%	50%	\$ 17.48
New leases		91%	49%	63%	15.99
Renewal leases		82%	27%	45%	18.63

(1) Cash.

NEW LEASE NET EFFECTIVE RENT

	Twelve Months Ended	Three Months Ended			
	6/30/14	6/30/14	3/31/14	12/31/13	9/30/13
NEW LEASES					
Weighted average over lease term:					
Base rent	\$ 14.43	\$ 13.00	\$ 15.81	\$ 15.84	\$ 13.73
TI/TA allowance	(1.95)	(2.15)	(2.10)	(1.94)	(1.63)
Landlord work	(0.56)	(0.37)	(0.50)	(0.71)	(0.67)
Third party leasing commissions	(0.35)	(0.27)	(0.38)	(0.42)	(0.37)
Rent concessions	-	-	-	-	-
EQUIVALENT NET EFFECTIVE RENT	\$ 11.56	\$ 10.21	\$ 12.83	\$ 12.77	\$ 11.05
Net effective rent / base rent	80%	79%	81%	81%	81%
Weighted average term (years)	8.3	8.9	7.2	8.9	7.9
PERCENT OF TOTAL EQUIVALENT NET EFFECTIVE RENT BY ANCHOR AND SMALL SHOP					
≥ 10,000 SF	33%	38%	20%	33%	38%
< 10,000 SF	67%	62%	80%	67%	62%

ANCHOR SPACE REPOSITIONING SUMMARY

Dollars in thousands

Property Name	MSA	Description
IN PROCESS ANCHOR SPACE REPOSITIONINGS		
1 Bakersfield Plaza	Bakersfield, CA	Remerchandise former CVS with a 29K SF Ross Dress for Less
2 Rose Pavilion	San Francisco-Oakland-Hayward, CA	Reconfigure former TGI Friday's outparcel with a 14K SF CVS with drive thru
3 Stratford Square	Bridgeport-Stamford-Norwalk, CT	Reconfigure former movie theatre with a 49K SF LA Fitness
4 The Manchester Collection	Hartford-West Hartford-East Hartford, CT	Remerchandise former Sports Authority with a 42K SF Hobby Lobby and reconfigure former Petco and adjacent vacancy with a 25K SF Ashley Furniture
5 Marketplace at Wycliffe	Miami-Fort Lauderdale-West Palm Beach, FL	Remerchandise former Winn-Dixie with a 45K SF Walmart Neighborhood Market
6 Colonial Marketplace	Orlando-Kissimmee-Sanford, FL	Reconfigure former AC Moore and OfficeMax with a 60K SF Burlington Coat Factory
7 Pointe Orlando	Orlando-Kissimmee-Sanford, FL	Addition of a 7K SF Blue Martini Lounge, a 6K SF RA Sushi and a 3K SF Minus 5 Ice Bar
8 Mansell Crossing	Atlanta-Sandy Springs-Roswell, GA	Remerchandise former OfficeMax with a 24K SF REI
9 Westview Center	Chicago-Naperville-Elgin, IL-IN-WI	Relocation and expansion of existing Dollar Tree to 17K SF and rightsizing of Premiere Furniture to 12K SF to accommodate a 22K SF Sears Home Outlet
10 County Line Plaza	Jackson, MS	Remerchandise former Haverty's Furniture with a 43K SF Conn's
11 Hamilton Plaza-Kmart Plaza	Trenton, NJ	Reconfigure former Acme with a 19K SF Planet Fitness and a 13K SF Hibachi Grill
12 McMullen Creek Market	Charlotte-Concord-Gastonia, NC-SC	Reconfigure 25K SF Staples and adjacent vacant junior anchor with a 45K SF Walmart Neighborhood Market and relocate existing 6K SF Lebo's Footwear to enable rightsizing of Staples to 13K SF
13 Harpers Station	Cincinnati, OH-KY-IN	Remerchandise former Bova furniture with a 29K SF Fresh Thyme Farmers Market (Meijer) and combination of adjacent small shop vacancies for an 8K SF Pet Supplies Plus
14 Collegetown Shopping Center	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Reconfigure former Acme with a 42K SF LA Fitness and an additional 5K SF of retail space
15 Pilgrim Gardens	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Remerchandise former Loehmann's with a 22K SF Ross Dress for Less
16 Dillsburg Shopping Center	York-Hanover, PA	Reconfigure former Giant Food (Ahold) to accommodate a 38K SF Tractor Supply and a 7K SF freestanding Advanced Auto Parts
17 Kingston Overlook	Knoxville, TN	Remerchandise former American Signature Home with a 53K SF Sears Home Outlet
18 Five Points	Corpus Christi, TX	Remerchandise shopping center with the addition of a 23K SF Burke's Outlet, a 16K SF Party City, a 13K SF PETCO, a 26K SF Ross Dress for Less and the expansion of Beall's to a 35K SF prototype
19 Bardin Place Center	Dallas-Fort Worth-Arlington, TX	Reconfigure former Sports Authority and adjacent small shop space with an 86K SF WinCo Foods
20 Mequon Pavilions	Milwaukee-Waukesha-West Allis, WI	Combination of four adjacent small shop spaces for a 25K SF Marshalls and relocation of existing 5K SF Men's Wearhouse and 3K SF Fitness Together

COMPLETED ANCHOR SPACE REPOSITIONINGS - SIX MONTHS ENDED 6/30/14

1 San Dimas Plaza	Los Angeles-Long Beach-Anaheim, CA	Addition of a 46K SF Smart & Final Extra! in former Ralphs (Kroger)
2 Westminster City Center	Denver-Aurora-Lakewood, CO	Reconfigure former Circuit City with a 26K SF Ross Dress for Less and a 23K SF Jo-Ann Fabrics and remerchandise vacant junior anchor with an 11K SF Ulta
3 University Commons	Greenville, NC	Remerchandise a 29K SF former Circuit City with a 14K SF Petco, a 9K SF Kirkland's and a 6K SF Sleepy's
4 Midway Market Square	Cleveland-Elyria, OH	Remerchandise former furniture store with a 26K SF Jo-Ann Fabric & Craft Store
5 South Towne Centre	Dayton, OH	Combination of five adjacent small shop spaces for a 14K SF OfficeMax
6 County Line Plaza	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Rightsize existing 67K SF VF Outlet to 35K SF and demise remaining space for a 21K SF Bottom Dollar (Delhaize) and an additional retailer; remerchandise former Payless ShoeSource with a 4K SF Sherwin Williams and an existing outparcel with a 3K SF TD Bank
7 Hunting Hills	Roanoke, VA	Reconfigure former Walmart with a 101K SF Kohl's and a 17K SF PetSmart and remerchandise small shop space with a 10K SF Dollar Tree and a 7K SF Rack Room Shoes

2014 Anchor Space Repositionings:

	Number of Projects	Expected Total Project Costs	NOI Yield
In Process	20	\$ 58,703	13.3%
Completed	7	26,207	13.6%
TOTAL	27	\$ 84,910	13.4%

LEASE EXPIRATION SCHEDULE

	TOTAL PORTFOLIO					SPACES > 10,000 SF					SPACES < 10,000 SF				
	Number of Leases	Leased GLA	Percent of Leased GLA	ABR / SF	Percent of ABR	Number of Leases	Leased GLA	Percent of Leased GLA	ABR / SF	Percent of ABR	Number of Leases	Leased GLA	Percent of Leased GLA	ABR / SF	Percent of ABR
ASSUMES NO EXERCISE OF RENEWAL OPTIONS AND NO BASE RENT ESCALATIONS OVER LEASE TERM															
Month to Month	309	826,570	1.0%	\$ 13.22	1.2%	8	148,851	0.3%	\$ 7.07	0.2%	301	677,719	3.2%	\$ 14.57	2.5%
2014	711	2,776,633	3.5%	12.63	3.9%	44	1,076,138	1.8%	7.25	1.5%	667	1,700,495	7.9%	16.03	6.9%
2015	1,611	11,294,252	14.1%	10.66	13.3%	258	7,888,576	13.4%	7.85	12.2%	1,353	3,405,676	15.9%	17.17	14.8%
2016	1,581	11,707,771	14.6%	11.31	14.7%	242	8,098,432	13.8%	8.39	13.3%	1,339	3,609,339	16.8%	17.86	16.3%
2017	1,496	10,409,075	13.0%	11.95	13.8%	229	7,093,181	12.1%	8.71	12.1%	1,267	3,315,894	15.5%	18.88	15.9%
2018	1,278	9,578,111	11.9%	12.08	12.8%	202	6,533,809	11.1%	8.83	11.3%	1,076	3,044,302	14.2%	19.04	14.7%
2019	952	9,027,786	11.2%	10.89	10.9%	201	6,791,893	11.5%	8.32	11.1%	751	2,235,893	10.4%	18.71	10.6%
2020	301	4,357,099	5.4%	10.73	5.2%	100	3,653,672	6.2%	8.95	6.4%	201	703,427	3.3%	19.98	3.6%
2021	241	3,290,047	4.1%	11.06	4.0%	87	2,726,969	4.6%	9.39	5.0%	154	563,078	2.6%	19.15	2.7%
2022	228	3,506,167	4.4%	10.63	4.1%	82	2,943,444	5.0%	8.59	5.0%	146	562,723	2.6%	21.25	3.0%
2023+	735	13,478,693	16.8%	10.83	16.2%	313	11,858,740	20.2%	9.34	21.8%	422	1,619,953	7.6%	21.67	8.9%
ASSUMES EXERCISE OF ALL RENEWAL OPTIONS AND ANY BASE RENT ESCALATIONS OVER LEASE TERM (1)															
Month to Month	309	826,570	1.0%	\$ 13.69	1.0%	8	148,851	0.3%	\$ 7.49	0.2%	301	677,719	3.2%	\$ 15.05	2.3%
2014	550	1,820,000	2.3%	12.57	1.9%	23	563,363	1.0%	5.08	0.4%	527	1,256,637	5.9%	15.92	4.6%
2015	1,052	3,832,838	4.8%	13.13	4.3%	77	1,583,717	2.7%	7.59	1.6%	975	2,249,121	10.5%	17.04	8.7%
2016	944	3,553,249	4.4%	13.74	4.2%	63	1,483,367	2.5%	7.75	1.6%	881	2,069,882	9.7%	18.04	8.5%
2017	932	3,337,670	4.2%	14.60	4.2%	54	1,262,395	2.1%	8.36	1.4%	878	2,075,275	9.7%	18.39	8.7%
2018	695	2,409,188	3.0%	16.57	3.4%	45	872,939	1.5%	11.78	1.4%	650	1,536,249	7.2%	19.30	6.7%
2019	616	2,821,810	3.5%	13.80	3.3%	53	1,335,585	2.3%	8.86	1.6%	563	1,486,225	6.9%	18.23	6.2%
2020	386	2,408,453	3.0%	13.07	2.7%	53	1,475,778	2.5%	9.25	1.9%	333	932,675	4.4%	19.12	4.1%
2021	381	1,882,725	2.3%	15.60	2.5%	37	856,346	1.5%	10.04	1.2%	344	1,026,379	4.8%	20.24	4.7%
2022	388	1,877,039	2.3%	16.16	2.6%	44	852,833	1.5%	9.92	1.2%	344	1,024,206	4.8%	21.35	5.0%
2023+	3,190	55,482,662	69.1%	14.79	70.0%	1,309	48,378,531	82.3%	13.28	87.6%	1,881	7,104,131	33.1%	25.10	40.6%

(1) ABR for leases whose future option rent is based on fair market value or CPI is reported as the ABR for the last year of the current lease term. ABR/SF includes ground leases.

REDEVELOPMENT SUMMARY

Dollars in thousands

Property Name	MSA	Project Description	Percent Leased	Construction		Expected Total Project Cost	NOI Yield
				Stabilization Quarter	Percent Complete		
IN PROCESS REDEVELOPMENTS							
1 The Commons at Wolfcreek	Memphis, TN-MS-AR	Rightsizing of existing 50K SF Value City Furniture to 38K SF and remerchandise excess space and adjacent retail space with a 74K SF Academy Sports in a newly constructed building	93.9%	Dec-14	56%	\$ 7,862	10.8%
TOTAL IN PROCESS REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE						\$ 7,862	10.8%
COMPLETED REDEVELOPMENTS - SIX MONTHS ENDED 6/30/14							
1 Florence Plaza - Florence Square	Cincinnati, OH-KY-IN	Redevelopment of former theatre and adjacent small shop space to accommodate a 124K SF Kroger Marketplace	97.0%	Jun-14	100%	\$ 6,604	10.0%
2 Valley Crossing	Hickory-Lenoir-Morganton, NC	Redevelopment of north end of shopping center with a 71K SF Academy Sports, a 16K SF Harbor Freight Tools and one new junior anchor, as well as façade improvements	100.0%	Jun-14	100%	8,130	12.2%
TOTAL COMPLETED REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE						14,734	11.2%
TOTAL REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE						\$ 22,595	11.1%

PROPERTIES BY LARGEST US MSAs

Dollars in thousands except per square foot amounts

Largest US MSAs by 2012 Population	Number of Properties	GLA	Percent Leased	Percent Billed	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 New York-Newark-Jersey City, NY-NJ-PA	30	3,638,368	93.9%	92.2%	\$ 59,831	\$ 18.25	5.7%	4.2%	6.6%
2 Los Angeles-Long Beach-Anaheim, CA	9	1,684,935	98.5%	98.1%	27,513	16.97	1.7%	1.9%	3.0%
3 Chicago-Naperville-Elgin, IL-IN-WI	16	3,955,369	91.6%	90.0%	43,031	12.43	3.1%	4.6%	4.8%
4 Dallas-Fort Worth-Arlington, TX	16	2,977,123	93.4%	89.9%	39,532	14.61	3.1%	3.4%	4.4%
5 Houston-The Woodlands-Sugar Land, TX	38	4,657,292	95.2%	94.3%	47,096	10.96	7.3%	5.4%	5.2%
6 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	27	4,200,721	94.6%	91.4%	53,180	15.06	5.2%	4.8%	5.9%
7 Washington-Arlington-Alexandria, DC-VA-MD-WV	3	451,260	97.1%	96.5%	4,595	10.49	0.6%	0.5%	0.5%
8 Miami-Fort Lauderdale-West Palm Beach, FL	10	1,729,738	84.5%	82.4%	19,088	13.62	1.9%	2.0%	2.1%
9 Atlanta-Sandy Springs-Roswell, GA	24	3,587,684	91.6%	88.3%	33,463	10.30	4.6%	4.1%	3.7%
10 Boston-Cambridge-Newton, MA-NH	5	536,315	92.8%	91.3%	6,238	12.54	1.0%	0.6%	0.7%
Top 10 Largest US MSAs by Population	178	27,418,805	93.2%	91.2%	333,568	13.62	34.1%	31.6%	36.9%
11 San Francisco-Oakland-Hayward, CA	2	476,369	93.8%	90.5%	8,484	25.18	0.4%	0.5%	0.9%
12 Riverside-San Bernardino-Ontario, CA	4	537,795	93.8%	92.3%	6,238	12.45	0.8%	0.6%	0.7%
13 Phoenix-Mesa-Scottsdale, AZ	1	119,525	77.7%	77.7%	574	6.19	0.2%	0.1%	0.1%
14 Detroit-Warren-Dearborn, MI	9	1,633,818	92.0%	89.8%	15,879	11.38	1.7%	1.9%	1.8%
15 Seattle-Tacoma-Bellevue, WA	0	-	-	-	-	-	-	-	-
16 Minneapolis-St. Paul-Bloomington, MN-WI	8	1,191,459	89.5%	89.2%	12,460	12.45	1.5%	1.4%	1.4%
17 San Diego-Carlsbad, CA	2	505,814	98.1%	97.9%	8,984	18.75	0.4%	0.6%	1.0%
18 Tampa-St. Petersburg-Clearwater, FL	15	2,388,002	93.5%	92.4%	25,714	12.15	2.9%	2.8%	2.8%
19 St. Louis, MO-IL	4	670,045	90.3%	88.9%	4,905	8.68	0.8%	0.8%	0.5%
20 Baltimore-Columbia-Towson, MD	1	219,862	99.5%	99.5%	2,673	12.21	0.2%	0.3%	0.3%
Top 20 Largest US MSAs by Population	224	35,161,494	93.1%	91.2%	419,481	13.45	42.9%	40.5%	46.4%
21 Denver-Aurora-Lakewood, CO	5	1,199,934	95.9%	89.5%	13,556	12.12	1.0%	1.4%	1.5%
22 Pittsburgh, PA	1	218,714	95.7%	95.7%	1,613	8.50	0.2%	0.3%	0.2%
23 Charlotte-Concord-Gastonia, NC-SC	7	1,833,407	87.4%	85.3%	14,150	9.65	1.3%	2.1%	1.6%
24 Portland-Vancouver-Hillsboro, OR-WA	0	-	-	-	-	-	-	-	-
25 San Antonio-New Braunfels, TX	0	-	-	-	-	-	-	-	-
26 Orlando-Kissimmee-Sanford, FL	7	996,539	91.0%	83.5%	14,423	16.29	1.3%	1.1%	1.6%
27 Sacramento-Roseville--Arden-Arcade, CA	1	103,695	100.0%	95.2%	1,959	18.89	0.2%	0.1%	0.2%
28 Cincinnati, OH-KY-IN	7	1,869,781	96.9%	93.6%	19,209	12.29	1.3%	2.2%	2.1%
29 Cleveland-Elyria, OH	7	1,450,837	92.0%	91.4%	14,350	10.76	1.3%	1.7%	1.6%
30 Kansas City, MO-KS	4	611,786	88.3%	88.1%	4,206	7.92	0.8%	0.7%	0.5%
31 Las Vegas-Henderson-Paradise, NV	3	609,661	90.4%	90.1%	7,654	13.89	0.6%	0.7%	0.8%
32 Columbus, OH	4	447,211	83.4%	80.5%	3,606	10.21	0.8%	0.5%	0.4%
33 Indianapolis-Carmel-Anderson, IN	4	883,549	86.3%	84.9%	6,042	8.13	0.8%	1.0%	0.7%
34 San Jose-Sunnyvale-Santa Clara, CA	0	-	-	-	-	-	-	-	-
35 Austin-Round Rock, TX	1	168,112	96.4%	96.4%	1,266	7.81	0.2%	0.2%	0.1%
36 Nashville-Davidson--Murfreesboro--Franklin, TN	7	1,277,886	88.7%	87.8%	10,963	9.76	1.3%	1.5%	1.2%
37 Virginia Beach-Norfolk-Newport News, VA-NC	2	205,245	99.6%	98.7%	3,331	16.41	0.4%	0.2%	0.4%
38 Providence-Warwick, RI-MA	1	148,126	99.1%	96.4%	1,470	10.02	0.2%	0.2%	0.2%
39 Milwaukee-Waukesha-West Allis, WI	4	714,529	90.4%	87.9%	6,441	9.97	0.8%	0.8%	0.7%
40 Jacksonville, FL	5	827,528	81.3%	81.0%	8,281	12.40	1.0%	1.0%	0.9%
41 Memphis, TN-MS-AR	1	658,121	93.9%	82.7%	7,455	12.28	0.2%	0.8%	0.8%
42 Oklahoma City, OK	0	-	-	-	-	-	-	-	-

