

SUPPLEMENTAL DISCLOSURE

Three Months Ended September 30, 2016

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Note: Financial information is unaudited.

For additional information, please visit www.brixmor.com, follow Brixmor on Twitter at www.twitter.com/Brixmor or find Brixmor on LinkedIn at www.linkedin.com/company/brixmor.

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, 2015 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
Anchor Spaces	Spaces equal to or greater than 10,000 SF 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, 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 generally accepted accounting principles in the United States of America ("GAAP") for purposes of financial statements and (iv) does not include any ancillary income.
ABR per SF or "ABR/SF"	ABR divided by leased GLA, excluding the GLA of lessee owned leasehold improvements.
Billed GLA	Aggregate GLA for spaces where the tenant has commenced the payment of rent.
Development Stabilization	Development projects are deemed stabilized upon the earlier of (i) percent billed reaching 90% or (ii) one year following the property being placed in service.
EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA	EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA are supplemental, non-GAAP performance measures. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of EBITDA to net income is provided herein. EBITDA is calculated as the sum of net income (loss) in accordance with GAAP before interest expense, federal and state taxes, and depreciation and amortization. Adjusted EBITDA represents EBITDA as adjusted for (i) transaction expenses, (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) other items that are not indicative of the Company's operating performance. Cash Adjusted EBITDA represents Adjusted EBITDA adjusted for straight-line rental income, amortization of above- and below-market rent and tenant inducements and straight-line ground rent expense. EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA include unconsolidated joint venture, Montecito Marketplace, at pro rata share.
Gross Leasable Area or "GLA"	Represents the total amount of property square footage that can generate income by being leased to tenants.
Leased GLA	Aggregate GLA of all leases executed as of a given date, including those which the tenant has not yet opened for business and/or has not yet commenced the payment of rent.
LIBOR	London Interbank Offered Rate.
Metropolitan Statistical Area or "MSA"	Defined by the United States Office of Management and Budget 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.
NAREIT	National Association of Real Estate Investment Trusts.
NAREIT Funds From Operations ("FFO")	NAREIT FFO is a supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of NAREIT FFO to net income is provided herein. 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.
Net Effective Rent	Average annualized base rent over the lease term adjusted for tenant incentive / allowance, tenant specific landlord work, third party leasing commissions and rent concessions
Net Operating Income or "NOI"	NOI is a supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of NOI to net income is provided herein. Calculated as total property revenues in accordance with GAAP (base rent, ancillary and other, expense reimbursements, and percentage rents) less direct property operating expenses (operating costs, real estate taxes and provision for doubtful accounts). NOI excludes corporate level income (including management, transaction, and other fees), lease termination fees, straight-line rental income, amortization of above- and below-market rent and tenant inducements, straight-line ground rent expense and the Company's unconsolidated joint venture, Montecito Marketplace at pro rata share.
NOI Yield	Calculated as projected incremental NOI over the third party costs of a given project.
Non-controlling Interests	Relate to the portion of Brixmor Operating Partnership LP ("OP"), a consolidated subsidiary, held by the non-controlling interest holders. As of September 30, 2016, the Company, through its 100% ownership of BPG Subsidiary, Inc., owns 99.88% of the OP. The remaining 0.12% is held by the Parent Company's current and former management.
Non-owned Major Tenant	Also known as 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 a shopping center, appear to the consumer as another retail tenant of the shopping center and, as a result, attract additional customer traffic to the center.
Percent Billed	Refers to the percentage of GLA with tenants currently paying rent.
Percent Leased	Refers to the percentage of GLA leased, including the aggregate GLA of all leases executed as of a given date, including those which the tenant has not yet opened for business and/or has not yet commenced the payment of rent.
PSF	Per square foot of GLA.
Redevelopment Properties	Larger scale projects that typically involve new construction, reconfiguration or demolition of a portion of the shopping center to accommodate new retailers.
Rent Spread	Represents percentage change in cash ABR/SF in the first year of the new lease relative to cash ABR/SF in the last year of the old lease. Rent spreads are presented only for leases deemed comparable. Non-comparable leases include new leases signed on units that have been vacant for longer than 12 months and leases signed on first generation space.
Renewal Rent Spread	Includes leases renewed with the same tenant in the same location to extend the term of expiring leases.
Option Rent Spread	Includes renewal options exercised by tenants in the same location to extend the term of expiring leases.
Total Rent Spread	Combined spreads for new, renewal and option leases.

GLOSSARY OF TERMS

<u>Term</u>	<u>Definition</u>
Same Property Net Operating Income or Same Property NOI	Same property NOI is a supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of same property NOI to net income is provided herein. Calculated (using properties owned for the entirety of both periods excluding properties under development or pending stabilization), as rental income (base rent, percentage rents, expense reimbursements and other property income) less rental operating expenses (operating costs, real estate taxes and provision for doubtful accounts). Same property NOI includes unconsolidated joint venture, Montecito Marketplace, at pro rata share. Same property NOI excludes corporate level income (including management, transaction and other fees), lease termination fees, straight-line rental income, amortization of above- and below-market rent and tenant inducements, straight-line ground rent expense and income / expense associated with the captive insurance entity.
Small Shop Spaces	Spaces of less than 10,000 SF of GLA.
Straight-line Rent	Non-cash revenue related to GAAP requirement to average the tenant's contractual rent payments over the life of the lease, regardless of the actual cash collected in the period.
Year Built	Year of most recent anchor space repositioning / redevelopment or year built if no anchor space repositioning or re/development has occurred.

Non-GAAP Performance Measures

The Company's non-GAAP performance 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 financial results presented in accordance with GAAP.

Non-GAAP performance measures should not be considered as alternatives to or more meaningful than net income (determined in accordance with GAAP) or other GAAP financial measures, 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.

Computation of non-GAAP performance measures 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 non-GAAP performance measures are significant components in understanding and addressing financial performance.

The Company believes that the non-GAAP measures it presents are useful to investors for the following reasons:

- NAREIT FFO
NAREIT FFO assists investors in analyzing Brixmor's comparative operating and financial performance because, by excluding gains and losses related to dispositions of previously depreciated operating properties, real estate-related depreciation and amortization of continuing operations and unconsolidated joint ventures and impairment of operating properties (which can vary among owners of properties in similar condition based on historical cost accounting and useful life estimates), investors can compare the operating performance of a company's real estate between periods or as compared to different companies.
- EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA
EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA are utilized in various financial ratios as a measure of Brixmor's operational performance because EBITDA, Adjusted EBITDA & Cash Adjusted EBITDA exclude various items that do not relate to or are not indicative of its operating performance. Accordingly, the use of EBITDA, Adjusted EBITDA & Cash 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.
- Same Property NOI
Same property NOI includes only the net operating income of properties owned and stabilized for the full period presented, which eliminates disparities in net income due to the acquisition, disposition or stabilization of development 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.

In addition, the Company presents these supplemental non-GAAP performance measures because the Company believes that these measures are helpful to and frequently used by securities analysts, investors and other interested parties in the evaluation of REITs.

RESULTS OVERVIEW

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

Summary Financial Results	Three Months Ended		Nine Months Ended	
	9/30/16	9/30/15	9/30/16	9/30/15
Total revenues (page 6)	\$ 318,577	\$ 313,025	\$ 951,738	\$ 940,429
Net income attributable to common stockholders (page 6)	57,492	53,773	182,425	138,308
Net income attributable to common stockholders - per diluted share (page 6)	0.19	0.18	0.61	0.46
Adjusted EBITDA (page 7)	216,453	215,596	654,503	644,567
Cash adjusted EBITDA (page 7)	204,117	201,139	616,874	596,328
NAREIT FFO (page 8)	154,919	156,195	468,926	444,401
NAREIT FFO per share/OP Unit - diluted (page 8)	0.51	0.51	1.54	1.46
Items that impact FFO comparability, net per share (page 8)	(0.01)	0.01	(0.03)	(0.02)
Dividends declared per share/OP Unit (page 8)	0.245	0.225	0.735	0.675
Share/OP Unit dividend payout ratio (as % of NAREIT FFO) (page 8)	48.2%	43.8%	47.8%	46.2%
NOI (page 10)	223,796	221,287	670,772	654,173

Summary Operating and Financial Ratios	Three Months Ended				
	9/30/16	6/30/16	3/31/16	12/31/15	9/30/15
NOI margin (page 10)	73.4%	76.1%	72.9%	72.1%	74.6%
Same property NOI (page 11) (1) (2)	2.0%	3.5%	2.8%	n/a	3.6%
Fixed charge coverage (page 13)	3.4x	3.5x	3.6x	3.3x	3.1x
Net principal debt to adjusted EBITDA (GAAP) (page 13)	6.7x	6.7x	6.6x	6.7x	6.8x
Net principal debt to adjusted EBITDA (cash) (page 13)	7.1x	7.1x	7.0x	7.3x	7.3x

Outstanding Classes of Stock and Partnership Units	At 9/30/16	At 6/30/16	At 3/31/16	At 12/31/15	At 9/30/15
Common shares outstanding (page 13)	304,321	301,099	299,248	299,138	298,489
Exchangeable OP Units held by non-controlling interests (page 13)	378	3,593	5,354	5,182	5,798
Total	304,699	304,692	304,602	304,320	304,287

Summary Portfolio Statistics (3)	At 9/30/16	At 6/30/16	At 3/31/16	At 12/31/15	At 9/30/15
Number of properties (page 28)	514	516	518	518	519
Percent billed (page 28)	90.6%	90.6%	90.4%	91.0%	90.9%
Percent leased (page 28)	92.6%	92.8%	92.4%	92.6%	92.6%
ABR / SF (page 28)	\$ 12.90	\$ 12.85	\$ 12.85	\$ 12.76	\$ 12.68
Total - new, renewal & option rent spread (page 27)	10.9%	12.1%	10.9%	14.8%	15.2%
New & renewal rent spread (page 27)	14.7%	15.6%	16.3%	18.4%	22.2%

(1) The Company did not report same property NOI for the quarter ended December 31, 2015. Same property NOI for the twelve months ended December 31, 2015 was 3.2%. The information presented for quarter ended September 30, 2015 is as originally reported by the Company. As disclosed by the Company on February 8, 2016, in connection with an Audit Committee review, a forensic accounting firm assisting the Audit Committee determined that the quarterly same property NOI percentage for September 30, 2015 was 3.3%.

(2) Includes unconsolidated joint venture, Montecito Marketplace, at pro rata share.

(3) Includes unconsolidated joint venture, Montecito Marketplace, at 100%.

FINANCIAL SUMMARY

Supplemental Disclosure
Three Months Ended September 30, 2016

CONSOLIDATED BALANCE SHEETS

Unaudited, dollars in thousands, except share information

	<u>9/30/16</u>	<u>12/31/15</u>
Assets		
Real estate		
Land	\$ 2,004,264	\$ 2,011,947
Buildings and tenant improvements	8,012,060	7,976,529
Construction in process	98,573	66,797
Lease intangibles	845,093	877,577
	<u>10,959,990</u>	<u>10,932,850</u>
Accumulated depreciation and amortization	(2,100,229)	(1,880,685)
Real estate, net	8,859,761	9,052,165
Investments in and advances to unconsolidated joint ventures	5,044	5,019
Cash and cash equivalents	31,143	69,528
Restricted cash	45,662	41,462
Marketable securities	26,580	23,001
Receivables, net of allowance for doubtful accounts of \$17,831 and \$16,587	176,086	180,486
Deferred charges and prepaid expenses, net	127,201	109,149
Other assets	41,232	17,197
Total assets	<u>\$ 9,312,709</u>	<u>\$ 9,498,007</u>
Liabilities		
Debt obligations, net	\$ 5,857,431	\$ 5,974,266
Accounts payable, accrued expenses and other liabilities	566,744	603,439
Total liabilities	<u>6,424,175</u>	<u>6,577,705</u>
Equity		
Common stock, \$0.01 par value; authorized 3,000,000,000 shares; 304,321,127 and 299,138,450 shares outstanding	3,043	2,991
Additional paid in capital	3,321,475	3,270,246
Accumulated other comprehensive loss	(15)	(2,509)
Distributions in excess of net income	(440,348)	(400,945)
Total stockholders' equity	<u>2,884,155</u>	<u>2,869,783</u>
Non-controlling interests	4,379	50,519
Total equity	<u>2,888,534</u>	<u>2,920,302</u>
Total liabilities and equity	<u>\$ 9,312,709</u>	<u>\$ 9,498,007</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

