

# BRIXMOR AT A GLANCE

THIRD QUARTER 2016

As of 9/30/16



## KEY INVESTMENT CONSIDERATIONS

- **Second largest open air retail landlord** in the US and 9<sup>th</sup> largest in the world
- **National, geographically diversified portfolio**
- **Highly productive tenancy** including grocers, value retailers and service providers
- **Average grocer sales of \$559 PSF**, 42% above the national average
- **Strong embedded internal growth profile** in what is owned and controlled
- **Attractive dividend yield**

## PROPERTY PERFORMANCE HIGHLIGHTS

### OCCUPANCY

Small shop occupancy increased **100** basis points year-over-year

### LEASING

**8.3M SF** of new and renewal leases executed TTM  
New and renewal lease spreads of **16%** TTM

### NAREIT FFO

Increased NAREIT FFO by **5%** year-over-year, excluding non-cash GAAP rental adjustments and items that impact comparability

### PORTFOLIO AND INVESTMENT ACTIVITY

**15** active anchor space repositioning projects; **24** completed YTD  
**11** active outparcel development projects; **8** completed YTD  
**8** active redevelopment project  
**1** active new development project

### EMBEDDED INTERNAL GROWTH OPPORTUNITIES

New lease ABR/SF of **\$15.50** in TTM  
**27% above** 2016-2019 expiring lease ABR/SF

## INVESTOR RELATIONS CONTACT

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## PORTFOLIO QUICK FACTS

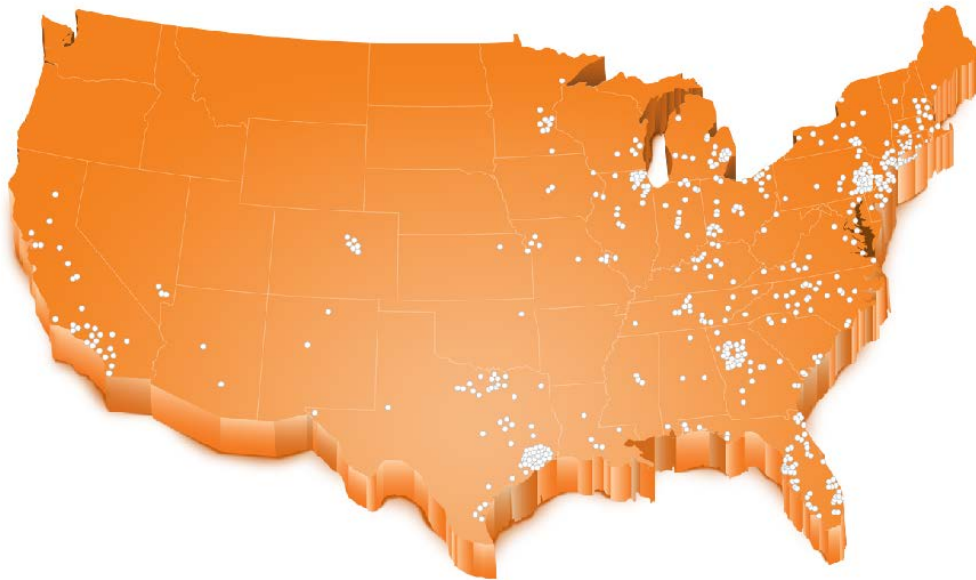
Number of Properties	514
GLA	86M SF
Percent Leased	92.6%
TTM New & Renewal Spreads	16.4%
Average Population Density	190,000
Number of Households	71,000
Average Household Income	\$81,000
Median Household Income	\$62,000

## MARKET DATA – 9/30/16

NYSE Symbol	BRX
Share Price (9/30/16)	\$27.79
52-Week Range	\$21.10 - \$28.96
Total Equity Capitalization	\$8.5B
Total Market Capitalization	\$14.2B
Dividend Yield	3.7%
Indicated Annual Dividend	\$1.04

## TOP TENANTS BY ABR

RETAILER	STORES	% OF ABR
Kroger	71	3.3%
TJ-maxx	93	3.2%
DOLLAR TREE	167	2.0%
Ahold	32	1.8%
Walmart	29	1.8%
Publix	39	1.7%
Albertsons	23	1.4%
Burlington	19	1.1%
BED BATH & BEYOND	31	1.0%
PETSMART	30	1.0%
<b>TOP 10</b>	<b>534</b>	<b>18.3%</b>



### TOP MARKETS BY ABR

New York	6.7%
Philadelphia	5.9%
Houston	4.9%
Chicago	4.8%
Dallas	4.6%
Atlanta	3.7%
Los Angeles	3.1%
Tampa	2.9%
Cincinnati	2.2%
Miami	2.2%

## GROWTH DRIVERS

### BELOW-MARKET IN-PLACE RENTS

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

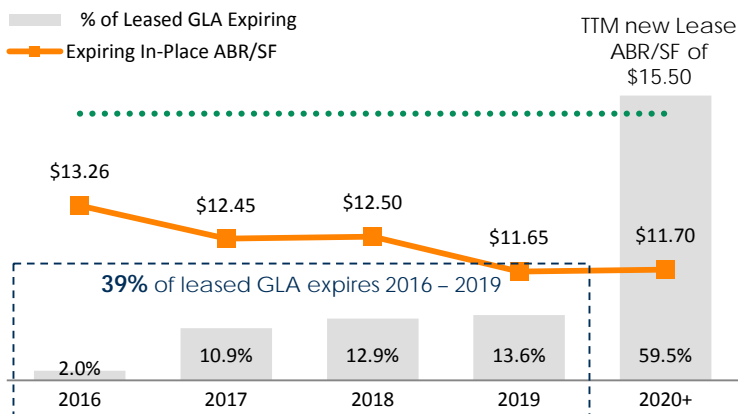
### OCCUPANCY INCREASES

Anticipated occupancy increases, especially across small shop space

### ANCHOR SPACE REPOSITIONING / REDEVELOPMENT

Substantial embedded opportunities

### LEASE EXPIRATION SCHEDULE



### FINANCIAL HIGHLIGHTS

	3 MONTHS ENDED 9/30/16
NAREIT FFO per Share	\$0.51
Same Property NOI	2.0%
NOI Margin	73.4%
Fixed Charge Coverage	3.4x
Net Debt to Adjusted EBITDA (GAAP)	6.7x

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