PROPERTIES BY LARGEST US MSAs

Dollars in thousands except per square foot amounts

	Number of Properties	GLA	Percent Leased	Percent Billed	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
Largest US MSAs by 2012 Population									
43 Louisville/Jefferson County, KY-IN	4	684,607	90.3%	88.8%	6,141	10.24	0.8%	0.8%	0.7%
44 Richmond, VA	2	215,897	94.4%	92.2%	2,575	12.63	0.4%	0.2%	0.3%
45 New Orleans-Metairie, LA	0	-	-	-	-	-	-	-	-
46 Hartford-West Hartford-East Hartford, CT	4	897,262	93.6%	88.7%	11,099	15.79	0.8%	1.0%	1.2%
47 Raleigh, NC	2	291,038	95.9%	94.1%	3,512	15.28	0.4%	0.3%	0.4%
48 Birmingham-Hoover, AL	0	-	-	-	-	-	-	-	-
49 Buffalo-Cheektowaga-Niagara Falls, NY	1	93,144	97.9%	97.9%	1,257	13.80	0.2%	0.1%	0.1%
50 Salt Lake City, UT	0	-	-	-	-	-	-	-	-
Top 50 Largest US MSAs by Population	308	51,568,103	92.5%	90.3%	584,042	12.86	59.0%	59.4%	64.6%
MSAs Ranked 51 - 100 by Population	68	11,821,287	90.8%	88.6%	111,716	11.30	13.0%	13.6%	12.4%
Other MSAs	146	23,375,103	93.3%	92.0%	207,665	10.54	28.0%	26.9%	23.0%
TOTAL	522	86,764,493	92.5%	90.5%	\$ 903,423	\$ 12.04	100.0%	100.0%	100.0%

LARGEST MSAs BY ABR

Dollars in thousands except per square foot amounts

Largest MSAs by ABR	MSA Rank	Number of Properties	GLA	Percent Leased	Percent Billed	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 New York-Newark-Jersey City, NY-NJ-PA	1	30	3,638,368	93.9%	92.2%	\$ 59,831	\$ 18.25	5.7%	4.2%	6.6%
2 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6	27	4,200,721	94.6%	91.4%	53,180	15.06	5.2%	4.8%	5.9%
3 Houston-The Woodlands-Sugar Land, TX	5	38	4,657,292	95.2%	94.3%	47,096	10.96	7.3%	5.4%	5.2%
4 Chicago-Naperville-Elgin, IL-IN-WI	3	16	3,955,369	91.6%	90.0%	43,031	12.43	3.1%	4.6%	4.8%
5 Dallas-Fort Worth-Arlington, TX	4	16	2,977,123	93.4%	89.9%	39,532	14.61	3.1%	3.4%	4.4%
6 Atlanta-Sandy Springs-Roswell, GA	9	24	3,587,684	91.6%	88.3%	33,463	10.30	4.6%	4.1%	3.7%
7 Los Angeles-Long Beach-Anaheim, CA	2	9	1,684,935	98.5%	98.1%	27,513	16.97	1.7%	1.9%	3.0%
8 Tampa-St. Petersburg-Clearwater, FL	18	15	2,388,002	93.5%	92.4%	25,714	12.15	2.9%	2.8%	2.8%
9 Cincinnati, OH-KY-IN	28	7	1,869,781	96.9%	93.6%	19,209	12.29	1.3%	2.2%	2.1%
10 Miami-Fort Lauderdale-West Palm Beach, FL	8	10	1,729,738	84.5%	82.4%	19,088	13.62	1.9%	2.0%	2.1%
10 Largest MSAs by ABR	-	192	30,689,013	93.4%	91.3%	367,657	13.50	36.8%	35.4%	40.7%
11 Detroit-Warren-Dearborn, MI	14	9	1,633,818	92.0%	89.8%	15,879	11.38	1.7%	1.9%	1.8%
12 Orlando-Kissimmee-Sanford, FL	26	7	996,539	91.0%	83.5%	14,423	16.29	1.3%	1.1%	1.6%
13 Cleveland-Elyria, OH	29	7	1,450,837	92.0%	91.4%	14,350	10.76	1.3%	1.7%	1.6%
14 Charlotte-Concord-Gastonia, NC-SC	23	7	1,833,407	87.4%	85.3%	14,150	9.65	1.3%	2.1%	1.6%
15 Denver-Aurora-Lakewood, CO	21	5	1,199,934	95.9%	89.5%	13,556	12.12	1.0%	1.4%	1.5%
16 Allentown-Bethlehem-Easton, PA-NJ	68	5	1,298,479	97.6%	96.4%	13,247	11.11	1.0%	1.5%	1.5%
17 Minneapolis-St. Paul-Bloomington, MN-WI	16	8	1,191,459	89.5%	89.2%	12,460	12.45	1.5%	1.4%	1.4%
18 Hartford-West Hartford-East Hartford, CT	46	4	897,262	93.6%	88.7%	11,099	15.79	0.8%	1.0%	1.2%
19 Nashville-Davidson--Murfreesboro--Franklin, TN	36	7	1,277,886	88.7%	87.8%	10,963	9.76	1.3%	1.5%	1.2%
20 Oxnard-Thousand Oaks-Ventura, CA	66	3	677,512	97.4%	96.9%	10,305	15.85	0.6%	0.8%	1.1%
20 Largest MSAs by ABR	-	254	43,146,146	93.0%	90.8%	498,090	13.07	48.7%	49.7%	55.1%
21 Binghamton, NY	185	4	751,106	98.9%	98.9%	9,616	12.95	0.8%	0.9%	1.1%
22 Naples-Immokalee-Marco Island, FL	150	4	755,309	98.0%	96.3%	9,228	12.53	0.8%	0.9%	1.0%
23 San Diego-Carlsbad, CA	17	2	505,814	98.1%	97.9%	8,984	18.75	0.4%	0.6%	1.0%
24 San Francisco-Oakland-Hayward, CA	11	2	476,369	93.8%	90.5%	8,484	25.18	0.4%	0.5%	0.9%
25 Jacksonville, FL	40	5	827,528	81.3%	81.0%	8,281	12.40	1.0%	1.0%	0.9%
26 Las Vegas-Henderson-Paradise, NV	31	3	609,661	90.4%	90.1%	7,654	13.89	0.6%	0.7%	0.8%
27 Vallejo-Fairfield, CA	123	1	490,407	97.9%	97.5%	7,606	15.91	0.2%	0.6%	0.8%
28 Memphis, TN-MS-AR	41	1	658,121	93.9%	82.7%	7,455	12.28	0.2%	0.8%	0.8%
29 New Haven-Milford, CT	62	6	572,225	91.5%	85.4%	7,320	13.99	1.1%	0.7%	0.8%
30 Fresno, CA	56	2	436,334	97.8%	93.3%	7,157	16.78	0.4%	0.5%	0.8%
31 Norwich-New London, CT	170	2	433,602	98.8%	97.7%	6,947	16.22	0.4%	0.5%	0.8%
32 Port St. Lucie, FL	117	5	637,470	80.8%	80.7%	6,872	13.33	1.0%	0.7%	0.8%
33 Milwaukee-Waukesha-West Allis, WI	39	4	714,529	90.4%	87.9%	6,441	9.97	0.8%	0.8%	0.7%
34 Boston-Cambridge-Newton, MA-NH	10	5	536,315	92.8%	91.3%	6,238	12.54	1.0%	0.6%	0.7%
35 Riverside-San Bernardino-Ontario, CA	12	4	537,795	93.8%	92.3%	6,238	12.45	0.8%	0.6%	0.7%
36 Worcester, MA-CT	58	4	587,448	84.7%	83.1%	6,179	12.41	0.8%	0.7%	0.7%
37 Louisville/Jefferson County, KY-IN	43	4	684,607	90.3%	88.8%	6,141	10.24	0.8%	0.8%	0.7%
38 Indianapolis-Carmel-Anderson, IN	33	4	883,549	86.3%	84.9%	6,042	8.13	0.8%	1.0%	0.7%
39 Scranton--Wilkes-Barre--Hazleton, PA	94	2	609,072	100.0%	96.1%	5,204	18.95	0.4%	0.7%	0.6%
40 Springfield, MA	85	3	456,737	95.7%	95.7%	4,982	13.45	0.6%	0.5%	0.6%
41 Ann Arbor, MI	147	3	663,535	96.6%	89.7%	4,963	7.74	0.6%	0.8%	0.5%

LARGEST MSAs BY ABR

Dollars in thousands except per square foot amounts

<u>Largest MSAs by ABR</u>	<u>MSA Rank</u>	<u>Number of Properties</u>	<u>GLA</u>	<u>Percent Leased</u>	<u>Percent Billed</u>	<u>ABR</u>	<u>ABR / SF</u>	<u>Percent of Number of Properties</u>	<u>Percent of GLA</u>	<u>Percent of ABR</u>
42 St. Louis, MO-IL	19	4	670,045	90.3%	88.9%	4,905	8.68	0.8%	0.8%	0.5%
43 College Station-Bryan, TX	190	4	491,763	94.3%	93.0%	4,887	15.19	0.8%	0.6%	0.5%
44 Wilmington, NC	175	2	379,107	95.7%	95.7%	4,827	13.45	0.4%	0.4%	0.5%
45 Dayton, OH	71	3	532,521	94.1%	94.1%	4,765	11.76	0.6%	0.6%	0.5%
46 Winston-Salem, NC	81	3	438,898	93.0%	90.7%	4,748	12.01	0.6%	0.5%	0.5%
47 North Port-Sarasota-Bradenton, FL	74	4	556,862	90.8%	90.6%	4,622	9.22	0.8%	0.6%	0.5%
48 Washington-Arlington-Alexandria, DC-VA-MD-WV	7	3	451,260	97.1%	96.5%	4,595	10.49	0.6%	0.5%	0.5%
49 Greensboro-High Point, NC	73	1	406,768	96.9%	96.9%	4,487	11.38	0.2%	0.5%	0.5%
50 Corpus Christi, TX	115	4	565,070	84.0%	82.9%	4,458	11.50	0.8%	0.7%	0.5%
50 Largest MSAs by ABR	-	352	60,465,973	92.9%	90.7%	688,420	12.96	67.4%	69.7%	76.2%
51 Kansas City, MO-KS	30	4	611,786	88.3%	88.1%	4,206	7.92	0.8%	0.7%	0.5%
52 Manchester-Nashua, NH	131	2	348,189	100.0%	100.0%	4,110	18.83	0.4%	0.4%	0.5%
53 Mobile, AL	127	1	611,972	90.2%	90.2%	3,994	7.34	0.2%	0.7%	0.4%
54 Pittsfield, MA	312	1	442,578	99.9%	99.9%	3,795	19.50	0.2%	0.5%	0.4%
55 Columbus, OH	32	4	447,211	83.4%	80.5%	3,606	10.21	0.8%	0.5%	0.4%
56 Boulder, CO	161	1	278,790	82.8%	81.6%	3,596	15.57	0.2%	0.3%	0.4%
57 Roanoke, VA	159	4	522,010	95.6%	94.9%	3,526	8.01	0.8%	0.6%	0.4%
58 Raleigh, NC	47	2	291,038	95.9%	94.1%	3,512	15.28	0.4%	0.3%	0.4%
59 Virginia Beach-Norfolk-Newport News, VA-NC	37	2	205,245	99.6%	98.7%	3,331	16.41	0.4%	0.2%	0.4%
60 Panama City, FL	225	2	397,512	97.8%	97.8%	3,266	8.40	0.4%	0.5%	0.4%
61 Bakersfield, CA	63	1	240,328	99.9%	86.3%	3,221	13.66	0.2%	0.3%	0.4%
62 Saginaw, MI	217	2	469,478	83.5%	83.5%	3,173	10.39	0.4%	0.5%	0.4%
63 Jackson, MS	92	3	406,316	78.5%	78.5%	3,151	10.02	0.6%	0.5%	0.3%
64 Atlantic City-Hammonton, NJ	167	1	179,199	99.1%	94.5%	3,145	17.71	0.2%	0.2%	0.3%
65 Spartanburg, SC	153	1	385,609	79.3%	73.4%	3,125	10.88	0.2%	0.4%	0.3%
66 Charleston-North Charleston, SC	78	3	556,809	82.0%	75.9%	3,098	6.84	0.6%	0.6%	0.3%
67 Greenville-Anderson-Mauldin, SC	65	2	220,723	95.3%	95.3%	3,018	14.35	0.4%	0.3%	0.3%
68 Greenville, NC	236	1	233,153	98.7%	98.7%	2,957	12.84	0.2%	0.3%	0.3%
69 Hilton Head Island-Bluffton-Beaufort, SC	220	2	231,852	93.7%	93.1%	2,875	13.24	0.4%	0.3%	0.3%
70 Elkhart-Goshen, IN	216	2	445,534	98.1%	95.9%	2,858	6.54	0.4%	0.5%	0.3%
71 Lexington-Fayette, KY	106	2	414,960	95.1%	95.1%	2,821	7.14	0.4%	0.5%	0.3%
72 Toledo, OH	89	2	609,066	74.4%	74.4%	2,792	6.16	0.4%	0.7%	0.3%
73 Tullahoma-Manchester, TN	377	3	433,744	96.2%	93.4%	2,785	6.67	0.6%	0.5%	0.3%
74 Odessa, TX	288	1	365,559	100.0%	100.0%	2,730	11.95	0.2%	0.4%	0.3%
75 Baltimore-Columbia-Towson, MD	20	1	219,862	99.5%	99.5%	2,673	12.21	0.2%	0.3%	0.3%
76 Traverse City, MI	285	1	412,755	96.9%	96.9%	2,646	27.57	0.2%	0.5%	0.3%
77 Portland-South Portland, ME	104	2	391,746	92.7%	92.7%	2,598	13.34	0.4%	0.5%	0.3%
78 Richmond, VA	44	2	215,897	94.4%	92.2%	2,575	12.63	0.4%	0.2%	0.3%
79 Blacksburg-Christiansburg-Radford, VA	231	1	180,220	99.5%	97.7%	2,482	14.08	0.2%	0.2%	0.3%
80 Savannah, GA	145	2	210,557	86.5%	86.5%	2,476	13.82	0.4%	0.2%	0.3%
81 Des Moines-West Des Moines, IA	91	2	511,277	83.9%	83.9%	2,466	6.96	0.4%	0.6%	0.3%
82 Lafayette, LA	108	3	433,329	94.0%	94.0%	2,459	6.03	0.6%	0.5%	0.3%
83 Lancaster, PA	101	3	236,006	95.1%	95.1%	2,375	10.59	0.6%	0.3%	0.3%
84 Chattanooga, TN-GA	99	2	339,426	95.2%	95.2%	2,357	7.91	0.4%	0.4%	0.3%