Unaudited, dollars in thousands, except per share amounts

	Three Months Ended		Nine Months Ended	
	9/30/16	9/30/15	9/30/16	9/30/15
Revenues				
Rental income	\$ 247,859	\$ 245,829	\$ 744,580	\$ 733,429
Expense reimbursements	69,469	65,304	200,944	200,570
Other revenues	1,249	1,892	6,214	6,430
Total revenues	318,577	313,025	951,738	940,429
Operating expenses				
Operating costs	31,041	27,952	97,507	93,779
Real estate taxes	47,812	45,472	130,886	133,635
Depreciation and amortization	98,337	102,439	294,634	315,424
Provision for doubtful accounts	2,218	1,953	6,579	6,973
Impairment of real estate assets	1,971	-	1,971	807
General and administrative	21,787	22,030	69,709	73,030
Total operating expenses	203,166	199,846	601,286	623,648
Other income (expense)				
Dividends and interest	89	57	481	241
Interest expense	(57,855)	(61,567)	(171,482)	(186,289)
Gain on sale of real estate assets	2,450	-	10,232	9,224
Gain (loss) on extinguishment of debt, net	(1,042)	137	(949)	922
Other	(1,370)	2,880	(4,258)	(115)
Total other expense	(57,728)	(58,493)	(165,976)	(176,017)
Income before equity in income of unconsolidated joint ventures	57,683	54,686	184,476	140,764
Equity in income of unconsolidated joint ventures	122	133	348	358
Net income	57,805	54,819	184,824	141,122
Net (income) attributable to non-controlling interests	(313)	(1,046)	(2,399)	(2,814)
Net income attributable to common stockholders	\$ 57,492	\$ 53,773	\$ 182,425	\$ 138,308
Per common share:				
Net income attributable to common stockholders:				
Basic	\$ 0.19	\$ 0.18	\$ 0.61	\$ 0.46
Diluted	\$ 0.19	\$ 0.18	\$ 0.61	\$ 0.46
Weighted average shares:				
Basic	303,013	298,464	300,697	297,714
Diluted	303,521	298,936	301,146	304,706

EBITDA

Unaudited, dollars in thousands

	Three Months Ended		Nine Months Ended	
	9/30/16	9/30/15	9/30/16	9/30/15
Net income	\$ 57,805	\$ 54,819	\$ 184,824	\$ 141,122
Interest expense - continuing operations	57,855	61,567	171,482	186,289
Interest expense - unconsolidated joint ventures	42	43	126	129
Federal and state taxes	815	(3,151)	2,604	(1,085)
Depreciation and amortization - continuing operations	98,337	102,439	294,634	315,424
Depreciation and amortization - unconsolidated joint ventures	23	16	68	59
EBITDA	\$ 214,877	\$ 215,733	\$ 653,738	\$ 641,938
EBITDA	\$ 214,877	\$ 215,733	\$ 653,738	\$ 641,938
Gain on disposition of operating properties	(2,450)	-	(10,232)	(9,224)
(Gain) loss on extinguishment of debt, net	1,042	(137)	949	(922)
Impairment of real estate assets	1,971	-	1,971	807
Litigation and other non-routine legal expenses	614	-	958	-
Shareholder equity offering expenses	314	-	764	606
Transaction expenses	85	-	296	1,487
Executive equity based compensation (1)	-	-	88	-
Executive severance expenses	-	-	2,260	-
Audit committee review expenses	-	-	3,711	-
Non-recurring charge related to pre-IPO compensation programs	-	-	-	9,875
Total adjustments	1,576	(137)	765	2,629
Adjusted EBITDA	216,453	215,596	654,503	644,567
Straight-line rental income, net (2)	(3,324)	(4,508)	(9,838)	(13,814)
Amortization of above- and below-market rent and tenant inducements, net (3)	(9,090)	(9,938)	(28,766)	(34,391)
Straight-line ground rent expense (income) (4)	78	(11)	975	(34)
Total adjustments	(12,336)	(14,457)	(37,629)	(48,239)
Cash adjusted EBITDA	\$ 204,117	\$ 201,139	\$ 616,874	\$ 596,328

(1) Represents equity based compensation expense associated with executive departures for the nine months ended September 30, 2016.

(2) Includes unconsolidated joint venture Montecito Marketplace straight-line rental income of \$10 and \$5 at pro rata share for the three and nine months ended September 30, 2016, respectively; and straight-line rental expense of \$5 and \$8 at pro rata share for the three and nine months ended September 30, 2015, respectively.

(3) Includes unconsolidated joint venture Montecito Marketplace amortization of above- and below-market rent and tenant inducements of \$7 and \$22 at pro rata share for the three and nine months ended September 30, 2016, respectively; and \$8 and \$24 at pro rata share for the three and nine months ended September 30, 2015, respectively.

(4) Straight-line ground rent expense (income) is included in Operating costs on the Consolidated Statements of Operations.

FUNDS FROM OPERATIONS (FFO)

Unaudited, dollars in thousands, except per share amounts

	Three Months Ended		Nine Months Ended	
	9/30/16	9/30/15	9/30/16	9/30/15
Net income	\$ 57,805	\$ 54,819	\$ 184,824	\$ 141,122
Gain on disposition of operating properties	(2,450)	-	(10,232)	(9,224)
Depreciation and amortization- real estate related- continuing operations	97,570	101,360	292,295	311,637
Depreciation and amortization- real estate related- unconsolidated joint ventures	23	16	68	59
Impairment of real estate assets	1,971	-	1,971	807
NAREIT FFO	\$ 154,919	\$ 156,195	\$ 468,926	\$ 444,401
NAREIT FFO per share/OP Unit - diluted	\$ 0.51	\$ 0.51	\$ 1.54	\$ 1.46
Weighted average shares/OP Units outstanding - basic and diluted (1)	305,167	304,752	305,026	304,716
Items that impact FFO comparability				
Litigation and other non-routine legal expenses	\$ (614)	\$ -	\$ (958)	\$ -
Shareholder equity offering expenses	(314)	-	(764)	(606)
Transaction expenses	(85)	-	(296)	(1,487)
Executive equity based compensation (2)	-	-	(88)	-
Executive severance expenses	-	-	(2,260)	-
Audit committee review expenses	-	-	(3,711)	-
Non-recurring charge related to pre-IPO compensation programs	-	-	-	(9,875)
Adjustment of tax reserves for pre-IPO transactions	-	3,949	-	3,949
Gain (loss) on extinguishment of debt, net	(1,042)	137	(949)	922
Total items that impact FFO comparability	\$ (2,055)	\$ 4,086	\$ (9,026)	\$ (7,097)
Items that impact FFO comparability, net per share	\$ (0.01)	\$ 0.01	\$ (0.03)	\$ (0.02)
Additional Disclosures				
Straight-line rental income, net (3)	\$ 3,324	\$ 4,508	\$ 9,838	\$ 13,814
Amortization of above- and below-market rent and tenant inducements, net (4)	9,090	9,938	28,766	34,391
Straight-line ground rent (expense) income (5)	(78)	11	(975)	34
Dividends declared per share/OP Unit	\$ 0.245	\$ 0.225	\$ 0.735	\$ 0.675
Shares/OP Unit dividends declared	\$ 74,651	\$ 68,464	\$ 223,932	\$ 205,398
Share/OP Unit dividend payout ratio (as % of NAREIT FFO)	48.2%	43.8%	47.8%	46.2%

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

(2) Represents equity based compensation expense associated with executive departures for the nine months ended September 30, 2016.

(3) Includes unconsolidated joint venture Montecito Marketplace straight-line rental income of \$10 and \$5 at pro rata share for the three and nine months ended September 30, 2016, respectively; and straight-line rental expense of \$5 and \$8 at pro rata share for the three and nine months ended September 30, 2015, respectively.

(4) Includes unconsolidated joint venture Montecito Marketplace amortization of above- and below-market rent and tenant inducements of \$7 and \$22 at pro rata share for the three and nine months ended September 30, 2016, respectively; and \$8 and \$24 at pro rata share for the three and nine months ended September 30, 2015, respectively.

(5) Straight-line ground rent (expense) income is included in Operating costs on the Consolidated Statements of Operations.

SUPPLEMENTAL BALANCE SHEET DETAIL

Unaudited, dollars in thousands

	<u>9/30/16</u>	<u>12/31/15</u>
Receivables, net		
Straight-line rent receivable	\$ 98,428	\$ 87,417
Tenant receivables	89,869	100,769
Allowance for doubtful accounts	(17,831)	(16,587)
Other	5,620	8,887
Total receivables, net	<u>\$ 176,086</u>	<u>\$ 180,486</u>
Deferred charges and prepaid expenses, net		
Deferred charges, net	\$ 98,734	\$ 88,998
Prepaid expenses, net	28,467	20,151
Total deferred charges and prepaid expenses, net	<u>\$ 127,201</u>	<u>\$ 109,149</u>
Other assets		
Furniture, fixtures and leasehold improvements, net	\$ 13,362	\$ 15,148
Real estate assets held for sale	24,106	-
Other	3,764	2,049
Total other assets	<u>\$ 41,232</u>	<u>\$ 17,197</u>
Accounts payable, accrued expenses and other liabilities		
Accounts payable and accrued expenses	\$ 211,334	\$ 213,964
Dividends payable	75,776	75,973
Below market leases, net	232,624	268,573
Other	47,010	44,929
Total accounts payable, accrued expenses and other liabilities	<u>\$ 566,744</u>	<u>\$ 603,439</u>

NOI DETAIL, OPERATING RATIOS, SUPPLEMENTAL STATEMENT OF OPERATIONS DETAIL AND ADDITIONAL DISCLOSURES

Unaudited, dollars in thousands

	Three Months Ended		Nine Months Ended	
	9/30/16	9/30/15	9/30/16	9/30/15
Net Operating Income Detail (1)(2)				
Base rent	\$ 229,785	\$ 224,912	\$ 686,208	\$ 669,917
Ancillary and other	4,503	4,926	12,258	13,057
Expense reimbursements	69,469	65,304	200,944	200,570
Percentage rents	1,032	1,533	5,359	5,050
Operating costs	(30,963)	(27,963)	(96,532)	(93,813)
Real estate taxes	(47,812)	(45,472)	(130,886)	(133,635)
Provision for doubtful accounts	(2,218)	(1,953)	(6,579)	(6,973)
Net operating income	<u>\$ 223,796</u>	<u>\$ 221,287</u>	<u>\$ 670,772</u>	<u>\$ 654,173</u>
Operating Ratios				
NOI margin (NOI / total revenues)	73.4%	74.6%	74.1%	73.6%
Expense recovery ratio (expense reimbursements / (operating costs + real estate taxes))	88.2%	88.9%	88.4%	88.2%
Reconciliation of net operating income to net income attributable to common stockholders				
Net operating income	\$ 223,796	\$ 221,287	\$ 670,772	\$ 654,173
Lease termination fees	1,174	1,548	7,537	2,266
Straight-line rental income, net	3,314	4,513	9,833	13,822
Amortization of above- and below-market rent and tenant inducements, net	9,083	9,930	28,744	34,367
Fee income	217	359	855	1,380
Straight-line ground rent (expense) income (3)	(78)	11	(975)	34
Depreciation and amortization	(98,337)	(102,439)	(294,634)	(315,424)
Impairment of real estate assets	(1,971)	-	(1,971)	(807)
General and administrative	(21,787)	(22,030)	(69,709)	(73,030)
Total other expense	(57,728)	(58,493)	(165,976)	(176,017)
Equity in income of unconsolidated joint ventures	122	133	348	358
Net income attributable to non-controlling interests	(313)	(1,046)	(2,399)	(2,814)
Net income attributable to common stockholders	<u>\$ 57,492</u>	<u>\$ 53,773</u>	<u>\$ 182,425</u>	<u>\$ 138,308</u>
Supplemental Statement of Operations Detail				
Rental income				
Base rent	\$ 229,785	\$ 224,912	\$ 686,208	\$ 669,917
Lease termination fees	1,174	1,548	7,537	2,266
Straight-line rental income, net	3,314	4,513	9,833	13,822
Amortization of above- and below-market rent and tenant inducements, net	9,083	9,930	28,744	34,367
Ancillary and other	4,503	4,926	12,258	13,057
Total rental income	<u>\$ 247,859</u>	<u>\$ 245,829</u>	<u>\$ 744,580</u>	<u>\$ 733,429</u>
Other revenues				
Percentage rents	\$ 1,032	\$ 1,533	\$ 5,359	\$ 5,050
Fee income	217	359	855	1,380
Total other revenues	<u>\$ 1,249</u>	<u>\$ 1,892</u>	<u>\$ 6,214</u>	<u>\$ 6,430</u>
Other (income) expense				
Interest expense				
Mortgage, note and other interest	\$ 46,959	\$ 51,589	\$ 137,023	\$ 158,630
Unsecured credit facility and term loan interest	12,564	12,600	41,180	37,526
Capitalized interest	(749)	(656)	(1,918)	(2,131)
Deferred financing cost amortization	1,939	2,146	5,827	6,236
Debt (premium) discount amortization, net	(2,858)	(4,112)	(10,630)	(13,972)
Total interest expense	<u>\$ 57,855</u>	<u>\$ 61,567</u>	<u>\$ 171,482</u>	<u>\$ 186,289</u>
Other				
Federal and state taxes	\$ 815	\$ (3,151)	\$ 2,604	\$ (1,085)
Other	555	271	1,654	1,200
Total other	<u>\$ 1,370</u>	<u>\$ (2,880)</u>	<u>\$ 4,258</u>	<u>\$ 115</u>
Additional G&A Disclosures				
Equity based compensation (4)	3,463	3,811	8,041	19,359
Capitalized direct leasing compensation costs	3,648	3,666	11,460	11,231
Capitalized direct construction compensation costs	1,724	1,552	4,841	4,602

(1) NOI excludes unconsolidated joint venture Montecito Marketplace NOI of \$184 and \$552 at pro rata share for the three and nine months ended September 30, 2016, respectively.

(2) NOI excludes lease termination fees, straight-line rental income, above- and below-market rent and tenant inducement amortization, and straight-line ground rent expenses.

(3) Straight-line ground rent (expense) income is included in Operating costs on the Consolidated Statements of Operations.