LARGEST MSAs BY ABR

Dollars in thousands except per square foot amounts

<u>Largest MSAs by ABR</u>	<u>MSA Rank</u>	<u>Number of Properties</u>	<u>GLA</u>	<u>Percent Leased</u>	<u>Percent Billed</u>	<u>ABR</u>	<u>ABR / SF</u>	<u>Percent of Number of Properties</u>	<u>Percent of GLA</u>	<u>Percent of ABR</u>
85 Fort Wayne, IN	122	2	254,094	79.5%	77.3%	2,332	13.54	0.4%	0.3%	0.3%
86 Dover, DE	245	1	191,974	100.0%	98.3%	2,252	11.73	0.2%	0.2%	0.2%
87 Merced, CA	176	1	144,444	93.3%	86.4%	2,080	15.43	0.2%	0.2%	0.2%
88 Corning, NY	379	1	253,335	100.0%	98.5%	2,075	8.19	0.2%	0.3%	0.2%
89 Durham-Chapel Hill, NC	102	2	182,828	95.7%	95.7%	2,019	11.95	0.4%	0.2%	0.2%
90 Davenport-Moline-Rock Island, IA-IL	135	3	290,643	92.8%	92.8%	1,998	7.41	0.6%	0.3%	0.2%
91 Sacramento--Roseville--Arden-Arcade, CA	27	1	103,695	100.0%	95.2%	1,959	18.89	0.2%	0.1%	0.2%
92 Hickory-Lenoir-Morganton, NC	144	2	295,970	79.1%	69.3%	1,953	8.35	0.4%	0.3%	0.2%
93 Altoona, PA	319	1	279,746	91.8%	89.6%	1,915	7.46	0.2%	0.3%	0.2%
94 Santa Maria-Santa Barbara, CA	119	1	179,495	96.4%	96.4%	1,903	11.89	0.2%	0.2%	0.2%
95 York-Hanover, PA	114	1	153,088	100.0%	95.5%	1,903	12.66	0.2%	0.2%	0.2%
96 Concord, NH	282	1	182,887	100.0%	100.0%	1,895	10.61	0.2%	0.2%	0.2%
97 Rutland, VT	519	1	224,514	97.7%	97.7%	1,879	8.57	0.2%	0.3%	0.2%
98 Duluth, MN-WI	166	1	182,969	98.6%	97.6%	1,858	10.30	0.2%	0.2%	0.2%
99 Rochester, NY	51	1	191,314	100.0%	92.8%	1,840	9.89	0.2%	0.2%	0.2%
100 Springfield, IL	206	2	178,644	93.0%	91.3%	1,807	10.88	0.4%	0.2%	0.2%
100 Largest MSAs by ABR	-	442	76,255,349	92.6%	90.6%	823,886	12.44	84.7%	87.9%	91.2%
Other MSAs	-	80	10,509,144	91.4%	89.8%	79,538	9.04	15.3%	12.1%	8.8%
TOTAL	-	522	86,764,493	92.5%	90.5%	\$ 903,423	\$ 12.04	100.0%	100.0%	100.0%

PROPERTIES BY STATE

Dollars in thousands except per square foot amounts

State	Number of Properties	GLA	Percent Leased	Percent Billed	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 Alabama	4	989,814	92.9%	92.9%	\$ 7,229	\$ 7.93	0.8%	1.1%	0.8%
2 Arizona	2	288,110	82.6%	82.6%	1,920	8.07	0.4%	0.3%	0.2%
3 California	29	5,774,766	97.2%	95.0%	87,361	16.25	5.6%	6.7%	9.7%
4 Colorado	6	1,478,724	93.4%	88.0%	17,152	12.71	1.1%	1.7%	1.9%
5 Connecticut	15	2,265,428	93.7%	89.5%	28,863	14.60	2.9%	2.6%	3.2%
6 Delaware	1	191,974	100.0%	98.3%	2,252	11.73	0.2%	0.2%	0.2%
7 Florida	58	9,034,958	89.8%	88.0%	98,439	12.54	11.1%	10.4%	10.9%
8 Georgia	37	5,264,025	89.2%	86.8%	44,293	9.52	7.1%	6.1%	4.9%
9 Illinois	24	4,791,191	91.6%	90.2%	49,441	11.83	4.6%	5.5%	5.5%
10 Indiana	12	1,966,952	89.0%	87.3%	14,695	8.63	2.3%	2.3%	1.6%
11 Iowa	5	783,917	86.9%	86.9%	4,502	7.41	1.0%	0.9%	0.5%
12 Kansas	2	376,292	87.1%	87.1%	2,825	11.28	0.4%	0.4%	0.3%
13 Kentucky	12	2,520,021	95.7%	94.9%	20,029	8.91	2.3%	2.9%	2.2%
14 Louisiana	4	612,368	95.1%	95.1%	3,535	6.07	0.8%	0.7%	0.4%
15 Maine	2	391,746	92.7%	92.7%	2,598	13.34	0.4%	0.5%	0.3%
16 Maryland	5	772,277	97.2%	96.9%	9,454	12.65	1.0%	0.9%	1.0%
17 Massachusetts	10	1,709,273	92.8%	92.3%	18,558	14.59	1.9%	2.0%	2.1%
18 Michigan	19	3,743,903	91.0%	88.4%	31,371	10.86	3.6%	4.3%	3.5%
19 Minnesota	10	1,485,108	91.1%	90.7%	15,059	11.70	1.9%	1.7%	1.7%
20 Mississippi	3	406,316	78.5%	78.5%	3,151	10.02	0.6%	0.5%	0.3%
21 Missouri	6	874,795	92.6%	91.3%	6,073	7.62	1.1%	1.0%	0.7%
22 Nevada	3	609,661	90.4%	90.1%	7,654	13.89	0.6%	0.7%	0.8%
23 New Hampshire	5	769,577	97.3%	96.3%	8,162	13.28	1.0%	0.9%	0.9%
24 New Jersey	17	2,984,623	93.5%	89.3%	39,392	15.16	3.3%	3.4%	4.4%
25 New Mexico	2	83,800	100.0%	100.0%	919	10.97	0.4%	0.1%	0.1%
26 New York	33	4,346,776	94.5%	93.2%	60,757	15.26	6.3%	5.0%	6.7%
27 North Carolina	22	4,404,536	91.1%	89.2%	39,919	11.03	4.2%	5.1%	4.4%
28 Ohio	24	4,531,817	90.3%	88.7%	40,946	10.57	4.6%	5.2%	4.5%
29 Oklahoma	1	186,851	100.0%	100.0%	1,760	9.42	0.2%	0.2%	0.2%
30 Pennsylvania	37	6,059,606	95.3%	93.2%	65,864	13.19	7.1%	7.0%	7.3%
31 Rhode Island	1	148,126	99.1%	96.4%	1,470	10.02	0.2%	0.2%	0.2%
32 South Carolina	8	1,394,993	85.3%	81.2%	12,116	10.38	1.5%	1.6%	1.3%
33 Tennessee	16	3,240,636	92.9%	88.2%	27,708	9.65	3.1%	3.7%	3.1%
34 Texas	68	9,593,939	94.0%	92.4%	103,027	12.38	13.0%	11.1%	11.4%
35 Vermont	1	224,514	97.7%	97.7%	1,879	8.57	0.2%	0.3%	0.2%
36 Virginia	11	1,446,496	95.6%	94.7%	14,146	11.47	2.1%	1.7%	1.6%
37 West Virginia	2	251,500	95.6%	95.6%	1,967	8.18	0.4%	0.3%	0.2%
38 Wisconsin	5	765,084	90.2%	87.9%	6,939	10.05	1.0%	0.9%	0.8%
TOTAL	522	86,764,493	92.5%	90.5%	\$ 903,423	\$ 12.04	100.0%	100.0%	100.0%

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year Built	GLA	Percent Leased	ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
1 Winchester Plaza	Huntsville	AL	Huntsville, AL	2006	75,780	96.5%	\$ 888	\$ 12.14	Publix	-	
2 Springdale	Mobile	AL	Mobile, AL	2004	611,972	90.2%	3,994	7.34	Sam's Club*	Belk, Best Buy, Big Lots, Burlington Coat Factory, Marshalls, Michaels, Staples	
3 Payton Park	Sylacauga	AL	Talladega-Sylacauga, AL	1995	231,820	99.0%	1,524	6.64	Walmart Supercenter	Burke's Outlet	
4 Shops of Tuscaloosa	Tuscaloosa	AL	Tuscaloosa, AL	2005	70,242	92.6%	823	12.65	Publix	-	
5 Glendale Galleria	Glendale	AZ	Phoenix-Mesa-Scottsdale, AZ	1991	119,525	77.7%	574	6.19	-	Sears Outlet	
6 Northmall Centre	Tucson	AZ	Tucson, AZ	1996	168,585	86.0%	1,345	9.28	Sam's Club*	CareMore, JC Penney Home Store, Stein Mart	
7 Applegate Ranch Shopping Center	Atwater	CA	Merced, CA	2006	144,444	93.3%	2,080	15.43	SuperTarget*	Marshalls	Walmart
8 Bakersfield Plaza	Bakersfield	CA	Bakersfield, CA	2014	240,328	99.9%	3,221	13.66	Lassens Natural Foods & Vitamins	Burlington Coat Factory, Ross Dress for Less	
9 Carmen Plaza	Camarillo	CA	Oxnard-Thousand Oaks-Ventura, CA	2000	129,173	94.4%	1,900	16.47	Trader Joe's*	24 Hour Fitness, CVS, Michaels	
10 Plaza Rio Vista	Cathedral	CA	Riverside-San Bernardino-Ontario, CA	2005	67,622	88.2%	1,037	17.39	Stater Bros.	-	
11 Clovis Commons	Clovis	CA	Fresno, CA	2004	174,990	98.7%	3,670	21.24	-	Best Buy, Office Depot, PetSmart, T.J.Maxx	Target
12 Cudahy Plaza	Cudahy	CA	Los Angeles-Long Beach-Anaheim, CA	1994	147,804	100.0%	1,390	9.40	-	Big Lots, Kmart	
13 University Mall	Davis	CA	Sacramento-Roseville-Arden-Arcade, CA	2011	103,695	100.0%	1,959	18.89	Trader Joe's	Forever 21, World Market	
14 Felicita Plaza	Escondido	CA	San Diego-Carlsbad, CA	2001	98,714	96.1%	1,321	13.93	Vons (Safeway)	Chuze Fitness	
15 Arbor - Broadway Faire	Fresno	CA	Fresno, CA	1995	261,344	97.1%	3,487	13.74	Smart & Final	PetSmart, The Home Depot, United Artists Theatres	
16 Lompoc Shopping Center	Lompoc	CA	Santa Maria-Santa Barbara, CA	2012	179,495	96.4%	1,903	11.89	Vons (Safeway)	Marshalls, Michaels, Staples	
17 Briggsmore Plaza	Modesto	CA	Modesto, CA	1998	99,315	100.0%	1,085	11.52	Grocery Outlet	Dunhill Furniture, Sears Outlet	
18 Montebello Plaza	Montebello	CA	Los Angeles-Long Beach-Anaheim, CA	2012	283,631	96.8%	4,293	15.93	Albertsons	99¢ Only, Best Buy, CVS, Ross Dress for Less	
19 California Oaks Center	Murrieta	CA	Riverside-San Bernardino-Ontario, CA	1990	125,187	90.4%	1,575	14.39	-	-	
20 Esplanade Shopping Center	Oxnard	CA	Oxnard-Thousand Oaks-Ventura, CA	2012	356,864	97.1%	6,506	18.95	Walmart Neighborhood Market	Bed Bath & Beyond, Dick's Sporting Goods, LA Fitness, Nordstrom Rack, T.J.Maxx	The Home Depot
21 Pacoima Center	Pacoima	CA	Los Angeles-Long Beach-Anaheim, CA	1995	202,773	100.0%	2,038	10.05	Food 4 Less	Ross Dress for Less, Target	
22 Paradise Plaza	Paradise	CA	Chico, CA	1997	198,323	95.5%	824	5.40	Save Mart	Kmart	
23 Metro 580	Pleasanton	CA	San Francisco-Oakland-Hayward, CA	2004	176,510	87.2%	2,071	35.41	-	Kohl's, Sport Chalet	Walmart
24 Rose Pavilion	Pleasanton	CA	San Francisco-Oakland-Hayward, CA	2014	299,859	97.7%	6,413	23.03	99 Ranch Market	Golfsmith, Macy's Home Store	
25 Puente Hills Town Center	Rowland Heights	CA	Los Angeles-Long Beach-Anaheim, CA	1984	259,162	99.5%	5,014	19.44	-	Marshalls, Michaels	
26 San Bernardino Center	San Bernardino	CA	Riverside-San Bernardino-Ontario, CA	2003	143,082	100.0%	1,041	7.27	-	Big Lots, Target	
27 Ocean View Plaza	San Clemente	CA	Los Angeles-Long Beach-Anaheim, CA	1997	169,387	99.3%	4,427	26.33	Ralphs (Kroger), Trader Joe's	CVS, Fitness Elite for Women	
28 Mira Mesa Mall	San Diego	CA	San Diego-Carlsbad, CA	2003	407,100	98.6%	7,664	19.94	Vons (Safeway)	Bed Bath & Beyond, Kohl's, Marshalls, Mira Mesa Lanes	
29 San Dimas Plaza	San Dimas	CA	Los Angeles-Long Beach-Anaheim, CA	2013	164,757	91.9%	3,231	21.34	Smart & Final Extra!	T.J.Maxx	Rite Aid
30 Bristol Plaza	Santa Ana	CA	Los Angeles-Long Beach-Anaheim, CA	2003	111,403	100.0%	2,706	32.65	Trader Joe's	Big Lots, Petco, Rite Aid	
31 Gateway Plaza	Santa Fe Springs	CA	Los Angeles-Long Beach-Anaheim, CA	2002	289,268	100.0%	3,450	11.93	El Super, Walmart Supercenter	LA Fitness, Marshalls	Target
32 Santa Paula Shopping Center	Santa Paula	CA	Oxnard-Thousand Oaks-Ventura, CA	1995	191,475	100.0%	1,899	9.92	Vons (Safeway)	Big Lots, Heritage Hardware	
33 Vail Ranch Center	Temecula	CA	Riverside-San Bernardino-Ontario, CA	2003	201,904	93.5%	2,585	13.69	Stater Bros.	Stein Mart	
34 Country Hills Shopping Center	Torrance	CA	Los Angeles-Long Beach-Anaheim, CA	1977	56,750	97.8%	965	18.55	Ralphs (Kroger)	-	
35 Gateway Plaza - Vallejo	Vallejo	CA	Vallejo-Fairfield, CA	1991	490,407	97.9%	7,606	15.91	Costco*	Bed Bath & Beyond, Century Theatres, Marshalls, Ross Dress for Less, Toys'R'Us	Target
36 Arvada Plaza	Arvada	CO	Denver-Aurora-Lakewood, CO	1994	95,236	100.0%	678	7.11	King Soopers (Kroger)	Arc	
37 Arapahoe Crossings	Aurora	CO	Denver-Aurora-Lakewood, CO	2003	466,363	96.3%	5,710	12.72	King Soopers (Kroger)	2nd & Charles, AMC Theatres, Big Lots, Gordmans, Kohl's, Marshalls	
38 Aurora Plaza	Aurora	CO	Denver-Aurora-Lakewood, CO	1996	178,491	96.4%	1,230	7.41	King Soopers (Kroger)	Cinema Latino, Gen-X	
39 Villa Monaco	Denver	CO	Denver-Aurora-Lakewood, CO	2013	122,139	87.1%	1,372	12.89	Walmart Neighborhood Market	-	
40 Superior Marketplace	Superior	CO	Boulder, CO	2004	278,790	82.8%	3,596	15.57	Whole Foods Market, Costco*, SuperTarget*	Sports Authority, T.J.Maxx	
41 Westminster City Center	Westminster	CO	Denver-Aurora-Lakewood, CO	2014	337,705	97.2%	4,566	15.11	-	Babies'R'Us, Barnes & Noble, Gordmans, Jo-Ann Fabric & Craft Stores, Ross Dress for Less, Tile Shop, Ulta	
42 Freshwater - Stateline Plaza	Enfield	CT	Hartford-West Hartford-East Hartford, CT	2004	295,647	98.6%	2,481	16.02	Costco	Dick's Sporting Goods, P.C. Richard & Son	The Home Depot
43 The Shoppes at Fox Run	Glastonbury	CT	Hartford-West Hartford-East Hartford, CT	2012	108,627	95.3%	2,419	23.38	Whole Foods Market	Petco	
44 Groton Square	Groton	CT	Norwich-New London, CT	1987	196,802	100.0%	2,656	13.49	Super Stop & Shop (Ahold)	Kohl's	
45 Parkway Plaza	Hamden	CT	New Haven-Milford, CT	2006	72,353	100.0%	999	13.81	PriceRite (ShopRite)	-	
46 Killingly Plaza	Killingly	CT	Worcester, MA-CT	1990	75,304	93.7%	480	6.80	-	Kohl's	
47 The Manchester Collection	Manchester	CT	Hartford-West Hartford-East Hartford, CT	2014	342,247	85.8%	3,812	12.98	Sam's Club*	Ashley Furniture, Babies'R'Us, Bed Bath & Beyond, Savers	Walmart
48 Chamberlain Plaza	Meriden	CT	New Haven-Milford, CT	2004	54,302	100.0%	520	9.58	-	Dollar Tree, Savers	
49 Milford Center	Milford	CT	New Haven-Milford, CT	1966	25,056	100.0%	341	13.60	Xpect Discounts	-	
50 Turnpike Plaza	Newington	CT	Hartford-West Hartford-East Hartford, CT	2004	150,741	100.0%	2,387	15.83	Price Chopper	Dick's Sporting Goods	
51 North Haven Crossing	North Haven	CT	New Haven-Milford, CT	1993	104,017	88.4%	1,596	17.37	-	Barnes & Noble, Dollar Tree, DSW, PetSmart	

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year Built	GLA	Percent Leased	ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
52 Christmas Tree Plaza	Orange	CT	New Haven-Milford, CT	1996	132,791	82.6%	1,645	15.00	-	A.C. Moore, Christmas Tree Shops	
53 Stratford Square	Stratford	CT	Bridgeport-Stamford-Norwalk, CT	2014	161,539	88.0%	1,707	12.01	-	Marshalls, Regal Cinemas	
54 Torrington Plaza	Torrington	CT	Torrington, CT	1994	125,496	95.2%	1,310	11.96	-	Jo-Ann Fabric & Craft Stores, Staples, T.J.Maxx	
55 Waterbury Plaza	Waterbury	CT	New Haven-Milford, CT	2000	183,706	92.6%	2,217	13.04	Super Stop & Shop (Ahold)	Pretty Woman	Target
56 Waterford Commons	Waterford	CT	Norwich-New London, CT	2004	236,800	97.7%	4,292	18.54	-	Babies'R'Us, Dick's Sporting Goods	Best Buy
57 North Dover Shopping Center	Dover	DE	Dover, DE	2013	191,974	100.0%	2,252	11.73	Acme (Albertsons)	Party City, Staples, T.J.Maxx, Toys'R'Us	
58 Apopka Commons	Apopka	FL	Orlando-Kissimmee-Sanford, FL	2010	42,507	100.0%	582	13.68	-	Staples	The Home Depot
59 Brooksville Square	Brooksville	FL	Tampa-St. Petersburg-Clearwater, FL	2013	155,361	93.2%	1,492	10.30	Publix	Sears Outlet	
60 Coastal Way - Coastal Landing	Brooksville	FL	Tampa-St. Petersburg-Clearwater, FL	2008	368,098	97.6%	3,210	11.99	-	Bed Bath & Beyond, Belk, hhgregg, Marshalls, Michaels, Office Depot, Petco, Sears, Ulta	
61 Midpoint Center	Cape Coral	FL	Cape Coral-Fort Myers, FL	2002	75,386	100.0%	994	13.19	Publix	-	Target
62 Clearwater Mall	Clearwater	FL	Tampa-St. Petersburg-Clearwater, FL	2012	300,929	97.9%	6,028	21.57	Costco*, SuperTarget*	hhgregg, Michaels, PetSmart, Ross Dress for Less	Lowe's
63 Coconut Creek	Coconut Creek	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2005	265,671	80.5%	2,685	12.55	Publix	Bealls Outlet, Big Lots, Off the Wall Trampoline, Planet Fitness	
64 Century Plaza Shopping Center	Deerfield Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2006	90,233	72.3%	1,296	19.86	-	Broward County Library	
65 Northgate S.C.	DeLand	FL	Deltona-Daytona Beach-Ormond Beach, FL	1993	186,396	97.6%	1,283	7.05	Publix	-	
66 Eustis Village	Eustis	FL	Orlando-Kissimmee-Sanford, FL	2002	156,927	94.0%	1,632	11.07	Publix	Beall's	
67 First Street Village	Fort Meyers	FL	Cape Coral-Fort Myers, FL	2006	54,926	91.2%	765	15.27	Publix	-	
68 Sun Plaza	Ft. Walton Beach	FL	Crestview-Fort Walton Beach-Destin, FL	2004	158,118	98.8%	1,599	10.24	Publix	Beall's, Books-A-Million, Office Depot, T.J.Maxx	
69 Normandy Square	Jacksonville	FL	Jacksonville, FL	1996	87,240	100.0%	735	8.43	Winn-Dixie (BI-LO)	CVS, Family Dollar	
70 Regency Park	Jacksonville	FL	Jacksonville, FL	2006	334,065	70.2%	2,012	8.59	-	American Signature Furniture, Bealls Outlet, Books-A-Million, Hobby Lobby	
71 The Shoppes at Southside	Jacksonville	FL	Jacksonville, FL	2004	109,113	100.0%	2,305	21.13	-	Best Buy, David's Bridal, Sports Authority	
72 Ventura Downs	Kissimmee	FL	Orlando-Kissimmee-Sanford, FL	2005	98,191	97.5%	1,194	12.47	Publix Sabor	-	
73 Marketplace at Wycliffe	Lake Worth	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2014	133,520	92.0%	1,908	15.53	-	Walgreens	
74 Venetian Isle Shopping Ctr	Lighthouse Point	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1992	180,853	96.0%	1,800	10.67	Publix	Petco, Staples, Tuesday Morning, T.J.Maxx	
75 Marco Town Center	Marco Island	FL	Naples-Immokalee-Marco Island, FL	2001	109,830	90.4%	1,964	19.78	Publix	-	
76 Mall at 163rd Street	Miami	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2007	370,132	63.8%	3,798	20.37	Walmart Supercenter*	Marshalls, Office Depot, Ross Dress for Less	
77 Miami Gardens	Miami	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1996	244,719	100.0%	2,482	10.14	Winn-Dixie (BI-LO)	Ross Dress for Less	
78 Freedom Square	Naples	FL	Naples-Immokalee-Marco Island, FL	1995	211,839	100.0%	1,906	9.00	Publix	-	
79 Naples Plaza	Naples	FL	Naples-Immokalee-Marco Island, FL	2013	200,820	100.0%	3,354	16.99	Publix	Marshalls, Office Depot, PGA TOUR Superstore	
80 Park Shore Shopping Center	Naples	FL	Naples-Immokalee-Marco Island, FL	2013	232,820	98.0%	2,003	8.78	The Fresh Market	Big Lots, HomeGoods, Kmart, YouFit Health Club	
81 Chelsea Place	New Port Richey	FL	Tampa-St. Petersburg-Clearwater, FL	1992	81,144	97.0%	890	11.30	Publix	Zone Fitness Club	
82 Southgate	New Port Richey	FL	Tampa-St. Petersburg-Clearwater, FL	2012	238,838	91.2%	1,997	9.62	Publix	Bealls Outlet, Big Lots, Old Time Pottery	
83 Residential Plaza	North Lauderdale	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2006	88,306	83.2%	717	9.76	Sedano's	Family Dollar	
84 Fashion Square	Orange Park	FL	Jacksonville, FL	1996	36,029	50.4%	377	29.22	-	Miller's Orange Park Ale House, Ruby Tuesday, Samurai Japanese Steakhouse	
85 Colonial Marketplace	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2014	141,069	100.0%	2,285	16.20	-	Burlington Coat Factory, LA Fitness	Target
86 Conway Crossing	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2002	76,321	100.0%	927	12.15	Publix	-	
87 Hunters Creek	Orlando	FL	Orlando-Kissimmee-Sanford, FL	1998	73,204	98.2%	1,090	15.16	-	Office Depot	
88 Pointe Orlando	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2014	408,320	81.2%	6,714	21.63	-	Regal Cinemas	
89 Martin Downs Town Center	Palm City	FL	Port St. Lucie, FL	1996	64,546	100.0%	818	12.67	Publix	-	
90 Martin Downs Village Center	Palm City	FL	Port St. Lucie, FL	1987	161,604	78.1%	2,185	17.32	-	Goodwill, Martin Memorial, Walgreens	
91 23rd Street Station	Panama City	FL	Panama City, FL	1995	98,827	91.2%	1,050	11.65	Publix	-	
92 Panama City Square	Panama City	FL	Panama City, FL	2013	298,685	100.0%	2,216	7.42	Walmart Supercenter	Big Lots, Sports Authority, T.J.Maxx	
93 Pensacola Square	Pensacola	FL	Pensacola-Ferry Pass-Brent, FL	1995	142,767	89.5%	1,105	9.21	-	Beall's, Big Lots, Sears Home Appliance Showroom	Hobby Lobby
94 Shopper's Haven Shopping Ctr	Pompano Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1998	206,791	96.9%	2,578	13.27	Winn-Dixie (BI-LO)	A.C. Moore, Bealls Outlet, Bed Bath & Beyond, Party City, YouFit Health Club	
95 East Port Plaza	Port St. Lucie	FL	Port St. Lucie, FL	1991	162,831	83.1%	1,795	13.26	Publix	Fortis Institute, Walgreens	
96 Shoppes of Victoria Square	Port St. Lucie	FL	Port St. Lucie, FL	1990	95,243	86.2%	956	11.65	Winn-Dixie (BI-LO)	Dollar Tree	
97 Lake St. Charles	Riverview	FL	Tampa-St. Petersburg-Clearwater, FL	1999	57,015	95.4%	553	10.18	Winn-Dixie (BI-LO)	-	
98 Cobblestone Village I and II	Royal Palm Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2005	39,404	88.7%	680	19.44	SuperTarget*	Blue Fish Restaurant, The Zoo Health Club	
99 Beneva Village Shops	Sarasota	FL	North Port-Sarasota-Bradenton, FL	1987	141,532	87.2%	1,455	11.79	Publix	Harbor Freight Tools, Walgreens, YouFit Health Club	
100 Sarasota Village	Sarasota	FL	North Port-Sarasota-Bradenton, FL	2011	173,184	100.0%	1,967	11.65	Publix	Big Lots, Crunch Fitness, HomeGoods	
101 Atlantic Plaza	Satellite Beach	FL	Palm Bay-Melbourne-Titusville, FL	2008	128,405	74.1%	1,198	24.17	Publix	-	
102 Seminole Plaza	Seminole	FL	Tampa-St. Petersburg-Clearwater, FL	1995	146,579	96.9%	954	6.72	-	Burlington Coat Factory, T.J.Maxx	

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
				Built	GLA	Leased					
103 Cobblestone Village	St. Augustine	FL	Jacksonville, FL	2003	261,081	85.9%	2,852	12.72	Publix	Beall's, Bed Bath & Beyond, Michaels, Petco	
104 Dolphin Village	St. Pete Beach	FL	Tampa-St. Petersburg-Clearwater, FL	1990	136,224	83.1%	1,547	13.66	Publix	CVS, Dollar Tree	
105 Bay Point Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	103,986	83.5%	894	10.29	Publix	Beall's	
106 Rutland Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	149,562	97.2%	1,280	8.81	Winn-Dixie (BI-LO)	Beall's, Big Lots	
107 Skyway Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	110,799	94.1%	902	8.65	-	Dollar Tree	
108 Tyrone Gardens	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	1998	209,337	83.4%	1,503	8.61	Winn-Dixie (BI-LO)	Beall's, Big Lots, Chuck E. Cheese's	
109 Downtown Publix	Stuart	FL	Port St. Lucie, FL	2000	153,246	70.0%	1,118	10.43	Publix	Schumacher Music	
110 Sunrise Town Center	Sunrise	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1989	110,109	88.1%	1,146	11.81	Patel Brothers	Dollar Tree, LA Fitness	Walmart
111 Carrollwood Center	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	2002	93,673	96.1%	1,303	14.48	Publix	Rarehues	
112 Ross Plaza	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	1996	90,625	91.1%	1,073	13.01	-	Deal\$, Ross Dress for Less	
113 Tarpon Mall	Tarpon Springs	FL	Tampa-St. Petersburg-Clearwater, FL	2003	145,832	99.4%	2,089	14.41	Publix	Petco, T.J.Maxx	
114 Venice Plaza	Venice	FL	North Port-Sarasota-Bradenton, FL	1999	132,345	94.8%	771	6.14	Winn-Dixie (BI-LO)	T.J.Maxx	
115 Venice Shopping Center	Venice	FL	North Port-Sarasota-Bradenton, FL	2000	109,801	76.2%	429	5.13	Publix	Beall's	
116 Governors Town Square	Acworth	GA	Atlanta-Sandy Springs-Roswell, GA	2005	68,658	95.9%	1,098	16.67	Publix	-	
117 Albany Plaza	Albany	GA	Albany, GA	1995	114,169	75.1%	541	6.31	Harveys (BI-LO)	Big Lots, OK Beauty & Fashions Outlet	
118 Mansell Crossing	Alpharetta	GA	Atlanta-Sandy Springs-Roswell, GA	2014	332,364	99.2%	4,931	14.96	-	AMC Theatres, Barnes & Noble, DSW, Macy's Furniture Gallery, REI, Sports Authority, T.J.Maxx	Toys'R'Us
119 Perlis Plaza	Americus	GA	Americus, GA	1972	165,315	84.6%	763	5.45	-	Belk, Roses	
120 Northeast Plaza	Atlanta	GA	Atlanta-Sandy Springs-Roswell, GA	2013	442,200	93.6%	3,966	9.71	G-Mart International Foods	Atlanta Ballroom Dance Club, dd's Discos, Goodwill	
121 Augusta West Plaza	Augusta	GA	Augusta-Richmond County, GA-SC	2006	207,823	71.2%	1,078	7.29	-	Burlington Coat Factory, Dollar Tree	
122 Sweetwater Village	Austell	GA	Atlanta-Sandy Springs-Roswell, GA	1985	66,197	100.0%	478	7.22	Food Depot	Family Dollar	
123 Vineyards at Chateau Elan	Braselton	GA	-	2002	79,047	82.4%	889	13.65	Publix	-	
124 Cedar Plaza	Cedartown	GA	Cedartown, GA	1994	83,300	100.0%	594	7.14	Kroger	Gold's Gym	
125 Conyers Plaza	Conyers	GA	Atlanta-Sandy Springs-Roswell, GA	2001	171,374	94.3%	1,817	11.24	Walmart Supercenter*	Jo-Ann Fabric & Craft Stores, PetSmart, Value Village	The Home Depot
126 Cordele Square	Cordele	GA	Cordele, GA	2002	127,953	82.6%	653	6.18	Harveys (BI-LO)	Belk, Citi Trends, Cordele Theatres	
127 Covington Gallery	Covington	GA	Atlanta-Sandy Springs-Roswell, GA	1991	174,857	95.2%	1,163	6.99	Ingles	Kmart	
128 Salem Road Station	Covington	GA	Atlanta-Sandy Springs-Roswell, GA	2000	67,270	89.0%	651	10.88	Publix	-	
129 Keith Bridge Commons	Cumming	GA	Atlanta-Sandy Springs-Roswell, GA	2002	94,886	89.3%	1,085	12.80	Kroger	Anytime Fitness	
130 Northside	Dalton	GA	Dalton, GA	2001	73,931	86.3%	485	7.60	BI-LO	Family Dollar	
131 Cosby Station	Douglasville	GA	Atlanta-Sandy Springs-Roswell, GA	1994	77,811	91.4%	755	10.62	Publix	-	
132 Park Plaza	Douglasville	GA	Atlanta-Sandy Springs-Roswell, GA	1986	46,494	86.4%	595	14.83	Kroger*	-	
133 Dublin Village	Dublin	GA	Dublin, GA	2005	98,540	88.7%	606	6.93	Kroger	-	
134 Westgate	Dublin	GA	Dublin, GA	2004	118,938	87.6%	587	5.85	Harveys (BI-LO)	Beall's, Big Lots	The Home Depot
135 Venture Pointe	Duluth	GA	Atlanta-Sandy Springs-Roswell, GA	2012	155,172	97.1%	1,627	10.80	-	American Signature Furniture, Ollie's Bargain Outlet, Studio Movie Grill	
136 Banks Station	Fayetteville	GA	Atlanta-Sandy Springs-Roswell, GA	2006	176,451	83.1%	1,128	8.94	Food Depot	Cinemark, Staples	
137 Barrett Place	Kennesaw	GA	Atlanta-Sandy Springs-Roswell, GA	1994	218,818	100.0%	2,133	9.75	-	Best Buy, Michaels, OfficeMax, PetSmart, Sports Authority, The Furniture Mall	
138 Shops of Huntcrest	Lawrenceville	GA	Atlanta-Sandy Springs-Roswell, GA	2003	97,040	97.9%	1,223	12.87	Publix	-	
139 Mableton Walk	Mableton	GA	Atlanta-Sandy Springs-Roswell, GA	1994	105,884	79.9%	999	11.81	Publix	-	
140 The Village at Mableton	Mableton	GA	Atlanta-Sandy Springs-Roswell, GA	1998	239,013	76.5%	1,054	5.97	-	Dollar Tree, Kmart, Ollie's Bargain Basement	
141 North Park	Macon	GA	Macon, GA	2013	216,795	96.1%	1,246	5.98	Kroger	Kmart	
142 Marshalls at Eastlake	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	1982	54,976	94.2%	449	8.68	-	Marshalls	
143 New Chastain Corners	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	2004	113,079	80.3%	914	10.06	Kroger	-	
144 Pavilions at Eastlake	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	1996	157,888	86.0%	1,613	11.88	Kroger	J. Christopher's	
145 Perry Marketplace	Perry	GA	Warner Robins, GA	2004	179,973	75.8%	911	6.68	Kroger	Ace Hardware, Beall's Outlet, Goody's	
146 Creekwood Village	Rex	GA	Atlanta-Sandy Springs-Roswell, GA	1990	69,778	94.1%	533	8.12	Food Depot	-	
147 Shops of Riverdale	Riverdale	GA	Atlanta-Sandy Springs-Roswell, GA	1995	16,808	100.0%	277	16.48	Walmart Supercenter*	-	
148 Holcomb Bridge Crossing	Roswell	GA	Atlanta-Sandy Springs-Roswell, GA	1988	105,420	95.2%	928	9.25	-	PGA TOUR Superstore	
149 Victory Square	Savannah	GA	Savannah, GA	2007	122,739	97.6%	1,713	14.65	SuperTarget*	Citi Trends, Dollar Tree, Frank Theatres, Staples	The Home Depot
150 Stockbridge Village	Stockbridge	GA	Atlanta-Sandy Springs-Roswell, GA	2008	188,155	80.9%	2,108	14.31	Kroger	-	
151 Stone Mountain Festival	Stone Mountain	GA	Atlanta-Sandy Springs-Roswell, GA	2006	347,091	96.3%	1,936	5.79	Walmart Supercenter	Hobby Lobby, NCG Cinemas	
152 Wilmington Island	Wilmington Island	GA	Savannah, GA	2003	87,818	70.9%	764	12.26	Kroger	-	
153 Davenport Retail Center	Davenport	IA	Davenport-Moline-Rock Island, IA-IL	1996	62,588	100.0%	720	11.50	SuperTarget*	Party City, PetSmart, Staples	
154 Kimberly West Shopping Center	Davenport	IA	Davenport-Moline-Rock Island, IA-IL	1987	113,713	85.2%	569	5.87	Hy-Vee	-	
155 Haymarket Mall	Des Moines	IA	Des Moines-West Des Moines, IA	2002	241,572	96.8%	1,233	5.56	-	Burlington Coat Factory, Hobby Lobby	