(4) Includes non-cash equity based compensation amortization, including expense associated with the executive departures of \$88 for the nine months ended September 30, 2016 and a non-recurring charge related to pre-IPO compensation programs of \$9,875 for the nine months ended September 30, 2015.

SAME PROPERTY NOI ANALYSIS

Unaudited, dollars in thousands

	Three Months Ended			Nine Months Ended		
	9/30/16	9/30/15	Change	9/30/16	9/30/15	Change
Same Property NOI Analysis (1)						
Number of properties	514	514	-	512	512	-
Percent billed	90.6%	90.9%	(0.3%)	90.6%	90.9%	(0.3%)
Percent leased	92.6%	92.5%	0.1%	92.6%	92.5%	0.1%
Revenues						
Base rent	\$ 229,585	\$ 224,100		\$ 681,672	\$ 665,299	
Ancillary and other	4,494	4,899		12,210	12,975	
Expense reimbursements	69,483	65,154		199,963	199,799	
Percentage rents	1,043	1,535		5,336	5,082	
	<u>304,605</u>	<u>295,688</u>	3.0%	<u>899,181</u>	<u>883,155</u>	1.8%
Operating expenses						
Operating costs	(31,107)	(29,210)		(96,355)	(94,758)	
Real estate taxes	(47,743)	(45,318)		(130,018)	(133,071)	
Provision for doubtful accounts	(2,171)	(1,973)		(6,564)	(6,858)	
	<u>(81,021)</u>	<u>(76,501)</u>	5.9%	<u>(232,937)</u>	<u>(234,687)</u>	(0.7%)
Same property NOI	<u>\$ 223,584</u>	<u>\$ 219,187</u>	2.0%	<u>\$ 666,244</u>	<u>\$ 648,468</u>	2.7%
Same property NOI excluding redevelopments (2)	<u>\$ 214,634</u>	<u>\$ 210,210</u>	2.1%	<u>\$ 639,633</u>	<u>\$ 622,476</u>	2.8%
NOI margin	73.4%	74.1%	(0.7%)	74.1%	73.4%	0.7%
Expense recovery ratio	88.1%	87.4%	0.7%	88.3%	87.7%	0.6%

Percent contribution to same property NOI growth:					
	Change		Percent Contribution		
	Change	Percent Contribution	Change	Percent Contribution	
Base rent	\$ 5,485	2.5%	\$ 16,373	2.6%	
Ancillary and other	(405)	(0.2%)	(765)	(0.1%)	
Net recoveries	7	0.0%	1,620	0.2%	
Percentage rents	(492)	(0.2%)	254	0.0%	
Provision for doubtful accounts	(198)	(0.1%)	294	0.0%	
		<u>2.0%</u>		<u>2.7%</u>	

Reconciliation of Net Income Attributable to Common Stockholders to Same Property NOI

Same property NOI (1)	\$ 223,584	\$ 219,187	\$ 666,244	\$ 648,468
Adjustments:				
Non-same property NOI	396	2,301	5,080	6,272
Lease termination fees	1,174	1,548	7,537	2,266
Straight-line rental income, net	3,314	4,513	9,833	13,822
Amortization of above- and below-market rent and tenant inducements, net	9,083	9,930	28,744	34,367
Fee Income	217	359	855	1,380
Straight-line ground rent (expense) income	(78)	11	(975)	34
Depreciation and amortization	(98,337)	(102,439)	(294,634)	(315,424)
Impairment of real estate assets	(1,971)	-	(1,971)	(807)
General and administrative	(21,787)	(22,030)	(69,709)	(73,030)
Total other expense	(57,728)	(58,493)	(165,976)	(176,017)
Equity in income of unconsolidated joint ventures	122	133	348	358
Pro rata share of same property NOI of unconsolidated joint ventures	(184)	(201)	(552)	(567)
Net income attributable to non-controlling interests	(313)	(1,046)	(2,399)	(2,814)
Net income attributable to common stockholders	<u>\$ 57,492</u>	<u>\$ 53,773</u>	<u>\$ 182,425</u>	<u>\$ 138,308</u>

(1) Includes unconsolidated joint venture, Montecito Marketplace, at pro rata share, except for number of properties, percent billed and percent leased which are at 100%.

(2) Excludes eight redevelopment properties.

CAPITAL EXPENDITURES

Unaudited, dollars in thousands

	Three Months Ended 9/30/16	Nine Months Ended 9/30/16
Leasing related:		
Anchor space repositioning and redevelopment	\$ 28,732	\$ 72,936
Tenant improvements and tenant inducements	16,057	48,877
External leasing commissions	1,928	5,892
	<u>46,717</u>	<u>127,705</u>
New development	516	672
Maintenance capital expenditures	6,458	10,664
	<u>\$ 53,691</u>	<u>\$ 139,041</u>

CAPITALIZATION, LIQUIDITY & DEBT RATIOS

Unaudited, dollars in thousands

	9/30/16	12/31/15
Equity Capitalization:		
Common shares outstanding	304,321	299,138
Exchangeable OP Units held by non-controlling interests	378	5,182
	<u>304,699</u>	<u>304,320</u>
Common share price	\$ 27.79	\$ 25.82
Total equity capitalization	<u>\$ 8,467,585</u>	<u>\$ 7,857,542</u>
Debt:		
Revolving credit facility	\$ 92,000	\$ 416,000
Term loans	2,100,000	2,100,000
Unsecured notes	2,318,453	1,218,453
Secured mortgages	<u>1,360,845</u>	<u>2,226,763</u>
Total principal debt	5,871,298	5,961,216
Add: Net unamortized premium	18,029	35,832
Less: Deferred financing fees	<u>(31,896)</u>	<u>(22,782)</u>
Total debt	5,857,431	5,974,266
Less: cash, cash equivalents and restricted cash	<u>(76,805)</u>	<u>(110,990)</u>
Net debt	<u>\$ 5,780,626</u>	<u>\$ 5,863,276</u>
Total market capitalization:	<u>\$ 14,248,211</u>	<u>\$ 13,720,818</u>
Liquidity:		
Cash and cash equivalents and restricted cash	\$ 76,805	\$ 110,990
Available under unsecured credit facility	<u>1,158,000</u>	<u>834,000</u>
	<u>\$ 1,234,805</u>	<u>\$ 944,990</u>
Ratios:		
Principal debt to total market capitalization	41.2%	43.4%
Principal debt to total assets, before depreciation	51.4%	52.4%
Secured principal debt to total assets, before depreciation	11.9%	19.6%
Net principal debt to adjusted EBITDA (GAAP)	6.7x	6.7x
Net principal debt to adjusted EBITDA (cash)	7.1x	7.3x
Unencumbered assets to unsecured debt	1.9x	1.9x
Interest coverage (adjusted EBITDA / interest expense)	3.7x	3.7x
Debt service coverage (adjusted EBITDA / (interest expense + scheduled principal payments))	3.4x	3.3x
Fixed charge coverage (adjusted EBITDA / (interest expense + scheduled principal payments + preferred dividends))	3.4x	3.3x

	9/30/16
Percentage of total debt:	
Fixed	88.2%
Variable	11.8%
Unencumbered summary:	
Percent of properties	72.1%
Percent of ABR	75.3%
Percent of NOI	75.5%
Weighted average maturity (years):	
Fixed	5.22
Variable	2.65
Total	4.91

Credit Ratings & Outlook:		
Fitch Ratings	BBB-	Stable
Moody's Investors Service	Baa3	Negative
Standard & Poor's Ratings Services	BBB-	Negative

Excludes unconsolidated joint venture, Montecito Marketplace.

DEBT OVERVIEW

Unaudited, dollars in thousands

Maturity Schedule - Debt obligations

Year	Scheduled Amortization	Scheduled Maturities	Total	Weighted Avg Stated Interest Rate on Scheduled Maturities
2016	\$ 5,673	\$ 6,109	\$ 11,782	5.78%
2017	21,842	327,817	349,659	6.43%
2018	19,476	1,000,000	1,019,476	2.19%
2019	20,126	600,000	620,126	1.96%
2020	15,212	843,365	858,577	5.68%
2021	-	686,225	686,225	3.29%
2022	-	500,000	500,000	3.88%
2023	-	500,000	500,000	3.25%
2024	-	7,000	7,000	4.40%
2025	-	700,000	700,000	3.85%
2026+	-	618,453	618,453	4.22%
Total Debt Maturities (1)	\$ 82,329	\$ 5,788,969	\$ 5,871,298	3.71%
			Net unamortized discount on notes	(9,403)
			Net unamortized premiums on mortgages	27,432
			Deferred financing costs	(31,896)
			Debt obligations, net	\$ 5,857,431

Detailed Maturity Schedule - Debt obligations

Year	Fixed Rate Secured Mortgages			Fixed Rate Unsecured Notes (2)		Variable Rate Unsecured Credit Facility / Fixed Rate Unsecured Credit Facility (2)	
	Scheduled Amortization	Scheduled Maturities	Stated Interest Rate on Scheduled Maturities	Scheduled Maturities	Stated Interest Rate on Scheduled Maturities	Scheduled Maturities	Stated Interest Rate on Scheduled Maturities
2016	\$ 5,673	\$ 6,109	5.78%	\$ -	-	\$ -	-
2017	21,842	327,817	6.43%	-	-	-	-
2018	19,476	-	-	-	-	1,000,000	2.19%
2019	20,126	-	-	-	-	600,000	1.96%
2020	15,212	751,365	6.17%	-	-	92,000	1.76%
2021	-	186,225	6.24%	-	-	500,000	2.19%
2022	-	-	-	500,000	3.88%	-	-
2023	-	-	-	500,000	3.25%	-	-
2024	-	7,000	4.40%	-	-	-	-
2025	-	-	-	700,000	3.85%	-	-
2026+	-	-	-	618,453	4.22%	-	-
Total Debt Maturities	\$ 82,329	\$ 1,278,516	6.05%	\$ 2,318,453	3.82%	\$ 2,192,000	2.11%

(1) Excludes unconsolidated joint venture, Montecito Marketplace, debt obligations of \$2,837 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	Stated Interest Rate	Maturity Date	Percent of Total Indebtedness
FIXED RATE DEBT:						
<i>Secured Mortgages</i>						
Dublin Village *	Dublin, GA	1	\$ 6,129	5.78%	12/11/16	0.10%
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	17,519	8.00%	2/1/17	0.30%
Greensboro Village	Nashville-Davidson--Murfreesboro--Franklin, TN	1	8,598	5.52%	2/11/17	0.15%
LP - JPM 300	-	18	286,104	6.38%	9/1/17	4.87%
Whitaker Square	Winston-Salem, NC	1	8,904	6.32%	12/1/17	0.15%
Christmas Tree Plaza	New Haven-Milford, CT	1	1,979	7.89%	5/11/18	0.03%
LP - JPM CMBS	-	71	446,977	6.27%	8/1/20	7.61%
Monroe ShopRite Plaza	New York-Newark-Jersey City, NY-NJ-PA	1	8,236	6.50%	8/1/20	0.14%
Bethel Park Shopping Center	Pittsburgh, PA	1	9,556	6.50%	8/1/20	0.16%
Ivyridge	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1	13,331	6.50%	8/1/20	0.23%
Roosevelt Mall	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1	47,523	6.50%	8/1/20	0.81%
Inland (Brixmor/IA, LLC) - Pool A	-	9	98,741	5.91%	12/6/20	1.68%
Inland (Brixmor/IA, LLC) - Pool B	-	8	90,436	5.91%	12/6/20	1.54%
Inland (Brixmor/IA, LLC) - Pool C	-	7	96,875	5.91%	12/31/20	1.65%
REIT 20 LP 51 A	-	4	46,905	6.24%	1/6/21	0.80%
REIT 20 LP 45 B	-	4	42,172	6.24%	1/6/21	0.72%
REIT 20 LP 42 C	-	4	39,424	6.24%	1/6/21	0.67%
REIT 20 LP 37 D	-	3	34,045	6.24%	1/6/21	0.58%
REIT 20 LP 43 E	-	4	39,591	6.24%	1/6/21	0.67%
Larchmont Centre	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1	7,000	4.40%	3/1/24	0.12%
TOTAL FIXED RATE SECURED MORTGAGES			1,360,845			23.16%
<i>Unsecured Credit Facility</i>						
Term Loan Facility- Tranche A (1)(2)	-	-	\$ 1,000,000	2.19%	7/31/18	17.03%
Term Loan Facility- Tranche B (1)(3)	-	-	500,000	2.19%	7/31/21	8.52%
TOTAL FIXED RATE UNSECURED CREDIT FACILITY			1,500,000			25.55%
<i>Unsecured Notes</i>						
3.88%, 2022 Brixmor OP Notes	-	-	\$ 500,000	3.88%	8/15/22	8.52%
3.25%, 2023 Brixmor OP Notes	-	-	500,000	3.25%	9/15/23	8.52%
3.85%, 2025 Brixmor OP Notes	-	-	700,000	3.85%	2/28/25	11.92%
4.13%, 2026 Brixmor OP Notes	-	-	600,000	4.13%	6/15/26	10.22%
7.97%, 2026 Brixmor LLC Notes	-	-	694	7.97%	8/14/26	0.01%
7.65%, 2026 Brixmor LLC Notes	-	-	6,100	7.65%	11/2/26	0.10%
7.68%, 2026 Brixmor LLC Notes I	-	-	748	7.68%	11/2/26	0.01%
6.90%, 2028 Brixmor LLC Notes I	-	-	2,222	6.90%	2/15/28	0.04%
6.90%, 2028 Brixmor LLC Notes II	-	-	5,486	6.90%	2/15/28	0.09%
7.50%, 2029 Brixmor LLC Notes	-	-	3,203	7.50%	7/30/29	0.05%
TOTAL FIXED RATE UNSECURED NOTES			2,318,453			39.48%
TOTAL FIXED RATE DEBT			\$ 5,179,298			88.21%

SUMMARY OF OUTSTANDING DEBT

Unaudited, dollars in thousands

Loan / Property Name	MSA	Number of Properties	Outstanding Balance	Stated Interest Rate	Maturity Date	Percent of Total Indebtedness
VARIABLE RATE DEBT:						
<i>Unsecured Credit Facility</i>						
Revolving Credit Facility - L+120bps	-	-	\$ 92,000	1.76%	7/31/20	1.57%
Term Loan Facility - L+140bps (4)	-	-	600,000	1.96%	3/18/19	10.22%
TOTAL VARIABLE RATE UNSECURED CREDIT FACILITY			692,000			11.79%
TOTAL VARIABLE RATE DEBT			\$ 692,000			11.79%
TOTAL DEBT OBLIGATIONS			\$ 5,871,298			100.00%
			Net unamortized discount on notes	(9,403)		
			Net unamortized premiums on mortgages	27,432		
			Deferred financing costs	(31,896)		
			DEBT OBLIGATIONS, NET	\$ 5,857,431		

* Indicates property is part of a larger shopping center.