PROPERTY LIST

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Property Name	City	State	Metropolitan Statistical Area	Year	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
				Built	GLA	Leased					
156 Haymarket Square	Des Moines	IA	Des Moines-West Des Moines, IA	2002	269,705	72.3%	1,233	9.30	Dahl's Foods	Big Lots, Northern Tool + Equipment, Office Depot	
157 Warren Plaza	Dubuque	IA	Dubuque, IA	1993	96,339	96.7%	747	8.01	Hy-Vee	-	Target
158 Annex of Arlington	Arlington Heights	IL	Chicago-Naperville-Elgin, IL-IN-WI	2012	198,331	95.9%	2,077	10.92	Shop 'n Save	Hobby Lobby, Walgreen's	
159 Ridge Plaza	Arlington Heights	IL	Chicago-Naperville-Elgin, IL-IN-WI	2000	151,643	90.5%	1,926	14.04	-	Marshalls, Office Depot, The Home Depot, XSport Fitness	Kohl's
160 Bartonville Square	Bartonville	IL	Peoria, IL	2001	61,678	95.7%	313	5.93	Kroger	-	
161 Festival Center	Bradley	IL	Kankakee, IL	2006	63,796	76.7%	294	6.02	-	Big Lots, Dollar General	
162 Southfield Plaza	Bridgeview	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	198,331	95.9%	2,077	10.92	Shop 'n Save	Hobby Lobby, Walgreen's	
163 Commons of Chicago Ridge	Chicago Ridge	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	324,977	95.6%	3,868	13.41	-	Marshalls, Office Depot, The Home Depot, XSport Fitness	
164 Rivercrest Shopping Center	Crestwood	IL	Chicago-Naperville-Elgin, IL-IN-WI	2013	488,680	90.9%	5,155	12.92	Ultra Foods	Best Buy, Party City, PetSmart, Ross Dress for Less, T.J.Maxx	
165 The Commons of Crystal Lake	Crystal Lake	IL	Chicago-Naperville-Elgin, IL-IN-WI	2013	273,060	79.3%	2,343	10.82	Jewel-Osco (Albertsons)	Toys'R'Us	Hobby Lobby
166 Elk Grove Town Center	Elk Grove Village	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	131,849	92.2%	1,929	15.86	Joe Caputo & Sons Fruit Market	Walgreens	
167 Crossroads Centre	Fairview Heights	IL	St. Louis, MO-IL	1975	242,198	86.7%	1,925	11.15	-	Big Lots, Hobby Lobby, T.J.Maxx	
168 Frankfort Crossing Shopping Center	Frankfort	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	114,534	96.8%	1,378	12.43	Jewel-Osco (Albertsons)	Ace Hardware	
169 Freeport Plaza	Freeport	IL	Freeport, IL	2000	87,846	100.0%	566	6.44	Cub Foods (Supervalu)	Stone's Hallmark	
170 Westview Center	Hanover Park	IL	Chicago-Naperville-Elgin, IL-IN-WI	2014	326,372	91.7%	2,602	9.00	Tony's Finer Foods	Big Lots, LA Fitness	Value City
171 The Quentin Collection	Kildeer	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	171,530	98.8%	2,817	16.62	The Fresh Market	Best Buy, DSW, PetSmart, Stein Mart	
172 Butterfield Square	Libertyville	IL	Chicago-Naperville-Elgin, IL-IN-WI	2013	106,755	94.2%	1,497	14.89	Sunset Foods	-	
173 High Point Centre	Lombard	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	240,046	81.9%	1,948	9.91	Ultra Foods	Babies'R'Us, Jo-Ann Fabrics, Office Depot	
174 Long Meadow Commons	Mundelein	IL	Chicago-Naperville-Elgin, IL-IN-WI	1997	118,470	87.1%	1,529	16.12	-	-	
175 Westridge Court	Naperville	IL	Chicago-Naperville-Elgin, IL-IN-WI	2013	673,082	94.6%	6,945	10.91	-	Big Lots, buybuy BABY, Carson Pirie Scott Furniture Gallery, Gordmans, hhgregg, Hollywood Palms Cinema, Marshalls, Old Navy, Savers, Ulta	
176 Sterling Bazaar	Peoria	IL	Peoria, IL	1992	87,318	95.5%	796	10.12	Kroger	-	
177 Rollins Crossing	Round Lake Beach	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	192,911	94.1%	1,796	16.49	-	LA Fitness, Regal Cinemas	
178 Twin Oaks Shopping Center	Silvis	IL	Davenport-Moline-Rock Island, IA-IL	1991	114,342	96.4%	709	6.43	Hy-Vee	Eye Surgeons Associates	
179 Parkway Pointe	Springfield	IL	Springfield, IL	1994	38,737	85.9%	572	17.18	ALDI*	dressbarn, Family Christian Stores, Shoe Carnival	Target, Walmart
180 Sangamon Center North	Springfield	IL	Springfield, IL	1996	139,907	94.9%	1,235	9.30	Schnucks	U.S. Post Office	
181 Tinley Park Plaza	Tinley Park	IL	Chicago-Naperville-Elgin, IL-IN-WI	2005	249,954	89.5%	2,428	10.85	Walt's Fine Foods	Tile Shop	
182 Meridian Village Plaza	Carmel	IN	Indianapolis-Carmel-Anderson, IN	1990	130,769	89.2%	700	6.00	-	Godby Home Furnishings, Ollie's Bargain Outlet	
183 Columbus Center	Columbus	IN	Columbus, IN	2005	143,703	94.8%	1,395	10.25	-	Big Lots, MC Sports, OfficeMax, T.J.Maxx	Target
184 Elkhart Plaza West	Elkhart	IN	Elkhart-Goshen, IN	1997	81,651	93.2%	591	7.76	Martin's Super Market	CVS	
185 Apple Glen Crossing	Fort Wayne	IN	Fort Wayne, IN	2002	150,156	94.0%	1,832	16.43	Walmart Supercenter*	Best Buy, Dick's Sporting Goods, PetSmart	Kohl's
186 Elkhart Market Centre	Goshen	IN	Elkhart-Goshen, IN	1994	363,883	99.2%	2,267	6.28	Sam's Club	Walmart	
187 Marwood Plaza	Indianapolis	IN	Indianapolis-Carmel-Anderson, IN	1992	107,080	82.1%	681	7.75	Kroger	Rainbow	
188 Westlane Shopping Center	Indianapolis	IN	Indianapolis-Carmel-Anderson, IN	1982	71,490	97.5%	484	6.95	Marsh Supermarket	Family Dollar	
189 Valley View Plaza	Marion	IN	Marion, IN	1997	29,974	79.0%	306	12.94	Walmart Supercenter*	Aaron's	
190 Bittersweet Plaza	Mishawaka	IN	South Bend-Mishawaka, IN-MI	2000	91,798	91.3%	709	8.46	Martin's Super Market	-	
191 Lincoln Plaza	New Haven	IN	Fort Wayne, IN	1968	103,938	58.4%	500	8.23	Kroger	-	
192 Speedway Super Center	Speedway	IN	Indianapolis-Carmel-Anderson, IN	2010	574,210	85.0%	4,176	8.91	Kroger	Kohl's, Sears Outlet, T.J.Maxx	
193 Sagamore Park Centre	West Lafayette	IN	Lafayette-West Lafayette, IN	2003	118,300	89.8%	1,053	9.91	Pay Less (Kroger)	-	
194 Westchester Square	Lenexa	KS	Kansas City, MO-KS	1987	164,838	76.4%	1,114	8.84	Hy-Vee	-	
195 West Loop Shopping Center	Manhattan	KS	Manhattan, KS	2013	211,454	95.3%	1,712	13.75	Dillons (Kroger)	Bellus Academy, Jo-Ann Fabric & Craft Stores, Marshalls	
196 Green River Plaza	Campbellsville	KY	Campbellsville, KY	1989	203,239	99.0%	1,344	6.68	Kroger	Burke's Outlet, Goody's, JC Penney, Jo-Ann Fabric & Craft Stores, Tractor Supply Co.	
197 Kmart Plaza	Elizabethtown	KY	Elizabethtown-Fort Knox, KY	1992	130,466	100.0%	860	6.59	-	Kmart, Staples	
198 Florence Plaza - Florence Square	Florence	KY	Cincinnati, OH-KY-IN	2014	624,090	97.0%	5,844	12.71	Kroger	Barnes & Noble, Harbor Freight Tools, Hobby Lobby, Old Navy, Ollie's Bargain Outlet, Staples, T.J.Maxx	
199 Highland Commons	Glasgow	KY	Glasgow, KY	1992	130,466	98.9%	747	5.79	Food Lion	Kmart	
200 Jeffersontown Commons	Jeffersontown	KY	Louisville/Jefferson County, KY-IN	2005	208,374	83.6%	1,512	9.21	-	King Pin Lanes, Louisville Athletic Club	
201 Mist Lake Plaza	Lexington	KY	Lexington-Fayette, KY	1993	217,292	90.7%	1,381	7.01	-	Gabriel Brothers, Walmart	
202 London Marketplace	London	KY	London, KY	1994	169,032	100.0%	1,110	6.57	Kroger	Burke's Outlet, Kmart	
203 Eastgate Shopping Center	Louisville	KY	Louisville/Jefferson County, KY-IN	2002	174,947	96.5%	1,633	9.67	Kroger	-	
204 Plainview Village	Louisville	KY	Louisville/Jefferson County, KY-IN	1997	164,367	91.4%	1,383	9.74	Kroger	-	
205 Stony Brook I & II	Louisville	KY	Louisville/Jefferson County, KY-IN	1988	136,919	91.0%	1,612	12.93	Kroger	-	
206 Towne Square North	Owensboro	KY	Owensboro, KY	1988	163,161	100.0%	1,162	7.12	-	Books-A-Million, Hobby Lobby, Office Depot	
207 Lexington Road Plaza	Versailles	KY	Lexington-Fayette, KY	2007	197,668	100.0%	1,440	7.28	Kroger	Kmart	

PROPERTY LIST

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208 Karam Shopping Center	Lafayette	LA	Lafayette, LA	1998	100,238	83.8%	236	2.81	Super 1 Foods	Conn's	
209 Iberia Plaza	New Iberia	LA	Lafayette, LA	1992	131,731	97.5%	748	5.82	Super 1 Foods	-	
210 Lagniappe Village	New Iberia	LA	Lafayette, LA	2010	201,360	96.9%	1,475	7.56	-	Big Lots, Citi Trends, Stage, T.J.Maxx	
211 The Pines	Pineville	LA	Alexandria, LA	1991	179,039	97.8%	1,076	6.15	Super 1 Foods	Kmart	
212 Points West	Brockton	MA	Boston-Cambridge-Newton, MA-NH	2007	133,432	86.4%	971	8.42	PriceRite (ShopRite)	Ocean State Job Lot	
213 Burlington Square I, II & III	Burlington	MA	Boston-Cambridge-Newton, MA-NH	1992	86,290	100.0%	2,021	23.42	-	Golf Galaxy, Pyara Aveda Spa & Salon, Staples	
214 Chicopee Marketplace	Chicopee	MA	Springfield, MA	2005	150,959	100.0%	2,487	17.07	Walmart Supercenter*	Marshalls, Staples	
215 Holyoke Shopping Center	Holyoke	MA	Springfield, MA	2000	201,875	90.9%	1,364	10.90	Super Stop & Shop (Ahold)	Ocean State Job Lot	
216 WaterTower Plaza	Leominster	MA	Worcester, MA-CT	2000	282,591	97.9%	3,788	13.69	Shaw's (Albertsons)	Ocean State Job Lot, T.J.Maxx	
217 Lunenburg Crossing	Lunenburg	MA	Worcester, MA-CT	1994	25,515	47.1%	205	17.05	Hannaford Bros. (Delhaize)*	-	Walmart
218 Lynn Marketplace	Lynn	MA	Boston-Cambridge-Newton, MA-NH	1968	78,092	100.0%	1,090	13.96	Shaw's (Albertsons)	Rainbow	
219 Berkshire Crossing	Pittsfield	MA	Pittsfield, MA	1994	442,578	99.9%	3,795	19.50	Price Chopper	Barnes & Noble, The Home Depot, Michael's, Staples,	
220 Westgate Plaza	Westfield	MA	Springfield, MA	1996	103,903	98.7%	1,131	11.36	-	Ocean State Job Lot, Staples, T.J.Maxx	
221 Perkins Farm Marketplace	Worcester	MA	Worcester, MA-CT	1998	204,038	67.9%	1,707	12.32	Super Stop & Shop (Ahold)	CW Price	
222 South Plaza Shopping Center	California	MD	California-Lexington Park, MD	2005	92,335	100.0%	1,662	18.00	-	Best Buy, Old Navy, Petco, Ross Dress for Less	
223 Campus Village	College Park	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	1986	25,529	89.0%	600	26.40	-	-	
224 Fox Run	Prince Frederick	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	1997	292,849	96.5%	2,860	10.13	Giant Food (Ahold)	Jo-Ann Fabric & Craft Stores, Kmart, Peebles	
225 Liberty Plaza	Randallstown	MD	Baltimore-Columbia-Towson, MD	2012	219,862	99.5%	2,673	12.21	Walmart Supercenter	Marshalls	
226 Rising Sun Towne Centre	Rising Sun	MD	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	141,702	94.9%	1,659	12.65	Martin's Food (Ahold)	Big Lots	
227 BJ's Plaza	Portland	ME	Portland-South Portland, ME	1991	104,233	100.0%	803	7.70	BJ's Wholesale Club	-	
228 Pine Tree Shopping Center	Portland	ME	Portland-South Portland, ME	1958	287,513	90.1%	1,796	19.84	-	Big Lots, Lowe's	
229 Maple Village	Ann Arbor	MI	Ann Arbor, MI	2000	293,525	98.3%	2,546	8.82	Plum Market	Dunham's Sports, Kmart	
230 Grand Crossing	Brighton	MI	Detroit-Warren-Dearborn, MI	2005	85,389	93.2%	788	9.90	VG's Food (SpartanNash)	ACO Hardware	
231 Farmington Crossroads	Farmington	MI	Detroit-Warren-Dearborn, MI	2013	87,391	91.8%	756	9.43	-	Dollar Tree, Ollie's Bargain Outlet, True Value	
232 Silver Pointe Shopping Center	Fenton	MI	Flint, MI	1996	163,919	78.2%	1,608	12.55	VG's Food (SpartanNash)	Dunham's Sports	
233 Cascade East	Grand Rapids	MI	Grand Rapids-Wyoming, MI	1983	99,529	76.7%	552	7.24	D&W Fresh Market (SpartanNash)	-	
234 Delta Center	Lansing	MI	Lansing-East Lansing, MI	2005	186,246	92.5%	1,284	7.92	-	Bed Bath & Beyond, Gift & Bible Center, Hobby Lobby, Planet Fitness	
235 Lakes Crossing	Muskegon	MI	Muskegon, MI	2011	114,623	81.4%	1,265	14.84	-	Jo-Ann Fabric & Craft Stores, Party City	Kohl's
236 Redford Plaza	Redford	MI	Detroit-Warren-Dearborn, MI	1992	304,175	82.8%	2,293	9.11	Kroger	Burlington Coat Factory, CW Price	
237 Hampton Village Centre	Rochester Hills	MI	Detroit-Warren-Dearborn, MI	2004	454,719	99.7%	5,687	16.42	-	Best Buy, Emagine Theatre, Kohl's, T.J.Maxx	Target
238 Fashion Corners	Saginaw	MI	Saginaw, MI	2004	187,832	95.5%	1,724	9.61	-	Bed Bath & Beyond, Best Buy, Dunham's Sports	
239 Green Acres	Saginaw	MI	Saginaw, MI	2011	281,646	75.5%	1,449	11.50	Kroger	Ollie's Bargain Outlet, Planet Fitness	
240 Hall Road Crossing	Shelby Township	MI	Detroit-Warren-Dearborn, MI	1999	175,503	100.0%	2,289	13.04	-	Gander Mountain, Michaels, Old Navy, T.J.Maxx	
241 Southfield Plaza	Southfield	MI	Detroit-Warren-Dearborn, MI	2002	106,948	76.6%	866	10.56	-	Dollar Castle, Planet Fitness	Burlington Coat Factory
242 18 Ryan	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1997	101,709	100.0%	1,427	14.03	VG's Food (SpartanNash)	O'Reilly Auto Parts, Planet Fitness	
243 Delco Plaza	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1996	154,853	100.0%	885	5.72	-	Babies'R'Us, Bed Bath & Beyond, Dunham's Mega Sports	
244 Grand Traverse Crossing	Traverse City	MI	Traverse City, MI	1996	412,755	96.9%	2,646	27.57	Walmart Supercenter	Books-A-Million, The Home Depot	
245 West Ridge	Westland	MI	Detroit-Warren-Dearborn, MI	1989	163,131	75.6%	887	7.19	-	Bargain Club, Office Solutions, The Tile Shop	Burlington Coat Factory, Target
246 Roundtree Place	Ypsilanti	MI	Ann Arbor, MI	1992	246,620	97.6%	1,649	6.85	-	Ollie's Bargain Outlet, Walmart	
247 Washtenaw Fountain Plaza	Ypsilanti	MI	Ann Arbor, MI	2005	123,390	90.9%	769	6.86	Save-A-Lot	Dollar Tree, Dunham's Sports, Planet Fitness	
248 Southport Centre I - VI	Apple Valley	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1985	124,937	100.0%	2,048	16.39	SuperTarget*	Best Buy, Dollar Tree, Walgreens	
249 Austin Town Center	Austin	MN	Austin, MN	1999	110,680	95.1%	740	7.03	ALDI	Jo-Ann Fabric & Craft Stores, Staples	Target
250 Burning Tree Plaza	Duluth	MN	Duluth, MN-WI	1987	182,969	98.6%	1,858	10.30	-	Best Buy, Dunham's Sports, T.J.Maxx	
251 Elk Park Center	Elk River	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1999	204,992	93.9%	1,951	10.13	Cub Foods (Jerry's Foods)	OfficeMax	
252 Westwind Plaza	Minnetonka	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2007	87,942	93.6%	1,195	14.52	Cub Foods (Supervalu)*	-	
253 Richfield Hub & West Shopping Ctr	Richfield	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1992	215,334	79.2%	2,045	11.99	Rainbow Foods (Roundy's)	Marshalls, Michaels	
254 Roseville Center	Roseville	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2000	76,894	75.3%	829	14.32	Rainbow Foods (Roundy's)*	Dollar Tree, Hancock Fabrics	
255 Marketplace @ 42	Savage	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1999	117,873	92.6%	1,450	13.28	Rainbow Foods (Roundy's)	-	
256 Sun Ray Shopping Center	St. Paul	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2013	290,392	88.2%	2,250	11.82	Cub Foods (Supervalu)	Blast Fitness, T.J.Maxx, Valu Thrift Store	
257 White Bear Hills Shopping Center	White Bear Lake	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1996	73,095	100.0%	691	9.46	Festival Foods	Dollar Tree	
258 Ellisville Square	Ellisville	MO	St. Louis, MO-IL	1989	148,940	89.5%	1,119	8.40	-	Kmart, Lukas Liquors	
259 Clocktower Place	Florissant	MO	St. Louis, MO-IL	2013	207,317	95.8%	1,434	7.34	ALDI	Florissant Furniture & Rug Gallery, Office Depot, Ross Dress for Less	

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Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
				Built	GLA	Leased					
260 Hub Shopping Center	Independence	MO	Kansas City, MO-KS	1995	160,423	92.9%	800	5.73	Price Chopper	-	
261 Watts Mill Plaza	Kansas City	MO	Kansas City, MO-KS	1997	161,717	97.8%	1,450	9.17	Price Chopper	Ace Hardware	
262 Liberty Corners	Liberty	MO	Kansas City, MO-KS	1987	124,808	86.0%	843	7.86	Price Chopper	-	
263 Maplewood Square	Maplewood	MO	St. Louis, MO-IL	1998	71,590	88.6%	428	6.75	Shop 'n Save (Supervalu)	-	
264 Clinton Crossing	Clinton	MS	Jackson, MS	1990	112,148	99.0%	1,052	9.75	Kroger	-	
265 County Line Plaza	Jackson	MS	Jackson, MS	2014	221,127	66.8%	1,758	11.89	-	Conn's, Office Depot	
266 Jacksonian Plaza	Jackson	MS	Jackson, MS	1990	73,041	82.5%	341	5.82	Kroger*	Books-A-Million, Office Depot	
267 Devonshire Place	Cary	NC	Raleigh, NC	2012	106,691	100.0%	1,425	24.81	-	Dollar Tree, Golf Galaxy, REI	
268 McMullen Creek Market	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	2014	264,669	83.2%	2,639	11.99	Walmart Neighborhood Market	Burlington Coat Factory, Dollar Tree, Rugged Warehouse	
269 The Commons at Chancellor Park	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	2005	348,604	81.6%	1,865	10.42	-	Big Lots, The Home Depot, Value City Furniture	
270 Parkwest Crossing	Durham	NC	Durham-Chapel Hill, NC	1990	85,602	94.9%	813	10.01	Food Lion	Dollar Tree	
271 Macon Plaza	Franklin	NC	-	2001	92,787	86.9%	442	5.48	BI-LO	Peebles	
272 Garner Towne Square	Garner	NC	Raleigh, NC	1997	184,347	93.5%	2,087	12.11	Kroger	OfficeMax, PetSmart	Target, The Home Depot
273 Franklin Square	Gastonia	NC	Charlotte-Concord-Gastonia, NC-SC	2007	318,435	88.2%	2,936	11.72	Walmart Supercenter*	Bed Bath & Beyond, Best Buy, Michaels, OfficeMax, Ross Dress for Less	
274 Wendover Place	Greensboro	NC	Greensboro-High Point, NC	2000	406,768	96.9%	4,487	11.38	-	Babies'R'Us, Christmas Tree Shops, Dick's Sporting Goods, Kohl's, Michaels, Old Navy, PetSmart	Ross Dress for Less, Target
275 University Commons	Greenville	NC	Greenville, NC	2014	233,153	98.7%	2,957	12.84	Harris Teeter (Kroger)	A.C. Moore, Barnes & Noble, Petco, T.J.Maxx	Target
276 Valley Crossing	Hickory	NC	Hickory-Lenoir-Morganton, NC	2014	191,431	100.0%	1,678	8.76	-	Academy Sports + Outdoors, Harbor Freight Tools, Ollie's Bargain Outlet	
277 Kinston Pointe	Kinston	NC	Kinston, NC	2001	250,580	98.5%	824	13.50	Walmart Supercenter	Dollar Tree	
278 Magnolia Plaza	Morganton	NC	Hickory-Lenoir-Morganton, NC	1990	104,539	40.7%	275	6.47	Ingles	-	Walmart
279 Roxboro Square	Roxboro	NC	Durham-Chapel Hill, NC	2005	97,226	96.4%	1,207	13.75	-	Person County Health & Human Services	
280 Innes Street Market	Salisbury	NC	Charlotte-Concord-Gastonia, NC-SC	2002	349,425	97.7%	3,607	10.57	Food Lion	Lowe's, Marshalls, Old Navy, PetSmart, Staples, Tinseltown	
281 Salisbury Marketplace	Salisbury	NC	Charlotte-Concord-Gastonia, NC-SC	1987	79,732	74.3%	650	10.97	Food Lion	Family Dollar	
282 Crossroads	Statesville	NC	Charlotte-Concord-Gastonia, NC-SC	1997	340,189	97.0%	1,882	5.70	Walmart Supercenter	Big Lots, Burke's Outlet, Tractor Supply	
283 Anson Station	Wadesboro	NC	Charlotte-Concord-Gastonia, NC-SC	1988	132,353	65.5%	572	6.59	Food Lion	Goody's, Tractor Supply Co.	
284 New Centre Market	Wilmington	NC	Wilmington, NC	1998	143,762	92.6%	1,685	13.03	-	Marshalls, OfficeMax, PetSmart	Target
285 University Commons	Wilmington	NC	Wilmington, NC	2007	235,345	97.6%	3,142	13.68	Lowes Foods	A.C. Moore, HomeGoods, T.J.Maxx	
286 Whitaker Square	Winston Salem	NC	Winston-Salem, NC	1996	82,760	96.5%	1,039	13.01	Harris Teeter (Kroger)	Rugged Warehouse	
287 Parkway Plaza	Winston-Salem	NC	Winston-Salem, NC	2005	283,830	91.5%	2,745	11.13	Super Compare Foods	Big Lots, Citi Trends, Office Depot	
288 Stratford Commons	Winston-Salem	NC	Winston-Salem, NC	1995	72,308	94.8%	963	14.05	-	Golf Galaxy, Mattress Firm, OfficeMax	
289 Bedford Grove	Bedford	NH	Manchester-Nashua, NH	1989	216,941	100.0%	2,014	20.59	Hannaford Bros. (Delhaize)	Walmart	
290 Capitol Shopping Center	Concord	NH	Concord, NH	2001	182,887	100.0%	1,895	10.61	DeMoulas Supermarkets	Burlington Coat Factory, Jo-Ann Fabric & Craft Stores, Marshalls	
291 Willow Springs Plaza	Nashua	NH	Manchester-Nashua, NH	1990	131,248	100.0%	2,095	17.40	-	JC Penney, Jordan's Warehouse, NAMCO, Petco	The Home Depot
292 Seacoast Shopping Center	Seabrook	NH	Boston-Cambridge-Newton, MA-NH	1991	91,690	92.1%	1,048	12.40	-	Jo-Ann Fabric & Craft Stores	
293 Tri-City Plaza	Somersworth	NH	Boston-Cambridge-Newton, MA-NH	1990	146,811	90.8%	1,109	8.32	DeMoulas Supermarkets	T.J.Maxx	
294 Laurel Square	Brick	NJ	New York-Newark-Jersey City, NY-NJ-PA	2003	246,235	89.1%	1,655	7.55	Pathmark (A&P)	Kmart	
295 the Shoppes at Cinnaminson	Cinnaminson	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2010	297,837	95.4%	4,216	21.98	ShopRite	Burlington Coat Factory, Ross Dress For Less	
296 A&P Fresh Market	Clark	NJ	New York-Newark-Jersey City, NY-NJ-PA	2007	52,812	100.0%	1,357	25.70	A&P Fresh	-	
297 Colletetown Shopping Center	Glassboro	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2014	250,515	93.6%	1,921	8.20	-	Kmart, LA Fitness, Staples	
298 Hamilton Plaza-Kmart Plaza	Hamilton	NJ	Trenton, NJ	2014	148,919	90.7%	825	6.11	-	Kmart	
299 Bennetts Mills Plaza	Jackson	NJ	New York-Newark-Jersey City, NY-NJ-PA	2002	127,230	89.2%	1,441	31.08	Super Stop & Shop (Ahold)	-	
300 Lakewood Plaza	Lakewood	NJ	New York-Newark-Jersey City, NY-NJ-PA	1966	203,547	96.9%	2,914	14.78	ShopRite	-	
301 Marlton Crossing	Marlton	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	333,255	97.4%	5,043	15.54	-	Burlington Coat Factory, DSW, HomeGoods, T.J.Maxx	
302 Middletown Plaza	Middletown	NJ	New York-Newark-Jersey City, NY-NJ-PA	2001	197,466	100.0%	3,670	18.58	ShopRite	-	
303 Old Bridge Gateway	Old Bridge	NJ	New York-Newark-Jersey City, NY-NJ-PA	1995	242,995	84.1%	3,281	16.05	-	Marshalls, Pep Boys, Robert Wood Johnson Fitness	
304 Morris Hills Shopping Center	Parsippany	NJ	New York-Newark-Jersey City, NY-NJ-PA	1994	159,403	99.7%	2,860	22.95	-	Blink Fitness (Equinox), Clearview Cinema Group, HomeGoods, Marshalls	
305 Rio Grande Plaza	Rio Grande	NJ	Ocean City, NJ	1997	141,355	94.0%	1,538	11.57	ShopRite*	JC Penney, Peebles, PetSmart	
306 Ocean Heights Shopping Center	Somers Point	NJ	Atlantic City-Hammonton, NJ	2006	179,199	99.1%	3,145	17.71	ShopRite	Staples	
307 ShopRite Supermarket	Springfield	NJ	New York-Newark-Jersey City, NY-NJ-PA	1965	32,209	100.0%	389	12.09	ShopRite	-	
308 Tinton Falls Plaza	Tinton Falls	NJ	New York-Newark-Jersey City, NY-NJ-PA	2006	98,410	83.1%	1,284	15.70	A&P*	Dollar Tree, WOW! Fitness	
309 Cross Keys Commons	Turnersville	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1996	216,428	91.1%	3,111	15.78	Walmart Supercenter*	Marshalls, Ross Dress for Less	
310 Dover Park Plaza	Yardville	NJ	Trenton, NJ	2005	56,808	84.9%	740	15.35	-	CVS, Dollar Buys	