(1) Term loan facility was swapped from 1 month Libor to fixed at a combined rate of 0.844% (plus a spread of 135bps) through October 3, 2016.

(2) Effective November 1, 2016, \$300,000 of the Term Loan Facility - Tranche A is swapped from 1 month Libor to a fixed rate of 0.8165% (plus a spread of 135bps) through July 31, 2018.

(3) Effective November 1, 2016, \$500,000 of the Term Loan Facility - Tranche B is swapped from 1 month Libor to a fixed rate of 1.113% (plus a spread of 135bps) through July 30, 2021.

(4) Effective November 1, 2016, \$400,000 of the term loan is swapped from 1 month Libor to a fixed rate of 0.878% (plus a spread of 140bps) through March 18, 2019. Additionally, \$200,000 of the term loan is swapped from 1 month Libor to fixed at a combined rate of 0.818 % (plus a spread of 140bps) through July 31, 2018.

UNSECURED OP NOTES COVENANT DISCLOSURE

Unaudited, dollars in thousands

	Covenants	As of 9/30/16
I. Aggregate debt test	< 65%	52.1%
Total Debt		5,857,431
Total Assets		11,236,594
II. Secured debt test	< 40%	12.4%
Total Secured Debt		1,387,779
Total Assets		11,236,594
III. Unencumbered asset ratio	> 150%	189.7%
Total Unencumbered Assets		8,478,855
Unsecured Debt		4,469,652
IV. Debt service test	> 1.5x	3.9x
Consolidated EBITDA		866,282
Annual Debt Service Charge		223,402

Definitions for unsecured OP notes covenants:

Debt:	<p>Debt means, with respect to any person, any:</p> <ul style="list-style-type: none"> • indebtedness of such person in respect of borrowed money or evidenced by bonds, notes, debentures or similar instruments, • indebtedness secured by any Lien on any property or asset owned by such person, but only to the extent of the lesser of (a) the amount of indebtedness so secured and (b) the fair market value (determined in good faith by the Operating Partnership) of the property subject to such Lien, • reimbursement obligations, contingent or otherwise, in connection with any letters of credit actually issued or amounts representing the balance deferred and unpaid of the purchase price of any property except any such balance that constitutes an accrued expense or trade payable, or • any lease of property by such person as lessee which is required to be reflected on such person's balance sheet as a capitalized lease in accordance with GAAP; <p>in the case of items of indebtedness under (i) through (iii) above to the extent that any such items (other than letters of credit) would appear as liabilities on such person's balance sheet in accordance with GAAP; provided, however, that the term "Debt" will (1) include, to the extent not otherwise included, any non-contingent obligation of such person to be liable for, or to pay, as obligor, guarantor or otherwise (other than for purposes of collection in the ordinary course of business), Debt of the types referred to above of another person, other than obligations to be liable for the Debt of another person solely as a result of non-recourse carveouts (it being understood that Debt shall be deemed to be incurred by such person whenever such person shall create, assume, guarantee or otherwise become liable in respect thereof) and (2) exclude any such indebtedness (or obligation referenced in clause (1) above) that has been the subject of an "in substance" defeasance in accordance with GAAP and Intercompany Indebtedness that is subordinate in right of payment to the notes (or an obligation to be liable for, or to pay, Intercompany Indebtedness that is subordinate in right of payment to the notes).</p>
Total Assets:	The sum of, without duplication: (i) Undepreciated Real Estate Assets and (ii) all other assets (excluding accounts receivable and non-real estate intangibles) of Brixmor OP and its Subsidiaries, all determined on a consolidated basis in accordance with GAAP.
Total Unencumbered Assets:	The sum of, without duplication: (i) those Undepreciated Real Estate Assets which are not subject to a Lien securing Debt; and (ii) all other assets (excluding accounts receivable and non-real estate intangibles) of us and our Subsidiaries not subject to a Lien securing Debt, all determined on a consolidated basis in accordance with GAAP; provided, however, that, in determining Total Unencumbered Assets as a percentage of outstanding Unsecured Debt for purposes of the covenant set forth above in "Certain Covenants—Maintenance of Total Unencumbered Assets," all investments in unconsolidated limited partnerships, unconsolidated limited liability companies and other unconsolidated entities shall be excluded from Total Unencumbered Assets.
Unsecured Debt:	Debt of Brixmor OP or any of its Subsidiaries which is not secured by a Lien on any property or assets of Brixmor OP or any of its Subsidiaries.
Consolidated EBITDA:	For any period means Consolidated Net Income of Brixmor OP and its Subsidiaries for such period, plus amounts which have been deducted and minus amounts which have been added for, without duplication: (i) Interest expense on Debt; (ii) provision for taxes based on income; (iii) amortization of debt discount, premium and deferred financing costs; (iv) the income or expense attributable to transactions involving derivative instruments that do not qualify for hedge accounting in accordance with GAAP; (v) impairment losses and gains on sales or other dispositions of properties and other investments; (vi) depreciation and amortization; (vii) net amount of extraordinary items or non-recurring items, as may be determined by us in good faith; (viii) amortization of deferred charges; (ix) gains or losses on early extinguishment of debt; and (x) noncontrolling interests; all determined on a consolidated basis in accordance with GAAP.
Annual Debt Service Charge:	For any period, the interest expense of Brixmor OP and its Subsidiaries for such period, determined on a consolidated basis in accordance with GAAP.

Note: For full detailed descriptions of the unsecured OP notes covenant calculations and definitions of capitalized terms please refer to the Prospectus Supplements filed by the OP with the Securities and Exchange Commission on January 15, 2015, August 3, 2015, June 6, 2016, and August 17, 2016 and the notes and indenture incorporated therein by reference.

UNSECURED CREDIT FACILITY COVENANT DISCLOSURE

Unaudited, dollars in thousands

	<u>Covenants</u>	<u>As of 9/30/16</u>
I. Leverage ratio	< 60%	42.3%
Total Outstanding Indebtedness		5,874,135
Balance Sheet Cash		78,606
Total Asset Value		13,691,384
II. Secured leverage ratio	< 40%	9.4%
Total Secured Indebtedness		1,363,682
Balance Sheet Cash		78,606
Total Asset Value		13,691,384
III. Unsecured leverage ratio	< 60%	43.3%
Total Unsecured Indebtedness		4,510,453
Unrestricted Cash		32,944
Unencumbered Asset Value		10,330,102
IV. Fixed charge coverage ratio	> 1.5x	3.6x
Total Net Operating Income		922,036
Capital Expenditure Reserve		12,944
Fixed Charges		249,959

Definitions for unsecured credit facility 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 6.75%, (ii) the amount of Management Fees received by the Company for the most recent six months annualized divided by 6.75%, (iii) Acquisition Assets valued at the higher of their capitalization value (Net Operating Income for the most recent six months annualized divided by 6.75%) 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 unsecured credit facility covenant calculations and definitions of capitalized terms please refer to the Amended Revolving Credit and Term Loan Agreement, dated as of July 25, 2016 filed as Exhibit 10.5 to Form 10-Q, filed with the Securities and Exchange Commission on July 25, 2016.

INVESTMENT SUMMARY

Supplemental Disclosure
Three Months Ended September 30, 2016

ACQUISITIONS

Dollars in thousands

Property Name	MSA	Purchase Date	Purchase Amount	GLA / Acres	Percent Leased	ABR/ SF	Major Tenants
Three Months Ended March 31, 2016							
Land adjacent to Western Village	Cincinnati, OH-KY-IN	1/15/16	\$ 50	0.13 acres	-	-	-
Outparcel at Dickson City Crossings	Scranton--Wilkes-Barre--Hazleton, PA	1/15/16	1,020	1.8 acres	-	-	-
Land at Keith Bridge Commons	Atlanta-Sandy Springs-Roswell, GA	1/29/16	100	0.32 acres	-	-	-
			<u>1,170</u>	<u>2.25 acres</u>			
Three Months Ended September 30, 2016							
Building at Rose Pavilion	Pleasanton, CA	9/22/16	\$ 6,733	28,530	-	-	-
			<u>6,733</u>	<u>28,530</u>			
TOTAL - NINE MONTHS ENDED 9/30/16			\$ 7,903	28,530			
				/ 2.25 acres			

DISPOSITIONS

Dollars in thousands

Property Name	MSA	Sale Date	Sale Amount	Gain / (Impairment)	GLA / Acres	Percent Leased	ABR/ SF
Three Months Ended June 30, 2016							
Congress Crossing	Athens, TN	4/27/16	\$ 11,400	\$ 4,159	180,305	97.6%	\$ 7.00
Outparcel building at Plymouth Plaza	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5/4/16	4,375	1,926	3,800	100.0%	55.25
Apopka Commons	Orlando-Kissimmee-Sanford, FL	5/27/16	5,475	1,697	42,507	81.3%	13.32
			<u>21,250</u>	<u>7,782</u>	<u>226,612</u>		
Three Months Ended September 30, 2016							
Jacksonian Plaza	Jackson, MS	7/21/16	\$ 5,700	\$ 2,450	73,041	100.0%	\$ 7.86
Inwood Forest	Houston-The Woodlands-Sugar Land, TX	9/9/16	5,100	(51)	77,553	98.1%	8.82
			<u>10,800</u>	<u>2,399</u>	<u>150,594</u>		
TOTAL - NINE MONTHS ENDED 9/30/16			\$ 32,050	\$ 10,181	377,206		

ANCHOR SPACE REPOSITIONING SUMMARY

Dollars in thousands

Property Name	MSA	Description
IN PROCESS ANCHOR SPACE REPOSITIONINGS		
1 Pointe Orlando	Orlando-Kissimmee-Sanford, FL	Remerchandise ten small shop spaces with a 48K SF Main Event
2 Wilmington Island	Savannah, GA	Reconfigure junior anchor and small shop space to accommodate expansion of existing Kroger to 75K SF prototype store and addition of Kroger fuel center
3 Jeffersontown Commons	Louisville/Jefferson County, KY-IN	Remerchandise former daycare and adjacent anchor vacancy with a 31K SF Savers
4 Stony Brook I & II	Louisville/Jefferson County, KY-IN	Reconfigure approximately 15K of small shop space to accommodate expansion of existing Kroger to 116K SF Kroger Marketplace
5 Points West Plaza	Boston-Cambridge-Newton, MA-NH	Combine two adjacent small shop vacancies for a 15K SF Citi Trends and remerchandise former Pay/Half with an 11K SF L&M Bargain
6 Marketplace @ 42	Minneapolis-St. Paul-Bloomington, MN-WI	Remerchandise former Rainbow Foods with a 32K SF Fresh Thyme Farmers Market and a 21K SF Marshalls
7 Crossroads Centre	St. Louis, MO-IL	Remerchandise former Hobby Lobby with a 23K SF Ruler Foods (Kroger) and a 37K SF Sky Zone
8 College Plaza	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise former Rite Aid with an 18K SF A.C. Moore
9 Highridge Plaza	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise former A&P with a 42K SF H-Mart grocer
10 Mamaroneck Centre	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise former A&P with a 12K SF CVS and a 13K SF specialty grocer
11 Southland Shopping Center (1)	Cleveland-Elyria, OH	Combine former Petco (relocated within center) and adjacent underutilized small shop vacancies to accommodate a 28K SF Aspire Fitness
12 Cross Keys Commons (1)	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Remerchandise former Party City with an 11K SF ULTA
13 Ivyridge	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Remerchandise former A&P with a 47K SF Target
14 Island Plaza	Charleston-North Charleston, SC	Relocate and expand existing Tuesday Morning to 27K SF and remerchandise former Tuesday Morning with a 6K SF small shop space
15 Northtown Plaza	Houston-The Woodlands-Sugar Land, TX	Combine former Anna's Linens and RadioShack for a 16K SF dd's Discounts (Ross Dress for Less)