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				Built	GLA	Leased					
311 St Francis Plaza	Santa Fe	NM	Santa Fe, NM	1993	35,800	100.0%	413	11.54	Whole Foods Market	Walgreens	
312 Smith's	Socorro	NM	-	1976	48,000	100.0%	506	10.54	Smith's (Kroger)	-	
313 Galleria Commons	Henderson	NV	Las Vegas-Henderson-Paradise, NV	2005	275,011	91.7%	2,672	10.60	-	Babies'R'Us, Burlington Coat Factory, Stein Mart, T.J.Maxx	
314 Montecito Marketplace	Las Vegas	NV	Las Vegas-Henderson-Paradise, NV	2006	190,434	100.0%	3,670	19.27	Smith's (Kroger)	T.J.Maxx	
315 Renaissance Center East	Las Vegas	NV	Las Vegas-Henderson-Paradise, NV	2012	144,216	75.0%	1,311	12.12	-	Savers	
316 Parkway Plaza	Carle Place	NY	New York-Newark-Jersey City, NY-NJ-PA	1993	89,704	93.8%	2,203	26.19	-	Minado, Stew Leonard's Wines, T.J.Maxx	
317 Kmart Plaza	Dewitt	NY	Syracuse, NY	1970	115,500	94.7%	561	22.09	-	Kmart, OfficeMax	
318 Unity Plaza	East Fishkill	NY	New York-Newark-Jersey City, NY-NJ-PA	2005	67,462	95.3%	1,350	21.01	A&P Fresh	-	
319 Suffolk Plaza	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1998	84,480	98.1%	1,047	12.64	Waldbaum's (A&P)	-	Kohl's
320 Three Village Shopping Center	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1991	77,458	99.1%	1,820	23.72	King Kullen	Ace Hardware	
321 Stewart Plaza	Garden City	NY	New York-Newark-Jersey City, NY-NJ-PA	1990	193,622	89.7%	2,587	14.90	-	Burlington Coat Factory, K&G Men's Center	
322 Genesee Valley Shopping Center	Genesee	NY	Rochester, NY	2007	191,314	100.0%	1,840	9.89	Wegmans	Tractor Supply Co.	
323 McKinley Plaza	Hamburg	NY	Buffalo-Cheektowaga-Niagara Falls, NY	1991	93,144	97.9%	1,257	13.80	Wegmans*	A.C. Moore, T.J.Maxx	
324 Dalewood I, II & III Shopping Center	Hartsdale	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	191,441	100.0%	5,880	31.38	H-Mart, Mrs. Green's Natural Market	Christmas Tree Shops, T.J.Maxx	
325 Hornell Plaza	Hornell	NY	Corning, NY	2005	253,335	100.0%	2,075	8.19	Wegmans	Walmart	
326 Cayuga Mall	Ithaca	NY	Ithaca, NY	2013	204,830	96.7%	1,586	8.01	-	Jo-Ann Fabric & Craft Stores, Party City, Rite Aid, T.J.Maxx, True Value	
327 Kings Park Shopping Center	Kings Park	NY	New York-Newark-Jersey City, NY-NJ-PA	1985	71,940	98.3%	1,639	23.17	Key Food Marketplace	T.J.Maxx	
328 Falcaro's Plaza	Lawrence	NY	New York-Newark-Jersey City, NY-NJ-PA	1972	61,118	91.5%	1,095	19.58	-	Advance Auto Parts, OfficeMax	
329 Shops at Seneca Mall	Liverpool	NY	Syracuse, NY	2005	231,024	66.7%	710	4.61	-	Big Lots, Kmart	
330 A & P Mamaroneck	Mamaroneck	NY	New York-Newark-Jersey City, NY-NJ-PA	1976	24,978	100.0%	177	-	A&P	-	
331 Village Square	Mamaroneck	NY	New York-Newark-Jersey City, NY-NJ-PA	1981	17,000	100.0%	556	32.69	Trader Joe's	-	
332 Sunshine Square	Medford	NY	New York-Newark-Jersey City, NY-NJ-PA	2007	223,322	91.2%	2,688	13.20	Super Stop & Shop (Ahold)	Planet Fitness, Savers	
333 Walkill Plaza	Middletown	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	209,960	87.6%	1,852	10.42	-	Ashley Furniture, Big Lots, Hobby Lobby	
334 Monroe ShopRite Plaza	Monroe	NY	New York-Newark-Jersey City, NY-NJ-PA	1985	122,007	100.0%	1,853	15.19	ShopRite	Retro Fitness, Rite Aid, U.S. Post Office	
335 Rockland Plaza	Nanuet	NY	New York-Newark-Jersey City, NY-NJ-PA	2006	252,537	93.7%	5,779	24.42	A Matter of Health	Barnes & Noble, Marshalls, Modell's Sporting Goods, Petco	
336 North Ridge Plaza	New Rochelle	NY	New York-Newark-Jersey City, NY-NJ-PA	1971	40,991	77.7%	1,150	36.07	-	Harmon Discount	
337 Nesconset Shopping Center	Port Jefferson Station	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	122,996	97.4%	2,263	18.88	-	Dollar Tree, HomeGoods	
338 Port Washington	Port Washington	NY	New York-Newark-Jersey City, NY-NJ-PA	1968	19,600	100.0%	112	5.69	North Shore Farms	-	
339 Roanoke Plaza	Riverhead	NY	New York-Newark-Jersey City, NY-NJ-PA	2002	99,131	100.0%	1,683	16.98	Best Yet Market	CVS, T.J.Maxx	
340 Rockville Centre	Rockville Centre	NY	New York-Newark-Jersey City, NY-NJ-PA	1975	44,131	100.0%	814	18.45	-	HomeGoods, Rite Aid	
341 Mohawk Acres	Rome	NY	Utica-Rome, NY	2005	159,701	87.2%	1,443	10.35	Price Chopper	-	
342 College Plaza	Selden	NY	New York-Newark-Jersey City, NY-NJ-PA	2013	175,682	96.6%	2,649	15.61	ShopRite	Blink Fitness (Equinox), Bob's Stores, Rite Aid	
343 Campus Plaza	Vestal	NY	Binghamton, NY	2003	160,744	95.8%	1,655	10.74	-	Olum's Furniture & Appliances, Staples	
344 Parkway Plaza	Vestal	NY	Binghamton, NY	2012	204,954	100.0%	2,069	10.10	PriceRite (ShopRite)	Bed Bath & Beyond, Kohl's, PetSmart	Target
345 Shoppes at Vestal	Vestal	NY	Binghamton, NY	2000	92,328	100.0%	1,392	15.07	-	HomeGoods, Michaels, Old Navy	
346 Town Square Mall	Vestal	NY	Binghamton, NY	2012	293,080	99.4%	4,501	15.45	Sam's Club*, Walmart Supercenter*	Barnes & Noble, Dick's Sporting Goods, Lowes Cinemas, T.J.Maxx	
347 The Plaza at Salmon Run	Watertown	NY	Watertown-Fort Drum, NY	1993	68,761	100.0%	690	10.03	Hannaford Bros. (Delhaize)	Pier 1 Imports	
348 Highridge Plaza	Yonkers	NY	New York-Newark-Jersey City, NY-NJ-PA	1977	88,501	96.8%	1,785	20.84	Pathmark (A&P)	-	
349 Brunswick Town Center	Brunswick	OH	Cleveland-Elyria, OH	2004	138,407	96.3%	1,778	13.34	Giant Eagle	-	The Home Depot
350 30th Street Plaza	Canton	OH	Canton-Massillon, OH	1999	157,055	86.3%	1,393	10.28	Giant Eagle, Marc's	-	
351 Brentwood Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2004	227,952	97.2%	2,224	10.41	Kroger	Conway	
352 Delhi Shopping Center	Cincinnati	OH	Cincinnati, OH-KY-IN	2012	169,970	95.4%	1,428	8.99	Kroger	Salvation Army	
353 Harpers Station	Cincinnati	OH	Cincinnati, OH-KY-IN	2014	244,243	94.4%	2,945	12.78	Fresh Thyme Farmers Market	HomeGoods, LA Fitness, Stein Mart, T.J.Maxx	
354 Western Hills Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2011	314,754	100.0%	3,698	12.08	-	Bed Bath & Beyond, Michaels, Sears, Staples, T.J.Maxx	Target
355 Western Village	Cincinnati	OH	Cincinnati, OH-KY-IN	2005	115,116	100.0%	1,082	9.40	Kroger	-	
356 Crown Point	Columbus	OH	Columbus, OH	1998	145,115	83.9%	1,177	9.67	Kroger	-	
357 Greentree Shopping Center	Columbus	OH	Columbus, OH	2005	130,712	81.2%	1,053	10.73	Kroger	-	
358 Brandt Pike Place	Dayton	OH	Dayton, OH	2008	17,900	100.0%	165	9.22	Kroger*	-	
359 South Towne Centre	Dayton	OH	Dayton, OH	2013	331,797	94.8%	3,953	13.53	Health Foods Unlimited	Burlington Coat Factory, Christmas Tree Shops, Jo-Ann Fabric & Craft Stores, Value City Furniture	
360 The Vineyards	Eastlake	OH	Cleveland-Elyria, OH	1989	144,820	86.6%	721	5.75	Good Cents Grocery + More (Giant Eagle)	Harbor Freight Tools	Walmart
361 Midway Market Square	Elyria	OH	Cleveland-Elyria, OH	2014	232,252	86.0%	2,310	11.56	Giant Eagle	Dick's Sporting Goods, Jo-Ann Fabric & Craft Stores	Target, The Home Depot

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year Built	GLA	Percent Leased	ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
362 Southland Shopping Center	Middleburg Heights	OH	Cleveland-Elyria, OH	2013	696,359	93.1%	6,109	9.42	BJ's Wholesale Club, Giant Eagle, Marc's	Burlington Coat Factory, Cleveland Furniture Bank, Jo-Ann Fabric & Craft Stores, Marshalls	
363 Tops Plaza	North Olmsted	OH	Cleveland-Elyria, OH	2002	70,003	100.0%	1,056	15.08	-	-	
364 Tops Plaza	North Ridgeville	OH	Cleveland-Elyria, OH	2002	60,830	90.8%	805	14.57	-	Pat Catan's Craft Centers	
365 Surrey Square Mall	Norwood	OH	Cincinnati, OH-KY-IN	2010	173,656	94.0%	1,988	25.17	Kroger	Marshalls	
366 Market Place	Piqua	OH	Dayton, OH	2012	182,824	92.5%	647	6.80	Kroger	Roses	
367 Brice Park	Reynoldsburg	OH	Columbus, OH	1989	158,565	83.2%	1,180	9.80	-	Ashley Furniture, Michaels	
368 Streetsboro Crossing	Streetsboro	OH	Akron, OH	2002	89,436	100.0%	674	7.54	Giant Eagle	-	Lowe's
369 Miracle Mile Shopping Plaza	Toledo	OH	Toledo, OH	1955	318,174	68.7%	1,351	6.18	Kroger	Big Lots	
370 Southland Shopping Plaza	Toledo	OH	Toledo, OH	1988	290,892	80.6%	1,441	6.14	Kroger	Big Lots, Planet Fitness, Shopper's World	
371 Wadsworth Crossings	Wadsworth	OH	Cleveland-Elyria, OH	2005	108,166	94.1%	1,572	15.45	-	Bed Bath & Beyond, MC Sports, OfficeMax, Petco	Kohl's, Lowe's, Target
372 Northgate Plaza	Westerville	OH	Columbus, OH	2008	12,819	100.0%	196	15.26	Kroger*	-	The Home Depot
373 Marketplace	Tulsa	OK	Tulsa, OK	1992	186,851	100.0%	1,760	9.42	-	Conn's, Drysdale's, PetSmart	Best Buy, JC Penney Home Store
374 Village West	Allentown	PA	Allentown-Bethlehem-Easton, PA-NJ	1999	140,474	99.4%	2,462	17.64	Giant Food (Ahold)	-	
375 Park Hills Plaza	Altoona	PA	Altoona, PA	1985	279,746	91.8%	1,915	7.46	Weis Markets	Dunham's Sports, Petco, Toys"R"Us	
376 Bensalem Square	Bensalem	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1986	70,378	100.0%	681	9.68	Redner's Warehouse Market	-	
377 Bethel Park	Bethel Park	PA	Pittsburgh, PA	2004	218,714	95.7%	1,613	8.50	Giant Eagle	Walmart	
378 Bethlehem Square	Bethlehem	PA	Allentown-Bethlehem-Easton, PA-NJ	1994	389,450	100.0%	3,637	9.34	Giant Food (Ahold)	The Home Depot, T.J.Maxx, Walmart	
379 Lehigh Shopping Center	Bethlehem	PA	Allentown-Bethlehem-Easton, PA-NJ	2013	378,358	94.6%	3,067	10.83	Giant Food (Ahold)	Big Lots, Mega Marshalls, PetSmart, Staples, Wells Fargo	
380 Boyertown Shopping Center	Boyertown	PA	Reading, PA	2012	83,229	73.2%	636	10.44	-	Advance Auto Parts, Big Lots, CVS	
381 Bristol Park	Bristol	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	276,653	99.4%	2,351	8.55	Walmart Supercenter	Ollie's Bargain Outlet	
382 Chalfont Village Shopping Center	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	46,051	82.4%	445	11.73	-	-	
383 New Britain Village Square	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	143,716	95.4%	2,325	16.95	Giant Food (Ahold)	-	
384 Collegeville Shopping Center	Collegeville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2004	110,696	52.0%	813	14.12	-	Pep Boys	
385 Whitmarsh Shopping Center	Conshohocken	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	67,476	100.0%	1,352	20.04	Giant Food (Ahold)	Wine & Spirits Shoppe	
386 Valley Fair	Devon	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2001	105,086	100.0%	1,004	9.56	-	Chuck E. Cheese's, Mealey's Furniture	
387 Dickson City Crossings	Dickson City	PA	Scranton--Wilkes-Barre--Hazleton, PA	1997	301,462	100.0%	3,089	15.62	-	Dick's Sporting Goods, hhgregg, PetSmart, The Home Depot, T.J.Maxx	
388 Dillsburg Shopping Center	Dillsburg	PA	York-Hanover, PA	2014	153,088	100.0%	1,903	12.66	Giant Food (Ahold)	Tractor Supply Co.	
389 Barn Plaza	Doylestown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	237,681	97.2%	3,093	13.39	-	Kohl's, Marshalls, Regal Cinemas	
390 Pilgrim Gardens	Drexel Hill	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2014	79,252	88.9%	1,022	14.51	-	Dollar Tree, Ross Dress for Less	
391 Gilbertsville Shopping Center	Gilbertsville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	85,748	91.7%	694	8.83	Weis Markets	-	
392 Mount Carmel Plaza	Glenside	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1975	14,504	89.7%	152	11.72	-	SGS Paper	
393 Kline Plaza	Harrisburg	PA	Harrisburg-Carlisle, PA	1952	220,288	87.4%	1,743	9.05	Giant Food (Ahold)	The Dept. of Health	
394 New Garden Shopping Center	Kennett Square	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2012	145,170	93.7%	932	7.01	-	Big Lots, Ollie's Bargain Outlet	
395 Stone Mill Plaza	Lancaster	PA	Lancaster, PA	2008	106,736	100.0%	1,272	11.91	Giant Food (Ahold)	Majik Rent-To-Own	
396 Woodbourne Square	Langhorne	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1984	29,821	80.9%	497	20.61	-	-	
397 North Penn Market Place	Lansdale	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1977	58,358	60.6%	680	21.41	Weis Markets*	-	
398 New Holland Shopping Center	New Holland	PA	Lancaster, PA	1995	65,878	88.0%	419	7.23	Amelia's Grocery Outlet	Family Dollar	
399 Village at Newtown	Newtown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	177,185	96.3%	4,097	24.01	McCaffrey's	Pier 1 Imports	
400 Chery Square	Northampton	PA	Allentown-Bethlehem-Easton, PA-NJ	1989	75,005	94.9%	676	9.49	Redner's Warehouse Market	-	
401 Ivyridge	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2006	107,318	100.0%	2,269	21.14	SuperFresh (A&P)	-	
402 Roosevelt Mall	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2011	561,781	99.2%	7,457	31.09	-	Macy's, Modell's Sporting Goods, Ross Dress For Less	
403 Shoppes at Valley Forge	Phoenixville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2003	176,676	97.6%	1,268	7.35	Redner's Warehouse Market	French Creek Outfitters, Staples	
404 Plymouth Plaza	Plymouth Meeting	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1994	33,813	95.8%	966	29.81	-	Clear Wireless, Medical Rehabilitation Centers of Pennsylvania	
405 County Line Plaza	Souderton	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	154,758	91.6%	1,428	10.49	Bottom Dollar Food (Delhaize)	Planet Fitness, VF Outlet	
406 69th Street Plaza	Upper Darby	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1994	41,711	100.0%	383	9.19	Pathmark (A&P)*	EZ Bargains, Rent-A-Center, Super Dollar City	
407 Warminster Towne Center	Warminster	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1997	237,152	100.0%	3,320	15.19	ShopRite	A.C. Moore, PetSmart, Ross Dress for Less	
408 Shops at Prospect	West Hempfield	PA	Lancaster, PA	1994	63,392	94.1%	684	11.47	Musser's Markets	Hallmark	Kmart
409 Whitehall Square	Whitehall	PA	Allentown-Bethlehem-Easton, PA-NJ	2006	315,192	98.1%	3,404	11.01	Redner's Warehouse Market	Mealey's Furniture, Ross Dress for Less, Sports Authority	
410 Wilkes-Barre Township Marketplace	Wilkes-Barre	PA	Scranton--Wilkes-Barre--Hazleton, PA	2004	307,610	100.0%	2,115	27.52	Walmart Supercenter	-	
411 Hunt River Commons	North Kingstown	RI	Providence-Warwick, RI-MA	1989	148,126	99.1%	1,470	10.02	Super Stop & Shop (Ahold)	Marshalls, Ocean State Job Lot	
412 Belfair Towne Village	Bluffton	SC	Hilton Head Island-Bluffton-Beaufort, SC	2006	166,639	94.5%	2,182	13.86	Kroger	Stein Mart	
413 Milestone Plaza	Greenville	SC	Greenville-Anderson-Mauldin, SC	1995	89,721	90.6%	1,223	15.05	BI-LO	-	

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Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year Built	GLA	Percent Leased	ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
414 Circle Center	Hilton Head	SC	Hilton Head Island-Bluffton-Beaufort, SC	2000	65,213	91.6%	693	11.60	BI-LO	-	-
415 Island Plaza	James Island	SC	Charleston-North Charleston, SC	2004	171,224	100.0%	1,286	7.51	Food Lion	Burke's Outlet, Dollar Tree, Gold's Gym	-
416 Festival Centre	North Charleston	SC	Charleston-North Charleston, SC	2004	325,347	73.0%	1,377	5.88	-	Fred's, Gold's Gym, Intercontinental Hotels Group, World Overcomers Ministries	-
417 Remount Village Shopping Center	North Charleston	SC	Charleston-North Charleston, SC	1996	60,238	79.0%	435	9.15	BI-LO	-	-
418 Fairview Corners I & II	Simpsonville	SC	Greenville-Anderson-Mauldin, SC	2003	131,002	98.5%	1,796	13.92	-	Ross Dress for Less, T.J.Maxx	Target
419 Hillcrest	Spartanburg	SC	Spartanburg, SC	2012	385,609	79.3%	3,125	10.88	Publix	NCG Cinemas, Marshalls, Office Depot, Petco, Ross Dress for Less, Stein Mart	-
420 Shoppes at Hickory Hollow	Antioch	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1986	144,469	83.7%	1,326	10.96	Kroger	Citi Trends	-
421 Congress Crossing	Athens	TN	Athens, TN	2012	180,305	96.7%	1,408	8.07	-	Dunham's Sports, Kmart	-
422 East Ridge Crossing	Chattanooga	TN	Chattanooga, TN-GA	1999	58,950	88.8%	567	10.84	Food Lion	-	-
423 Watson Glen Shopping Center	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1988	265,027	96.8%	2,110	8.30	ALDI	Big Lots, Trees n Trends	-
424 Williamson Square	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1993	329,242	77.0%	2,138	8.44	-	Grace Church Nashville, Hobby Lobby, USA Baby	-
425 Greensboro Village	Gallatin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2005	70,203	97.7%	960	14.00	Publix	-	-
426 Greenville Commons	Greeneville	TN	Greeneville, TN	2002	228,618	96.4%	1,554	11.84	-	Belk, Burke's Outlet, JC Penney, Kmart	-
427 Oakwood Commons	Hermitage	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2005	278,017	92.1%	2,447	9.90	Publix	Bed Bath & Beyond, Goody's, PetSmart, Ross Dress for Less	-
428 Kimball Crossing	Kimball	TN	Chattanooga, TN-GA	2007	280,476	96.6%	1,790	7.29	Walmart Supercenter	Goody's	Lowe's
429 Kingston Overlook	Knoxville	TN	Knoxville, TN	2014	122,536	100.0%	1,186	9.94	-	Babies'R'Us, Michaels	-
430 Farrar Place	Manchester	TN	Tullahoma-Manchester, TN	1989	43,220	84.5%	321	8.79	Food Lion	-	-
431 The Commons at Wolfcreek	Memphis	TN	Memphis, TN-MS-AR	2014	658,121	93.9%	7,455	12.28	-	Academy Sports + Outdoors, Best Buy, Big Lots, hhgregg, Office Depot, PetSmart, Sports Authority, T.J.Maxx, Value City Furniture	Target, The Home Depot, Toys'R'Us
432 Georgetown Square	Murfreesboro	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2003	104,117	88.0%	965	10.53	Kroger	Aaron's	-
433 Nashboro Village	Nashville	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1998	86,811	100.0%	1,017	11.71	Kroger	-	Walgreens
434 Commerce Central	Tullahoma	TN	Tullahoma-Manchester, TN	1995	182,401	99.4%	1,258	6.94	Walmart Supercenter	Dollar Tree	-
435 Merchant's Central	Winchester	TN	Tullahoma-Manchester, TN	1997	208,123	95.8%	1,206	6.05	Walmart Supercenter	Peebles	-
436 Palm Plaza	Aransas	TX	Corpus Christi, TX	2002	50,700	78.6%	252	7.93	-	Bealls (Stage Stores), Family Dollar	-
437 Bardin Place Center	Arlington	TX	Dallas-Fort Worth-Arlington, TX	2014	321,163	98.8%	3,025	10.32	WinCo Foods	Hemispheres	Hobby Lobby
438 Parmer Crossing	Austin	TX	Austin-Round Rock, TX	2004	168,112	96.4%	1,266	7.81	-	Big Lots, Dollar Tree, Harbor Freight	Fry's Electronics
439 Baytown Shopping Center	Baytown	TX	Houston-The Woodlands-Sugar Land, TX	1987	95,941	85.6%	865	10.54	-	24 Hour Fitness	-
440 Cedar Bellaire	Bellaire	TX	Houston-The Woodlands-Sugar Land, TX	1994	50,967	89.4%	534	11.71	H-E-B	-	-
441 El Camino	Bellaire	TX	Houston-The Woodlands-Sugar Land, TX	2008	71,575	98.4%	586	8.33	El Ahorro Supermarket	Family Dollar, Hancock Fabrics	-
442 Brenham Four Corners	Brenham	TX	Brenham, TX	1997	114,571	100.0%	947	-	H-E-B	-	-
443 Bryan Square	Bryan	TX	College Station-Bryan, TX	2008	59,029	100.0%	309	6.10	-	99 Cents Only, Citi Trends, Dollar Floor Store, Firestone	-
444 Townshire	Bryan	TX	College Station-Bryan, TX	2002	136,887	91.2%	951	15.52	Walmart Neighborhood Market	Tops Printing	-
445 Plantation Plaza	Clute	TX	Houston-The Woodlands-Sugar Land, TX	1997	99,141	92.9%	751	8.33	Kroger	Walgreens	-
446 Central Station	College Station	TX	College Station-Bryan, TX	2012	176,847	90.9%	2,366	15.09	-	OfficeMax, Spec's Liquors	Kohl's
447 Rock Prairie Crossing	College Station	TX	College Station-Bryan, TX	2002	119,000	100.0%	1,260	23.80	Kroger	CVS	-
448 Carmel Village	Corpus Christi	TX	Corpus Christi, TX	1993	85,633	75.2%	601	9.33	-	Bay Area Dialysis, Bealls (Stage Stores), Tuesday Morning	-
449 Five Points	Corpus Christi	TX	Corpus Christi, TX	2014	276,593	85.0%	2,780	12.05	-	Burke's, Hobby Lobby, Party City, Ross Dress for Less	-
450 Claremont Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1976	67,305	94.6%	481	7.69	Minyard Food Stores	Family Dollar	-
451 Jeff Davis	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1975	69,562	75.4%	472	9.00	Save-A-Lot (Supervalu)	Family Dollar, Mama Rosa	-
452 Stevens Park Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1974	45,492	100.0%	421	9.25	-	Big Lots, O'Reilly Auto Parts	-
453 Webb Royal	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1992	108,545	93.3%	778	8.99	El Rio Grande Latin Market	Family Dollar	-
454 Wynnewood Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	2006	443,681	88.4%	3,977	10.34	Kroger	Fallas Paredes, Gen X Clothing, Ross Dress for Less	-
455 Parktown	Deer Park	TX	Houston-The Woodlands-Sugar Land, TX	1999	121,388	95.6%	949	8.19	Food Town	Burke's Outlet, Walgreens	-
456 Kenworthy Crossing	El Paso	TX	El Paso, TX	2003	74,393	96.4%	703	9.80	Albertsons	-	-
457 Preston Ridge	Frisco	TX	Dallas-Fort Worth-Arlington, TX	2013	780,595	96.2%	13,546	18.43	SuperTarget*	Best Buy, Big Lots, DSW, GattiTown, Marshalls, Old Navy, Ross Dress for Less, Sheplers, Stein Mart, T.J.Maxx	-
458 Forest Hills	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1968	69,651	100.0%	368	5.29	Foodland Markets	Family Dollar, Hi Style Fashion	-
459 Ridglea Plaza	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1990	170,519	97.0%	1,782	11.11	Tom Thumb (Safeway)	Stein Mart	-
460 Trinity Commons	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1998	197,423	100.0%	3,707	18.78	Tom Thumb (Safeway)	DSW	-
461 Village Plaza	Garland	TX	Dallas-Fort Worth-Arlington, TX	2002	89,241	100.0%	1,004	11.25	Truong Nguyen Grocer	-	-
462 North Hills Village	Haltom City	TX	Dallas-Fort Worth-Arlington, TX	1998	43,299	96.1%	301	7.23	Save-A-Lot	Dollar Tree, Rent-A-Center	-
463 Highland Village Town Center	Highland Village	TX	Dallas-Fort Worth-Arlington, TX	1996	99,341	96.8%	1,025	10.67	Kroger	-	-
464 Bay Forest	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	71,667	100.0%	754	10.52	Kroger	-	-

PROPERTY LIST

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Property Name	City	State	Metropolitan Statistical Area	Year Built	GLA	Percent Leased	ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
465 Beltway South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	107,174	97.0%	928	27.42	Kroger	-	
466 Braes Heights	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2003	101,002	100.0%	1,867	18.49	-	CVS, Imagination Toys, I W Marks Jewelers	
467 Braes Link	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	38,997	100.0%	640	16.40	-	Walgreens	
468 Braes Oaks	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1992	45,067	89.1%	386	9.62	H-E-B	-	
469 Braesgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1997	91,382	98.3%	569	6.33	Food Town	-	
470 Broadway	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2006	74,942	100.0%	743	10.33	El Ahorro Supermarket	Fallas Paredes, Melrose Fashions	
471 Clear Lake Camino South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	102,643	88.7%	1,327	15.66	-	24 Hour Fitness, Hancock Fabrics, Mr. Gatti's Pizza, Spec's Liquors	
472 Hearthstone Corners	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	208,147	97.6%	1,865	9.18	Kroger	Big Lots, Stein Mart	
473 Inwood Forest	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1997	77,553	96.5%	769	10.31	Foodarama	-	
474 Jester Village	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1988	64,285	73.0%	447	9.53	H-E-B	-	
475 Jones Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2000	111,206	82.0%	1,103	12.32	-	24 Hour Fitness, Hancock Fabrics	
476 Jones Square	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	155,503	98.6%	1,209	8.00	-	Big Lots, Hobby Lobby	
477 Maplewood Mall	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	94,871	97.8%	748	8.07	Foodarama	Burke's Outlet	
478 Merchants Park	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2009	244,373	99.1%	3,060	12.64	Kroger	Big Lots, Petco, Ross Dress for Less	
479 Northgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1972	40,244	100.0%	296	7.34	-	Firestone, Lumber Liquidators, TitleMax	
480 Northshore	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	230,779	93.3%	2,548	12.02	Sellers Bros.	Conn's, Office Depot	
481 Northtown Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1990	190,622	98.1%	2,126	11.58	-	99 Cents Only, CVS, Fallas Paredes	
482 Northwood	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1972	136,747	100.0%	1,359	10.10	Food City	-	
483 Orange Grove	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2005	189,201	100.0%	1,849	10.43	-	24 Hour Fitness, FAMSA, Floor & Décor	
484 Pinemont Shopping Center	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	73,577	92.9%	857	13.44	-	Family Dollar, Houston Community College	
485 Royal Oaks Village	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	145,229	95.5%	2,961	21.34	H-E-B	-	
486 Sharpstown Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2005	43,631	91.4%	323	8.10	-	Family Thrift Center	
487 Tanglewilde	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	84,185	100.0%	966	12.75	-	Ace Hardware, Cavender's, Dollar Tree, Party City, Salon In The Park	
488 Westheimer Commons	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2012	242,409	92.9%	2,001	8.88	Fiesta Mart	Marshalls	
489 Crossing at Fry Road	Katy	TX	Houston-The Woodlands-Sugar Land, TX	2005	237,340	99.1%	2,294	9.83	Kroger	Hobby Lobby, Palais Royal, Stein Mart	
490 Washington Square	Kaufman	TX	Dallas-Fort Worth-Arlington, TX	1978	64,230	85.1%	312	5.71	-	AutoZone, Bealls (Stage Stores), Family Dollar	
491 Jefferson Park	Mount Pleasant	TX	Mount Pleasant, TX	2001	132,096	82.8%	681	6.83	Super 1 Foods	Steeles	
492 Winwood Town Center	Odessa	TX	Odessa, TX	2002	365,559	100.0%	2,730	11.95	H-E-B	Hastings, Office Depot, Ross Dress for Less, Target	
493 Crossroads Center	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1997	134,006	91.0%	1,388	12.27	Kroger	Sears Hardware	
494 Spencer Square	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1998	194,470	86.1%	1,997	11.93	Kroger	Burke's Outlet	
495 Pearland Plaza	Pearland	TX	Houston-The Woodlands-Sugar Land, TX	1995	156,661	95.6%	1,111	7.42	Kroger	Palais Royal	
496 Market Plaza	Plano	TX	Dallas-Fort Worth-Arlington, TX	2002	168,137	74.2%	2,748	23.02	Central Market (H-E-B)	-	
497 Preston Park	Plano	TX	Dallas-Fort Worth-Arlington, TX	1985	238,939	91.2%	5,583	25.63	Tom Thumb (Safeway)	-	
498 Northshore Plaza	Portland	TX	Corpus Christi, TX	2000	152,144	88.9%	825	13.60	H-E-B	Bealls (Stage Stores)	Kmart
499 Klein Square	Spring	TX	Houston-The Woodlands-Sugar Land, TX	1999	80,636	97.2%	804	10.26	Food Town	Family Dollar, Unleashed (Petco)	
500 Keegan's Meadow	Stafford	TX	Houston-The Woodlands-Sugar Land, TX	1999	125,491	94.7%	1,196	10.39	Randalls (Safeway)	Palais Royal	
501 Texas City Bay	Texas City	TX	Houston-The Woodlands-Sugar Land, TX	2005	223,152	100.0%	1,979	8.90	Kroger	BP Engineering Facility	
502 Windvale	The Woodlands	TX	Houston-The Woodlands-Sugar Land, TX	2002	101,088	89.0%	942	10.47	Randalls (Safeway)	-	
503 The Centre at Navarro	Victoria	TX	Victoria, TX	2005	47,960	100.0%	727	15.16	-	Hastings, Walgreens	
504 Spradlin Farm	Christiansburg	VA	Blacksburg-Christiansburg-Radford, VA	2000	180,220	99.5%	2,482	14.08	-	Barnes & Noble, Big Lots, Michaels, T.J.Maxx	Target, The Home Depot
505 Culpeper Town Square	Culpeper	VA	Washington-Arlington-Alexandria, DC-VA-MD-WV	1999	132,882	100.0%	1,135	8.54	Food Lion	Mountain Run Bowling, Tractor Supply Co.	
506 Hanover Square	Mechanicsville	VA	Richmond, VA	1991	129,887	94.3%	1,525	12.46	Martin's Food (Ahold)	Gold's Gym	Kohl's
507 Jefferson Green	Newport News	VA	Virginia Beach-Norfolk-Newport News, VA-NC	1988	54,945	98.6%	816	15.07	-	Destination XL, Once Upon a Child, Tuesday Morning	
508 Tuckernuck Square	Richmond	VA	Richmond, VA	1994	86,010	94.6%	1,049	12.90	-	Chuck E. Cheese's	
509 Cave Spring Corners	Roanoke	VA	Roanoke, VA	2005	147,133	95.4%	975	11.95	Kroger	Hamrick's	
510 Hunting Hills	Roanoke	VA	Roanoke, VA	2014	166,207	94.6%	1,091	6.94	-	Kohl's, PetSmart	
511 Valley Commons	Salem	VA	Roanoke, VA	1988	45,580	84.2%	285	7.43	Food Lion	-	
512 Lake Drive Plaza	Vinton	VA	Roanoke, VA	2008	163,090	100.0%	1,176	7.21	Kroger	Big Lots, Goodwill	
513 Hilltop Plaza	Virginia Beach	VA	Virginia Beach-Norfolk-Newport News, VA-NC	2010	150,300	100.0%	2,515	16.90	Trader Joe's	Jo-Ann Fabric & Craft Stores, Kirkland's, Office Depot, PetSmart	
514 Ridgeview Centre	Wise	VA	-	2005	190,242	85.9%	1,096	14.25	-	Grand Home Furnishings, Kmart	Belk
515 Rutland Plaza	Rutland	VT	Rutland, VT	1997	224,514	97.7%	1,879	8.57	Price Chopper	T.J.Maxx, Walmart	
516 Fitchburg Ridge Shopping Ctr	Fitchburg	WI	Madison, WI	2003	50,555	87.6%	497	11.27	-	Wisconsin Dialysis	
517 Spring Mall	Greenfield	WI	Milwaukee-Waukesha-West Allis, WI	2003	188,861	86.8%	1,240	7.56	-	T.J.Maxx	

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants	
				Built	GLA	Leased						
518 Mequon Pavilions	Mequon	WI	Milwaukee-Waukesha-West Allis, WI	2014	218,116	88.0%	2,874	14.96	Sendik's Food Market	Bed Bath & Beyond		
519 Moorland Square Shopping Ctr	New Berlin	WI	Milwaukee-Waukesha-West Allis, WI	1990	98,303	98.5%	934	9.64	Pick 'n Save (Roundy's)	-	Walmart	
520 Paradise Pavilion	West Bend	WI	Milwaukee-Waukesha-West Allis, WI	2000	209,249	92.3%	1,394	7.22	-	Hobby Lobby, Kohl's	ShopKo	
521 Moundsville Plaza	Moundsville	WV	Wheeling, WV-OH	2004	176,156	97.7%	1,250	7.26	Kroger	Big Lots		
522 Grand Central Plaza	Parkersburg	WV	Parkersburg-Vienna, WV	1986	75,344	90.7%	717	10.48	-	Office Depot, T.J.Maxx		
TOTAL PORTFOLIO					86,764,493	92.5%	\$ 903,423	\$ 12.04				

(1) * Indicates grocer is not owned.

GUIDANCE

Supplemental Disclosure - Three Months Ended June 30, 2014

GUIDANCE & ADDITIONAL DISCLOSURES

GUIDANCE:

	2014E
FFO per common share - diluted	\$1.80 - \$1.84
Same property NOI	3.7 - 4.1%
Percent leased (at year-end)	93.0 - 93.5%
Leasing related capital expenditures, including anchor space repositioning and redevelopment	\$130 - \$140M

ADDITIONAL DISCLOSURES - as of 6/30/14

Estimated market value of expansion land and outparcels available	\$17M
ABR from leases signed but not yet commenced	\$28M

Leases signed but not yet commenced:

	Leases	GLA	ABR	ABR/SF
≥ 10,000 SF	49	1,176,973	\$ 11,717,390	\$ 9.96
< 10,000 SF	263	864,998	15,645,286	18.09
TOTAL	312	2,041,971	\$ 27,362,676	\$ 13.40