	Number of Projects	Expected Total Project Costs	Costs to Date	Expected NOI Yield
Total In Process	15	\$ 33,200	\$ 18,248	10% - 12%

COMPLETED ANCHOR SPACE REPOSITIONINGS - NINE MONTHS ENDED 9/30/16

1 Glendale Galleria (2)	Phoenix-Mesa-Scottsdale, AZ	Remerchandise former Smashing Buys with a 37K SF LA Fitness
2 Gateway Plaza	Los Angeles-Long Beach-Anaheim, CA	Remerchandise former CVS with a 15K SF Party City
3 Ocean View Plaza (2)	Los Angeles-Long Beach-Anaheim, CA	Remerchandise former Fitness Elite for Women with an 18K SF Crunch Fitness
4 California Oaks Center	Riverside-San Bernardino-Ontario, CA	Remerchandise former Ralphps with a 19K SF Barons Market
5 Lompoc Center (2)	Santa Maria-Santa Barbara, CA	Remerchandise and expand former Pier One with a 16K SF Harbor Freight Tools
6 Superior Marketplace	Boulder, CO	Reconfigure anchor vacancy with a 19K SF Party City and an 11K SF ULTA
7 Arapahoe Crossings	Denver-Aurora-Lakewood, CO	Remerchandise former Marshalls and former OfficeMax with a 31K SF Stein Mart and a 24K SF buybuy BABY
8 Regency Park Shopping Center	Jacksonville, FL	Remerchandise anchor vacancy with a 40K SF Ollie's Bargain Outlet
9 The Shoppes at Southside (2)	Jacksonville, FL	Remerchandise former Sports Authority with a 40K SF Restoration Hardware Outlet
10 Seminole Plaza (2)	Tampa-St. Petersburg-Clearwater, FL	Remerchandise and expand former Deals with a 21K SF Bealls Outlet
11 Rivercrest Shopping Center	Chicago-Naperville-Elgin, IL-IN-WI	Addition of a 9K SF Five Below in former Kmart, in conjunction with previous remerchandising with Ross Dress for Less and Party City
12 Tinley Park Plaza	Chicago-Naperville-Elgin, IL-IN-WI	Remerchandise former Staples with a 23K SF Planet Fitness
13 Westlane Shopping Center	Indianapolis-Carmel-Anderson, IN	Remerchandise former Marsh Supermarket with a 17K SF Save-A-Lot and a 12K SF Citi Trends
14 Delta Center	Lansing-East Lansing, MI	Remerchandise former Party City with expansion of existing Men's Wearhouse to a 10K SF Destination XL
15 County Line Plaza (2)	Jackson, MS	Remerchandise and expand former Office Depot with a 50K SF Burlington Stores and a 25K SF Burke's Outlet
16 Clocktower Place	St. Louis, MO-IL	Relocation and rightsize of existing regional furniture store to 30K SF in former Office Depot and replace with a 16K SF K&G Fashion Superstore
17 Willow Springs Plaza (2)	Manchester-Nashua, NH	Remerchandise former Namco Pools with a 33K SF New Hampshire Liquor and Wine Outlet
18 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 relocation of existing 6K SF Lebo's Footwear to enable rightsizing of Staples to 13K SF
19 Crown Point	Columbus, OH	Remerchandise former Lombard's Furniture and adjacent small shop vacancy with a 21K SF Planet Fitness

ANCHOR SPACE REPOSITIONING SUMMARY

Dollars in thousands

Property Name	MSA	Description
COMPLETED ANCHOR SPACE REPOSITIONINGS - NINE MONTHS ENDED 9/30/16 (continued)		
20 The Commons at Wolfcreek	Memphis, TN-MS-AR	Remerchandise former OfficeMax with a 15K SF DSW and a 9K SF Five Below
21 Five Points (2)	Corpus Christi, TX	Reconfigure anchor vacancy with a 17K SF Harbor Freight Tools and 7K SF of small shop space
22 Bardin Place Center (2)	Dallas-Fort Worth-Arlington, TX	Reconfigure former Sports Authority and adjacent small shop space with an 86K SF WinCo Foods
23 Preston Park	Dallas-Fort Worth-Arlington, TX	Remerchandise former Minyard Sun Fresh Market with a 53K SF Kroger
24 Webb Royal Plaza	Dallas-Fort Worth-Arlington, TX	Remerchandise former grocer with a 35K SF El Rio Grande Latin Market

	Number of Projects	Total Costs	Expected NOI Yield
Total Completed	24	\$ 39,660	12%

(1) Indicates project added to in process pipeline during the three months ended September 30, 2016.

(2) Indicates project completed during the three months ended September 30, 2016.

The Anchor Space Repositioning projects listed above are actively being worked on by the Company and reflect projects in which leases have been executed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these projects or that the expected total project costs or expected NOI yields will be the amounts shown. The expected total project costs and expected NOI yields are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2015.

OUTPARCEL DEVELOPMENT & NEW DEVELOPMENT SUMMARY

Dollars in thousands

Property Name	MSA	Project Description	Stabilization Quarter	Expected Total Project Cost	Costs to Date	Expected NOI Yield
OUTPARCEL DEVELOPMENTS:						
IN PROCESS OUTPARCEL DEVELOPMENTS						
1 Mira Mesa Mall	San Diego-Carlsbad, CA	Construction of a 3K SF Habit Burger Grill outparcel	Dec-16	\$ 1,000	\$ 281	21%
2 Coastal Way - Coastal Landing	Tampa-St. Petersburg-Clearwater, FL	Construction of a 3K SF Visionworks, a 2K SF Chipotle and a 1K SF Jimmy John's outparcels	Dec-16	2,500	1,466	11%
3 Tinley Park Plaza	Chicago-Naperville-Elgin, IL-IN-WI	Reconfigure 8K SF outparcel space with a 3K SF Blaze Pizza, a 3K SF Noodles & Company and 2K SF of additional retail space	Dec-16	2,900	2,486	13%
4 College Plaza	New York-Newark-Jersey City, NY-NJ-PA	Construction of a 4K SF Panera Bread outparcel with drive-thru	Dec-16	1,000	937	19%
5 Florence Plaza - Florence Square	Cincinnati, OH-KY-IN	Construction of a 4K SF First Watch outparcel	Dec-16	2,000	1,614	12%
6 The Commons at Wolfcreek	Memphis, TN-MS-AR	Construction of an 11K SF outparcel with a 5K SF AT&T and three additional small shop retailers	Dec-16	2,900	2,001	12%
7 Galleria Commons	Las Vegas-Henderson-Paradise, NV	Construction of a 3K SF Corner Bakery Café outparcel	Mar-17	700	148	19%
8 Miracle Mile Shopping Plaza	Toledo, OH	Construction of a 7K SF DaVita Dialysis outparcel	Mar-17	1,300	163	9%
9 Pilgrim Gardens	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Construction of a 2K SF Moe's Southwest Grill outparcel	Mar-17	400	76	26%
10 The Centre at Navarro	Victoria, TX	Construction of an 18K SF Aldi outparcel	Mar-17	400	112	39%
11 Century Plaza Shopping Center	Miami-Fort Lauderdale-West Palm Beach, FL	Demolition of existing retail space, construction of a 13K SF CVS outparcel with drive-thru and site improvements	Jun-18	3,700	649	12%
TOTAL IN PROCESS OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE				\$ 18,800	\$ 9,933	14%
COMPLETED OUTPARCEL DEVELOPMENTS - NINE MONTHS ENDED 9/30/16						
1 Arbor - Broadway Faire	Fresno, CA	Reconfigure former outparcel building for a 6K SF Buffalo Wild Wings	Mar-16		\$ 275	62%
2 Westgate	Dublin, GA	Construction of a 2K SF Dunkin' Donuts / Baskin-Robbins outparcel	Mar-16		326	16%
3 Wadsworth Crossings	Cleveland-Elyria, OH	Construction of a 4K SF Mattress Firm outparcel	Mar-16		1,614	12%
4 Wynnewood Village	Dallas-Fort Worth-Arlington, TX	Construction of a 3K SF Popeyes Louisiana Kitchen outparcel	Mar-16		553	16%
5 Puente Hills Town Center (1)	Los Angeles-Long Beach-Anaheim, CA	Reconfigure former freestanding Barnes & Noble with a 3K SF Habit Burger Grill, a 3K SF Pacific Fish Grill and two additional small shop retailers	Sep-16		2,421	12%
6 Briggsmore Plaza (1)	Modesto, CA	Construction of a 3K SF Taco Bell outparcel	Sep-16		622	15%
7 Haymarket Mall (1)	Des Moines-West Des Moines, IA	Construction of a 3K SF Chick-fill-A outparcel	Sep-16		70	140%
8 Warren Plaza (1)	Dubuque, IA	Construction of a 5K SF Chick-fill-A outparcel	Sep-16		60	42%
TOTAL COMPLETED OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE					\$ 5,941	17%
NEW DEVELOPMENTS:						
IN PROCESS NEW DEVELOPMENTS						
1 The Shops at Riverhead	New York-Newark-Jersey City, NY-NJ-PA	Construction of a 42K SF Marshalls / HomeGoods combo store, an 18K SF PetSmart, a 10K SF ULTA and additional junior anchor spaces adjacent to an existing non-owned Costco	Mar-18	\$ 19,300	\$ 4,563	11%

(1) Indicates project completed during the three months ended September 30, 2016.

The projects listed above are actively being worked on by the Company and reflect projects in which leases have been executed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these opportunities, that the expected total project cost or expected NOI yield will be the amounts shown or that stabilization will occur as anticipated. The expected total project costs, expected NOI yields and anticipated stabilization dates are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2015.

REDEVELOPMENT SUMMARY

Dollars in thousands

Property Name	MSA	Project Description	Property Acreage	Stabilization Quarter	Expected Total Project Cost	Costs to Date	Expected NOI Yield
REDEVELOPMENTS:							
IN PROCESS REDEVELOPMENTS							
1 Bay Pointe Plaza	Tampa-St. Petersburg-Clearwater, FL	Redevelopment of existing Publix with a 54K SF prototype with drive-thru pharmacy and remerchandise vacant endcap with a 9K SF Pet Supermarket, as well as property improvements including the addition of seating areas, façade renovations and LED initiatives	10	Dec-16	\$ 7,400	\$ 5,755	10%
2 Rose Pavilion (1)	San Francisco-Oakland-Hayward, CA	Redevelopment of recently acquired former CVS with a 29K SF Total Wine & More and redevelopment of existing retail space with a 13K SF Trader Joe's and additional small shop space, as well as full shopping center upgrades, including common area enhancements and façade renovations	27	Dec-17	14,400	7,178	10%
3 Gateway Plaza - Vallejo (2)	Vallejo-Fairfield, CA	Redevelopment of former CVS and adjacent 2.4 acres with a 16K SF DSW and a 10K SF ULTA replacing the former CVS and construction of a 4K SF Panera Bread outparcel with drive-thru	53	Dec-17	8,700	5,050	8%
4 Park Shore Plaza (1)	Naples-Immokalee-Marco Island, FL	Redevelopment and densification of center including replacing former Kmart and YouFit Health Club with a 60K SF Burlington Stores, a 27K SF Saks OFF Fifth, a 19K SF Party City and an additional 16K SF junior anchor; construction of additional small shop space including restaurant outparcels with potential for outdoor patio areas; and shopping center upgrades, including courtyard enhancements and façade renovations	22	Dec-17	20,800	15,036	11%
5 Erie Canal Centre (1)	Syracuse, NY	Redevelopment of former Kmart and other vacant anchor space with a 50K SF SF Dick's Sporting Goods and 65K SF of additional junior anchor space, potential construction of 8K SF of small shop space, and full shopping center upgrades, including façade renovations, common area and parking field enhancements	11	Dec-17	11,300	7,946	9%
6 Preston Ridge (1)	Dallas-Fort Worth-Arlington, TX	Remerchandise and expand former Gatti-Town Pizza with a 33K SF Nordstrom Rack, a 29K SF Saks OFF Fifth and a 6K SF J Crew Mercantile, reconfigure existing shop space for restaurant use, and shopping center upgrades including common area enhancements	131	Dec-17	9,500	4,384	9%
7 Maple Village (1)	Ann Arbor, MI	Redevelopment of center including replacing former Kmart with a 34K SF Stein Mart, a 22K SF Sierra Trading Post, a 20K SF HomeGoods and a 21K SF junior anchor; construction of outparcel retail building; and full shopping center upgrades, including common area enhancements and façade renovations	31	Jun-18	26,800	10,575	9%
8 Green Acres (2)	Saginaw, MI	Redevelopment of existing Kroger and adjacent underutilized spaces for a 106K SF Kroger Marketplace and an additional 14K SF of retail space, as well as reconfiguration of remaining small shop space and common area enhancements	28	Dec-18	4,900	248	10%
TOTAL IN PROCESS REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE			312		\$ 103,800	\$ 56,172	10%

(1) Indicates projects moved to in process redevelopment pipeline from anchor space repositioning pipeline during the three months ended September 30, 2016 primarily due to expanded project scope.

(2) Indicates project added to in process pipeline during the three months ended September 30, 2016.

The projects listed above are actively being worked on by the Company and reflect projects in which leases have been executed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these opportunities, that the expected total project cost or expected NOI yield will be the amounts shown or that stabilization will occur as anticipated. The expected total project costs, expected NOI yields and anticipated stabilization dates are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2015.

FUTURE REDEVELOPMENT OPPORTUNITIES

Property Name	MSA	Project Description
MAJOR REDEVELOPMENTS		
1 University Mall	Sacramento--Roseville--Arden-Arcade, CA	Extensive repositioning and reconfiguration with experiential retailers, densification of site, potential residential component
2 Mira Mesa Mall	San Diego-Carlsbad, CA	Redevelopment of existing anchor space for multiple retailers and/or entertainment users, potential outparcel development
3 Mall at 163rd Street	Miami-Fort Lauderdale-West Palm Beach, FL	Extensive redevelopment and repositioning of shopping center, densification of site, reconfiguration of existing retail space
4 Miami Gardens	Miami-Fort Lauderdale-West Palm Beach, FL	Redevelopment of existing anchor space for multiple retailers and/or entertainment users, potential outparcel development
5 Dolphin Village	Tampa-St. Petersburg-Clearwater, FL	Remerchandise with experiential retailers, addition of a new anchor prototype, reconfiguration of existing space for new junior anchors and outparcel development
6 Roosevelt Mall	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Extensive repositioning and reconfiguration, including vertical component, multiple densification opportunities, including potential residential component
7 Village at Newtown	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Redevelopment and repositioning of shopping center, densification of site
8 Market Plaza	Dallas-Fort Worth-Arlington, TX	Extensive redevelopment and repositioning of shopping center, remerchandise with multiple retailers
9 Wynnewood Village	Dallas-Fort Worth-Arlington, TX	Redevelopment and reconfiguration of existing anchor and inline space, densification of site
10 Spring Mall	Milwaukee-Waukesha-West Allis, WI	Extensive redevelopment to reorient the center, with potential outparcel development
MINOR REDEVELOPMENTS		
1 Arapahoe Crossings	Denver-Aurora-Lakewood, CO	Repurpose, assemble and reposition to create footprint for national tenant merchandise mix
2 Northgate Shopping Center	Deltona-Daytona Beach-Ormond Beach, FL	Redevelopment of existing anchor space for multiple retailers, potential outparcel development
3 Venetian Isle Shopping Ctr	Miami-Fort Lauderdale-West Palm Beach, FL	Redevelopment of existing anchor space for new anchor prototype, potential outparcel development
4 Freedom Square	Naples-Immokalee-Marco Island, FL	Redevelopment of existing anchor space for multiple retailers and/or entertainment users, potential outparcel development
5 Marco Town Center	Naples-Immokalee-Marco Island, FL	Remerchandise with experiential retailers, reconfiguration of common areas for community space
6 Beneva Village Shoppes	North Port-Sarasota-Bradenton, FL	Addition of new anchor prototype, address obsolete space and outparcel development, enhancement of common areas
7 Hunter's Creek Plaza	Orlando-Kissimmee-Sanford, FL	Reconfiguration of existing footprint to accommodate multiple new retailers, potential outparcel development
8 Pointe Orlando	Orlando-Kissimmee-Sanford, FL	Redevelopment, densification and rebranding for multiple new retailers and/or entertainment users
9 Tinley Park Plaza	Chicago-Naperville-Elgin, IL-IN-WI	Reconfiguration of existing footprint to accommodate multiple retailers, potential entertainment uses and outparcel development
10 Speedway Super Center	Indianapolis-Carmel-Anderson, IN	Reconfiguration of existing footprint to accommodate multiple new anchors, rebranding of center, potential outparcel development
11 Sagamore Park Centre	Lafayette-West Lafayette, IN	Expansion of anchor space, remerchandise existing in-line space
12 Webster Square Shopping Center	Boston-Cambridge-Newton, MA-NH	Redevelopment of existing pad building to accommodate multiple new retailers
13 Roseville Center	Minneapolis-St. Paul-Bloomington, MN-WI	Reconfigure and repurpose obsolete space with new merchandise mix
14 Ellisville Square	St. Louis, MO-IL	Redevelopment of existing anchor space for multiple retailers, potential outparcel development
15 Franklin Square	Charlotte-Concord-Gastonia, NC-SC	Redevelopment of existing anchor space for new anchor and in-line tenancy
16 Devonshire Place	Raleigh, NC	Repurpose, assemble and reposition to create footprint for national retailers
17 Hamilton Plaza	Trenton, NJ	Redevelopment of existing anchor space for multiple retailers, potential outparcel development
18 ShopRite Supermarket	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of existing pad building to accommodate multiple new retailers
19 Falcaro's Plaza	New York-Newark-Jersey City, NY-NJ-PA	Reorient and repurpose anchor space and additional building to leverage power corner location, densification of site
20 Mamaroneck Centre	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of existing pad building to accommodate multiple new retailers
21 Collegeville Shopping Center	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Redevelopment of existing anchor space for multiple retailers, potential outparcel development
22 Marlton Crossing	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Redevelopment of oversized anchor, remerchandise with experiential retailers, densification of site
23 The Commons at Wolfcreek	Memphis, TN-MS-AR	Redevelopment of existing anchor space for multiple anchor retailers, potential outparcel development
24 Texas City Bay	Houston-The Woodlands-Sugar Land, TX	Redevelopment of vacant anchor space with combination of anchor and small shop space, densification of site
25 Hanover Square	Richmond, VA	Redevelopment of existing anchor space for multiple retailers, potential outparcel development

The Company has identified the properties above as potential future reinvestment opportunities. Many of these opportunities are, or will soon be, in preliminary planning phases and as such, may not ultimately become active reinvestments. Proceeding with these reinvestments could be subject to factors outside of the Company's control which could delay, suspend or defer the expected opportunity or timing of execution. While the Company expects that these projects are the most likely to become active reinvestments in the near-term, it should be noted that this list will fluctuate as projects become active, suspended or otherwise rescheduled. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2015.

PORTFOLIO SUMMARY

Supplemental Disclosure
Three Months Ended September 30, 2016

Includes unconsolidated joint venture, Montecito Marketplace, at 100%.

PORTFOLIO OVERVIEW

Dollars in thousands, except ABR per square foot

	As of:				
	9/30/16	6/30/16	3/31/16	12/31/15	9/30/15
Number of properties	514	516	518	518	519
GLA	86,295,214	86,446,148	86,669,873	86,615,572	86,696,827
Percent billed	90.6%	90.6%	90.4%	91.0%	90.9%
Percent leased	92.6%	92.8%	92.4%	92.6%	92.6%
TOTAL ≥ 10,000 SF	95.8%	96.4%	95.9%	96.2%	96.2%
TOTAL < 10,000 SF	85.0%	84.2%	83.9%	84.3%	84.0%
ABR	\$ 953,696	\$ 952,653	\$ 951,163	\$ 945,667	\$ 939,293
ABR/SF	\$ 12.90	\$ 12.85	\$ 12.85	\$ 12.76	\$ 12.68

PORTFOLIO BY UNIT SIZE AS OF 9/30/16							
	Number of Units	GLA	Percent Billed	Percent Leased	Percent of Vacant GLA	ABR	ABR/SF
≥ 35,000 SF	577	35,836,712	96.7%	97.5%	13.7%	\$ 276,584	\$ 9.19
20,000 – 34,999 SF	556	14,634,229	93.1%	95.3%	10.8%	135,710	9.88
10,000 - 19,999 SF	753	10,260,937	87.5%	90.3%	15.5%	116,348	12.88
5,000 - 9,999 SF	1,374	9,461,562	83.3%	86.3%	20.3%	127,696	16.27
< 5,000 SF	7,763	16,101,774	81.1%	84.2%	39.7%	297,358	22.48
TOTAL	11,023	86,295,214	90.6%	92.6%	100.0%	\$ 953,696	\$ 12.90
TOTAL ≥ 10,000 SF	1,886	60,731,878	94.3%	95.8%	40.0%	\$ 528,642	\$ 10.00
TOTAL < 10,000 SF	9,137	25,563,336	81.9%	85.0%	60.0%	425,054	20.17

TOP FORTY RETAILERS RANKED BY ABR

Dollars in thousands

Retailer	Owned Leases	Leased GLA	Percent of Total Portfolio GLA	Leased ABR	Percent of Portfolio Leased ABR
1 The Kroger Co. (1)	71	4,621,572	5.4%	\$ 31,806	3.3%
2 The TJX Companies, Inc. (2)	93	2,892,324	3.4%	30,201	3.2%
3 Dollar Tree Stores, Inc. (3)	167	1,867,255	2.2%	18,690	2.0%
4 Ahold Delhaize (4)	32	1,680,551	1.9%	17,580	1.8%
5 Wal-Mart Stores, Inc. (5)	29	3,548,000	4.1%	16,904	1.8%
6 Publix Super Markets, Inc.	39	1,802,591	2.1%	16,681	1.7%
7 Albertsons Companies, Inc. (6)	23	1,294,287	1.5%	13,804	1.4%
8 Burlington Stores, Inc.	19	1,405,122	1.6%	10,776	1.1%
9 Bed Bath & Beyond Inc. (7)	31	761,216	0.9%	9,448	1.0%
10 PetSmart, Inc. (8)	30	652,714	0.8%	9,371	1.0%
TOP 10 RETAILERS	534	20,525,632	23.9%	175,261	18.3%
11 Big Lots, Inc.	46	1,527,517	1.8%	9,368	1.0%
12 Ross Stores, Inc. (9)	31	860,356	1.0%	9,366	1.0%
13 Sears Holdings Corporation (10)	22	2,058,756	2.4%	9,102	1.0%
14 Best Buy Co., Inc.	16	660,392	0.8%	8,967	0.9%
15 Office Depot, Inc. (11)	34	758,207	0.9%	8,336	0.9%
16 PETCO Animal Supplies, Inc. (12)	34	450,480	0.5%	7,491	0.8%
17 Kohl's Corporation	12	1,002,715	1.2%	7,335	0.8%
18 Party City Corporation	35	492,998	0.6%	7,216	0.8%
19 DICK'S Sporting Goods, Inc. (13)	13	542,121	0.6%	6,962	0.7%
20 Staples, Inc.	28	586,564	0.7%	6,944	0.7%
TOP 20 RETAILERS	805	29,465,738	34.4%	256,348	26.9%
21 L.A. Fitness International, LLC	11	429,035	0.5%	6,452	0.7%
22 Mattress Firm, Inc. (14)	49	284,387	0.3%	6,286	0.7%
23 Ascena Retail Group, Inc. (15)	54	325,657	0.4%	6,209	0.7%
24 Hobby Lobby Stores, Inc.	15	918,619	1.1%	5,950	0.6%
25 The Home Depot, Inc.	8	799,388	0.9%	5,755	0.6%
26 Michaels Stores, Inc.	24	529,205	0.6%	5,637	0.6%
27 Giant Eagle, Inc.	7	555,560	0.6%	5,591	0.6%
28 Southeastern Grocers (16)	15	706,283	0.8%	5,380	0.6%
29 H.E. Butt Grocery Company (17)	7	419,204	0.5%	5,262	0.6%
30 CVS Health	23	309,120	0.4%	5,016	0.5%
31 Walgreen Co.	20	289,244	0.3%	4,810	0.5%
32 ULTA Beauty (18)	19	217,900	0.3%	4,603	0.5%
33 Jo-Ann Stores, Inc.	24	447,990	0.5%	4,370	0.5%
34 Sally Beauty Holdings, Inc.	115	193,775	0.2%	4,254	0.4%
35 Gap, Inc. (19)	16	257,085	0.3%	4,205	0.4%
36 Payless ShoeSource	66	202,647	0.2%	4,151	0.4%
37 Beall's, Inc. (20)	25	579,116	0.7%	4,076	0.4%
38 DSW Inc.	13	243,787	0.3%	4,018	0.4%
39 Stein Mart, Inc.	13	459,393	0.5%	4,003	0.4%
40 Barnes & Noble, Inc.	10	224,673	0.3%	3,983	0.4%
TOTAL TOP 40 RETAILERS	1,339	37,857,806	44.1%	\$ 356,359	37.4%

(1) Includes Kroger (55), Harris Teeter (3), King Soopers (3), Ralphs (2), Smith's (2), Pick 'N Save (2), Dillons (1), Food 4 Less (1) and Pay Less (1).

(2) Includes T.J. Maxx (48), Marshalls (35), HomeGoods (9) and Sierra Trading Post (1). Excludes Marshalls / HomeGoods at development property.

(3) Includes Dollar Tree (130), Family Dollar (35), Deals (1) and Dollar Stop (1).

(4) Includes Giant Food (9), Food Lion (8), Super Stop & Shop (7), Martin's Food Markets (2), Hannaford (2), Bottom Dollar Food (1), ShopRite (1), Stop & Shop (1) and Tops (1).

(5) Includes Supercenters (14), Discount Stores (9), Walmart Neighborhood Market (5) and Sam's Club (1).

(6) Includes Vons (4), Albertsons (3), Acme (3), Randalls (3), Tom Thumb (2), Dominick's (2), Shaw's (2), Jewel-Osco (1), Shop & Save Market (1), Star Market (1) and \$.99 Only Store (1).

(7) Includes Bed Bath & Beyond (17), Harmon Face Values (6), Christmas Tree Shops (4), Cost Plus World Market (2) and buybuy BABY (2).

(8) Excludes PetSmart at development property.

(9) Includes Ross Dress for Less (29) and dd's Discounts (2).

(10) Includes Kmart (18), Sears (2), Sears Essentials (1) and Sears Outlet (1).

(11) Includes Office Depot (18) and OfficeMax (16).

(12) Includes PETCO (33) and Unleashed (1).

(13) Includes DICK'S Sporting Goods (10) and Golf Galaxy (3).

(14) Includes Sleepy's (27) and Mattress Firm (22).

(15) Includes dressbarn (21), Catherines (11), Lane Bryant (8), Justice (7), maurices (6) and Ann Taylor (1).

(16) Includes Winn-Dixie (9), BI-LO (3) and Harveys (3).

(17) Includes H-E-B (6) and Central Market (1).

(18) Excludes ULTA at development property.

(19) Includes Old Navy (12), GAP Factory (2), GAP (1) and Banana Republic Factory (1).

(20) Includes Beall's Outlet (12), Burke's Outlet (9), Burke's (2), and Beall's Department Store (2).

NEW & RENEWAL LEASE SUMMARY

Dollars in thousands except per square foot amounts

	Leases	GLA	New ABR	New ABR/SF	Tenant Improvements PSF (1)	Third Party Leasing Commissions PSF	Weighted Average Lease Term (years)	Comparable Only						
								Leases	GLA	New ABR/SF	Old ABR/SF	Rent Spread		
TOTAL - NEW, RENEWAL & OPTION														
Three months ended 9/30/16	513	3,548,517	\$ 41,899	\$ 11.81	\$ 5.02	\$ 0.79	5.5	390	2,981,503	\$ 11.38	\$ 10.26	10.9%		
Three months ended 6/30/16	554	3,589,288	47,278	13.17	5.02	1.00	6.2	435	3,089,607	13.06	11.65	12.1%		
Three months ended 3/31/16	497	3,571,385	47,678	13.35	5.24	0.65	5.9	396	3,125,180	13.17	11.88	10.9%		
Three months ended 12/31/15	554	3,882,618	47,801	12.31	6.98	0.65	5.4	457	3,523,206	12.08	10.52	14.8%		
TOTAL - TTM	2,118	14,591,808	\$ 184,656	\$ 12.65	\$ 5.60	\$ 0.77	5.7	1,678	12,719,496	\$ 12.42	\$ 11.07	12.2%		
NEW & RENEWAL ONLY														
Three months ended 9/30/16	420	2,042,244	\$ 27,362	\$ 13.40	\$ 8.72	\$ 1.38	5.9	297	1,475,230	\$ 13.14	\$ 11.46	14.7%		
Three months ended 6/30/16	467	2,066,939	32,408	15.68	8.73	1.74	7.1	348	1,567,258	16.25	14.06	15.6%		
Three months ended 3/31/16	402	1,780,225	28,131	15.80	10.52	1.31	7.1	301	1,334,020	16.21	13.94	16.3%		
Three months ended 12/31/15	465	2,459,283	35,472	14.42	10.99	1.03	5.7	368	2,099,871	14.40	12.16	18.4%		
TOTAL - TTM	1,754	8,348,691	\$ 123,373	\$ 14.78	\$ 9.77	\$ 1.35	6.4	1,314	6,476,379	\$ 14.93	\$ 12.83	16.4%		
NEW LEASES														
Three months ended 9/30/16	191	834,401	\$ 12,955	\$ 15.53	\$ 20.83	\$ 3.37	8.4	68	267,387	\$ 18.59	\$ 14.73	26.2%		
Three months ended 6/30/16	209	893,212	14,079	15.76	19.52	3.86	8.9	90	393,531	18.16	14.56	24.7%		
Three months ended 3/31/16	169	852,315	12,687	14.89	21.46	2.58	9.2	68	406,110	15.22	11.28	34.9%		
Three months ended 12/31/15	163	759,377	12,054	15.87	25.44	3.27	8.5	66	399,965	17.03	13.11	29.9%		
TOTAL - TTM	732	3,339,305	\$ 51,775	\$ 15.50	\$ 21.69	\$ 3.28	8.8	292	1,466,993	\$ 17.12	\$ 13.29	28.8%		
RENEWAL LEASES														
Three months ended 9/30/16	229	1,207,843	\$ 14,407	\$ 11.93	\$ 0.35	\$ -	4.1	229	1,207,843	\$ 11.93	\$ 10.73	11.2%		
Three months ended 6/30/16	258	1,173,727	18,329	15.62	0.51	0.13	5.8	258	1,173,727	15.62	13.89	12.5%		
Three months ended 3/31/16	233	927,910	15,444	16.64	0.46	0.14	5.1	233	927,910	16.64	15.11	10.1%		
Three months ended 12/31/15	302	1,699,906	23,418	13.78	4.54	0.03	4.5	302	1,699,906	13.78	11.93	15.5%		
TOTAL - TTM	1,022	5,009,386	\$ 71,598	\$ 14.29	\$ 1.83	\$ 0.07	4.8	1,022	5,009,386	\$ 14.29	\$ 12.69	12.6%		
OPTION LEASES														
Three months ended 9/30/16	93	1,506,273	\$ 14,537	\$ 9.65	\$ -	\$ -	5.0	93	1,506,273	\$ 9.65	\$ 9.09	6.2%		
Three months ended 6/30/16	87	1,522,349	14,870	9.77	-	-	5.0	87	1,522,349	9.77	9.18	6.4%		
Three months ended 3/31/16	95	1,791,160	19,547	10.91	-	-	4.7	95	1,791,160	10.91	10.34	5.5%		
Three months ended 12/31/15	89	1,423,335	12,329	8.66	0.04	-	4.9	89	1,423,335	8.66	8.10	6.9%		
TOTAL - TTM	364	6,243,117	\$ 61,283	\$ 9.82	\$ 0.01	\$ -	4.9	364	6,243,117	\$ 9.82	\$ 9.25	6.2%		
LEASES BY ANCHOR AND SMALL SHOP														
	Three Months Ended 9/30/16					TTM Ended 9/30/16								
	% of Leases	% of GLA	% of ABR	New ABR/SF	Rent Spread (2)	% of Leases	% of GLA	% of ABR	New ABR/SF	Rent Spread (2)				
Anchor Leases (≥ 10,000 SF)														
Total - New, Renewal & Option	14%	66%	45%	\$ 8.00	7.6%	15%	67%	48%	\$ 9.12	10.2%				
New & Renewal Only	8%	51%	31%	8.10	12.2%	10%	51%	36%	10.23	17.4%				
New Leases	8%	42%	33%	12.10	42.2%	10%	48%	38%	12.32	37.0%				
Renewal Leases	7%	58%	29%	6.09	6.1%	9%	54%	34%	9.02	10.1%				
Option Leases	42%	87%	71%	7.92	5.3%	39%	87%	73%	8.23	4.8%				
Small Shop Leases (< 10,000 SF)														
Total - New, Renewal & Option	86%	34%	55%	\$ 19.27	13.8%	85%	33%	52%	\$ 19.68	14.5%				
New & Renewal Only	92%	49%	69%	18.95	15.6%	90%	49%	64%	19.59	15.9%				
New Leases	92%	58%	67%	18.00	22.0%	90%	52%	62%	18.40	22.7%				
Renewal Leases	93%	42%	71%	19.85	13.4%	91%	46%	66%	20.51	14.0%				
Option Leases	58%	13%	29%	20.86	7.9%	61%	13%	27%	20.07	9.6%				

(1) Excludes landlord work.

(2) Comparable leases only.

Includes development properties. Excludes leases executed for less than one year.

ABR/SF includes the GLA of lessee owned leasehold improvements.

NEW LEASE NET EFFECTIVE RENT

	Twelve Months Ended	Three Months Ended			
	9/30/16	9/30/16	6/30/16	3/31/16	12/31/15
NEW LEASES					
Weighted average over lease term:					
Base rent	\$ 16.58	\$ 16.62	\$ 16.90	\$ 15.63	\$ 17.24
TI/TA allowance	(2.48)	(2.39)	(2.29)	(2.39)	(2.90)
Tenant specific landlord work	(0.24)	(0.25)	(0.25)	(0.20)	(0.26)
Third party leasing commissions	(0.37)	(0.39)	(0.40)	(0.30)	(0.38)
Rent concessions	-	-	-	-	-
EQUIVALENT NET EFFECTIVE RENT	\$ 13.49	\$ 13.59	\$ 13.96	\$ 12.74	\$ 13.70
Net effective rent / base rent	81%	82%	83%	82%	79%
Weighted average term (years)	8.8	8.4	8.9	9.2	8.5
PERCENT OF TOTAL EQUIVALENT NET EFFECTIVE RENT BY ANCHOR AND SMALL SHOP					
≥ 10,000 SF	36%	31%	36%	38%	39%
< 10,000 SF	64%	69%	64%	62%	61%

Includes development properties.

ABR/SF includes the GLA of lessee owned leasehold improvements.

LEASE EXPIRATION SCHEDULE

ASSUMES NO EXERCISE OF RENEWAL OPTIONS

	TOTAL PORTFOLIO					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
M-M	359	996,230	1.2%	1.5%	\$ 13.97	\$ 13.97
2016	360	1,575,043	2.0%	2.2%	13.26	13.26
2017	1,548	8,670,206	10.9%	11.3%	12.45	12.48
2018	1,574	10,286,793	12.9%	13.5%	12.50	12.63
2019	1,439	10,840,733	13.6%	13.2%	11.65	11.83
2020	1,213	11,029,213	13.8%	13.0%	11.26	11.49
2021	1,064	10,210,806	12.8%	12.3%	11.53	11.97
2022	450	5,992,612	7.5%	6.8%	10.83	11.58
2023	295	3,705,779	4.6%	4.1%	10.51	11.32
2024	300	3,435,620	4.3%	4.6%	12.71	13.90
2025+	885	13,148,324	16.5%	17.5%	12.68	14.24

	SPACES > 10,000 SF					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
	14	252,673	0.4%	0.5%	\$ 9.71	\$ 9.71
	26	764,291	1.3%	1.3%	9.00	9.00
	175	5,204,895	8.9%	8.1%	8.20	8.21
	217	6,738,007	11.6%	11.5%	9.00	9.04
	221	7,494,757	12.9%	12.1%	8.51	8.56
	240	8,360,064	14.4%	13.3%	8.42	8.50
	228	7,749,815	13.3%	13.2%	8.97	9.11
	147	4,924,140	8.5%	8.2%	8.77	9.20
	93	2,942,429	5.1%	4.5%	8.14	8.59
	93	2,671,406	4.6%	5.2%	10.24	10.95
	311	11,066,671	19.0%	22.3%	10.64	11.69

	SPACES < 10,000 SF					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
	345	743,557	3.4%	2.7%	\$ 15.41	\$ 15.41
	334	810,752	3.7%	3.3%	17.27	17.29
	1,373	3,465,311	16.0%	15.4%	18.83	18.89
	1,357	3,548,786	16.3%	16.0%	19.16	19.44
	1,218	3,345,976	15.4%	14.7%	18.67	19.18
	973	2,669,149	12.3%	12.6%	20.13	20.86
	836	2,460,991	11.3%	11.3%	19.58	20.95
	303	1,068,472	4.9%	5.1%	20.32	22.57
	202	763,350	3.5%	3.5%	19.64	21.84
	207	764,214	3.5%	3.8%	21.32	24.21
	574	2,081,653	9.6%	11.5%	23.52	27.80

ASSUMES EXERCISE OF ALL RENEWAL OPTIONS (1)

	TOTAL PORTFOLIO					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
M-M	359	996,230	1.2%	1.5%	\$ 13.97	\$ 13.97
2016	292	990,871	1.2%	1.5%	14.30	14.30
2017	1,073	3,574,778	4.5%	5.4%	14.44	14.50
2018	935	3,056,991	3.8%	5.0%	15.73	15.97
2019	844	3,178,393	4.0%	4.8%	14.37	14.81
2020	736	3,081,353	3.9%	4.8%	14.85	15.42
2021	685	2,545,738	3.2%	4.3%	15.95	17.26
2022	426	1,962,479	2.5%	3.2%	15.77	17.33
2023	438	2,355,418	2.9%	3.5%	14.14	15.62
2024	409	2,580,009	3.2%	3.4%	12.45	13.89
2025+	3,290	55,569,099	69.6%	62.6%	10.75	15.66

	SPACES > 10,000 SF					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
	14	252,673	0.4%	0.5%	\$ 9.71	\$ 9.71
	15	350,578	0.6%	0.6%	8.87	8.87
	57	1,189,954	2.0%	1.7%	7.66	7.71
	52	1,125,693	1.9%	2.1%	9.64	9.76
	49	1,245,387	2.1%	1.9%	8.19	8.35
	49	1,395,088	2.4%	2.2%	8.47	8.67
	44	909,431	1.6%	1.8%	10.28	10.82
	41	843,001	1.4%	1.6%	9.76	10.61
	49	1,148,821	2.0%	1.8%	8.47	9.35
	51	1,514,437	2.6%	2.2%	7.64	8.35
	1,344	48,194,085	82.9%	83.7%	9.18	13.92

	SPACES < 10,000 SF					
	Number of Leases	Leased GLA	% of Leased GLA	% of In-Place ABR	In-place ABR/SF	ABR/SF at Expiration
	345	743,557	3.4%	2.7%	\$ 15.41	\$ 15.41
	277	640,293	2.9%	2.6%	17.27	17.27
	1,016	2,384,824	11.0%	10.0%	17.83	17.89
	883	1,931,298	8.9%	8.8%	19.28	19.60
	795	1,933,006	8.9%	8.3%	18.35	18.98
	687	1,686,265	7.8%	8.0%	20.13	21.01
	641	1,636,307	7.5%	7.4%	19.11	20.84
	385	1,119,478	5.2%	5.3%	20.29	22.39
	389	1,206,597	5.6%	5.5%	19.54	21.59
	358	1,065,572	4.9%	4.8%	19.29	21.76
	1,946	7,375,014	34.0%	36.5%	21.05	27.05

(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 the GLA of lessee owned leasehold improvements.

LEASE RETENTION RATE		
	By Count	By GLA
Twelve Months Ended 9/30/16	78.6%	84.5%

PROPERTIES BY LARGEST US MSAs

Dollars in thousands except per square foot amounts

<u>Largest US MSAs by 2015 Population</u>	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 New York-Newark-Jersey City, NY-NJ-PA	30	3,633,095	88.8%	91.5%	\$ 64,157	\$ 19.52	5.8%	4.2%	6.7%
2 Los Angeles-Long Beach-Anaheim, CA	9	1,684,984	98.2%	99.2%	29,268	19.22	1.8%	2.0%	3.1%
3 Chicago-Naperville-Elgin, IL-IN-WI	16	4,020,459	90.3%	91.4%	45,680	12.96	3.1%	4.7%	4.8%
4 Dallas-Fort Worth-Arlington, TX	16	3,088,797	91.1%	94.2%	43,609	15.16	3.1%	3.6%	4.6%
5 Houston-The Woodlands-Sugar Land, TX	36	4,530,424	89.0%	91.3%	46,620	11.74	7.0%	5.2%	4.9%
6 Washington-Arlington-Alexandria, DC-VA-MD-WV	3	451,260	98.3%	99.7%	5,001	11.11	0.6%	0.5%	0.5%
7 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	28	4,307,425	92.2%	94.4%	55,966	15.67	5.4%	5.0%	5.9%
8 Miami-Fort Lauderdale-West Palm Beach, FL	10	1,693,416	88.1%	90.1%	20,510	14.00	1.9%	2.0%	2.2%
9 Atlanta-Sandy Springs-Roswell, GA	25	3,663,048	89.8%	91.4%	35,463	10.90	4.9%	4.2%	3.7%
10 Boston-Cambridge-Newton, MA-NH	6	710,309	85.8%	89.2%	8,056	13.02	1.2%	0.8%	0.8%
Top 10 Largest US MSAs by Population	179	27,783,217	90.6%	92.7%	354,330	14.44	34.8%	32.2%	37.2%
11 San Francisco-Oakland-Hayward, CA	2	478,046	94.0%	96.9%	9,019	24.58	0.4%	0.6%	0.9%
12 Phoenix-Mesa-Scottsdale, AZ	1	119,525	39.3%	70.3%	1,097	13.05	0.2%	0.1%	0.1%
13 Riverside-San Bernardino-Ontario, CA	4	537,088	92.5%	97.5%	7,102	15.13	0.8%	0.6%	0.7%
14 Detroit-Warren-Dearborn, MI	9	1,600,883	90.8%	92.8%	17,135	12.43	1.8%	1.9%	1.8%
15 Seattle-Tacoma-Bellevue, WA	0	-	-	-	-	-	-	-	-
16 Minneapolis-St. Paul-Bloomington, MN-WI	8	1,179,623	88.4%	91.0%	13,286	13.19	1.6%	1.4%	1.4%
17 San Diego-Carlsbad, CA	2	507,394	96.4%	97.3%	9,152	19.15	0.4%	0.6%	1.0%
18 Tampa-St. Petersburg-Clearwater, FL	15	2,401,903	92.3%	94.4%	27,974	13.36	2.9%	2.8%	2.9%
19 Denver-Aurora-Lakewood, CO	5	1,192,781	97.3%	97.7%	14,867	12.83	1.0%	1.4%	1.6%
20 St. Louis, MO-IL	4	658,665	74.8%	86.0%	4,957	8.80	0.8%	0.8%	0.5%
Top 20 Largest US MSAs by Population	229	36,459,125	90.6%	92.9%	458,919	14.28	44.7%	42.4%	48.1%
21 Baltimore-Columbia-Towson, MD	1	218,862	100.0%	100.0%	2,636	12.04	0.2%	0.3%	0.3%
22 Charlotte-Concord-Gastonia, NC-SC	6	1,708,512	89.9%	90.3%	14,402	10.23	1.1%	2.0%	1.5%
23 Portland-Vancouver-Hillsboro, OR-WA	0	-	-	-	-	-	-	-	-
24 Orlando-Kissimmee-Sanford, FL	6	963,156	89.4%	95.1%	15,562	17.33	1.1%	1.1%	1.6%
25 San Antonio-New Braunfels, TX	0	-	-	-	-	-	-	-	-
26 Pittsburgh, PA	1	199,079	100.0%	100.0%	1,914	10.66	0.2%	0.2%	0.2%
27 Sacramento-Roseville--Arden-Arcade, CA	1	103,695	95.3%	95.3%	1,825	18.48	0.2%	0.1%	0.2%
28 Cincinnati, OH-KY-IN	7	1,931,880	96.4%	96.9%	21,374	14.37	1.3%	2.2%	2.2%
29 Las Vegas-Henderson-Paradise, NV	3	613,061	93.2%	95.4%	8,322	16.12	0.6%	0.7%	0.9%
30 Kansas City, MO-KS	4	602,466	90.8%	92.8%	4,435	8.07	0.8%	0.7%	0.5%
31 Cleveland-Elyria, OH	7	1,447,769	93.0%	94.8%	15,126	11.07	1.3%	1.7%	1.6%
32 Columbus, OH	4	449,488	86.6%	90.3%	3,988	10.32	0.8%	0.5%	0.4%
33 Austin-Round Rock, TX	1	169,552	83.0%	100.0%	1,819	10.73	0.2%	0.2%	0.2%
34 Indianapolis-Carmel-Anderson, IN	4	881,418	80.4%	81.8%	6,372	8.87	0.8%	1.0%	0.7%
35 San Jose-Sunnyvale-Santa Clara, CA	0	-	-	-	-	-	-	-	-
36 Nashville-Davidson--Murfreesboro--Franklin, TN	7	1,279,571	93.1%	94.3%	13,107	10.92	1.3%	1.5%	1.4%
37 Virginia Beach-Norfolk-Newport News, VA-NC	2	205,257	96.9%	97.7%	3,354	16.85	0.4%	0.2%	0.4%
38 Providence-Warwick, RI-MA	1	148,126	83.8%	83.8%	1,356	10.92	0.2%	0.2%	0.1%
39 Milwaukee-Waukesha-West Allis, WI	4	710,327	89.3%	90.1%	6,587	10.29	0.8%	0.8%	0.7%
40 Jacksonville, FL	5	827,508	82.9%	84.3%	8,254	12.30	1.0%	1.0%	0.9%
41 Oklahoma City, OK	0	-	-	-	-	-	-	-	-
42 Memphis, TN-MS-AR	1	660,013	82.5%	83.4%	7,635	14.36	0.2%	0.8%	0.8%

PROPERTIES BY LARGEST US MSAs

Dollars in thousands except per square foot amounts

	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
Largest US MSAs by 2015 Population									
43 Louisville/Jefferson County, KY-IN	4	707,728	94.8%	97.1%	7,118	10.64	0.8%	0.8%	0.7%
44 Raleigh, NC	2	291,027	71.4%	71.4%	2,766	13.46	0.4%	0.3%	0.3%
45 Richmond, VA	2	215,897	95.7%	96.1%	2,893	13.95	0.4%	0.3%	0.3%
46 New Orleans-Metairie, LA	0	-	-	-	-	-	-	-	-
47 Hartford-West Hartford-East Hartford, CT	4	891,680	93.7%	94.6%	11,697	16.54	0.8%	1.0%	1.2%
48 Salt Lake City, UT	0	-	-	-	-	-	-	-	-
49 Birmingham-Hoover, AL	0	-	-	-	-	-	-	-	-
50 Buffalo-Cheektowaga-Niagara Falls, NY	1	95,544	100.0%	100.0%	1,442	15.48	0.2%	0.1%	0.2%
Top 50 Largest US MSAs by Population	307	51,780,741	90.6%	92.7%	622,903	13.73	59.8%	60.1%	65.4%
MSAs Ranked 51 - 100 by Population	66	11,508,186	89.9%	91.1%	116,999	12.34	12.8%	13.3%	12.2%
Other MSAs	141	23,006,287	91.1%	93.1%	213,794	11.21	27.4%	26.6%	22.4%
TOTAL	514	86,295,214	90.6%	92.6%	\$ 953,696	\$ 12.90	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 Billed	Percent Leased	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	3,633,095	88.8%	91.5%	\$ 64,157	\$ 19.52	5.8%	4.2%	6.7%
2 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7	28	4,307,425	92.2%	94.4%	55,966	15.67	5.4%	5.0%	5.9%
3 Houston-The Woodlands-Sugar Land, TX	5	36	4,530,424	89.0%	91.3%	46,620	11.74	7.0%	5.2%	4.9%
4 Chicago-Naperville-Elgin, IL-IN-WI	3	16	4,020,459	90.3%	91.4%	45,680	12.96	3.1%	4.7%	4.8%
5 Dallas-Fort Worth-Arlington, TX	4	16	3,088,797	91.1%	94.2%	43,609	15.16	3.1%	3.6%	4.6%
6 Atlanta-Sandy Springs-Roswell, GA	9	25	3,663,048	89.8%	91.4%	35,463	10.90	4.9%	4.2%	3.7%
7 Los Angeles-Long Beach-Anaheim, CA	2	9	1,684,984	98.2%	99.2%	29,268	19.22	1.8%	2.0%	3.1%
8 Tampa-St. Petersburg-Clearwater, FL	18	15	2,401,903	92.3%	94.4%	27,974	13.36	2.9%	2.8%	2.9%
9 Cincinnati, OH-KY-IN	28	7	1,931,880	96.4%	96.9%	21,374	14.37	1.4%	2.2%	2.2%
10 Miami-Fort Lauderdale-West Palm Beach, FL	8	10	1,693,416	88.1%	90.1%	20,510	14.00	1.9%	2.0%	2.2%
10 Largest MSAs by ABR	-	192	30,955,431	91.1%	93.0%	390,621	14.44	37.3%	35.9%	41.0%
11 Detroit-Warren-Dearborn, MI	14	9	1,600,883	90.8%	92.8%	17,135	12.43	1.8%	1.9%	1.8%
12 Orlando-Kissimmee-Sanford, FL	24	6	963,156	89.4%	95.1%	15,562	17.33	1.2%	1.1%	1.6%
13 Cleveland-Elyria, OH	31	7	1,447,769	93.0%	94.8%	15,126	11.07	1.4%	1.7%	1.6%
14 Denver-Aurora-Lakewood, CO	19	5	1,192,781	97.3%	97.7%	14,867	12.83	1.0%	1.4%	1.6%
15 Charlotte-Concord-Gastonia, NC-SC	22	6	1,708,512	89.9%	90.3%	14,402	10.23	1.2%	2.0%	1.5%
16 Allentown-Bethlehem-Easton, PA-NJ	69	5	1,298,479	93.2%	93.6%	13,375	13.24	1.0%	1.5%	1.4%
17 Minneapolis-St. Paul-Bloomington, MN-WI	16	8	1,179,623	88.4%	91.0%	13,286	13.19	1.6%	1.4%	1.4%
18 Nashville-Davidson--Murfreesboro--Franklin, TN	36	7	1,279,571	93.1%	94.3%	13,107	10.92	1.4%	1.5%	1.4%
19 Hartford-West Hartford-East Hartford, CT	47	4	891,680	93.7%	94.6%	11,697	16.54	0.8%	1.0%	1.2%
20 Oxnard-Thousand Oaks-Ventura, CA	66	3	677,512	98.1%	98.9%	10,836	16.51	0.6%	0.8%	1.1%
20 Largest MSAs by ABR	-	252	43,195,397	91.4%	93.3%	530,014	14.01	49.3%	50.2%	55.6%
21 Naples-Immokalee-Marco Island, FL	148	4	771,980	89.9%	94.1%	10,755	14.99	0.8%	0.9%	1.1%
22 Binghamton, NY	189	4	751,207	99.1%	99.1%	9,886	13.28	0.8%	0.9%	1.0%
23 San Diego-Carlsbad, CA	17	2	507,394	96.4%	97.3%	9,152	19.15	0.4%	0.6%	1.0%
24 San Francisco-Oakland-Hayward, CA	11	2	478,046	94.0%	96.9%	9,019	24.58	0.4%	0.6%	0.9%
25 Vallejo-Fairfield, CA	121	1	525,067	87.6%	93.3%	8,559	17.70	0.2%	0.6%	0.9%
26 Las Vegas-Henderson-Paradise, NV	29	3	613,061	93.2%	95.4%	8,322	16.12	0.6%	0.7%	0.9%
27 Jacksonville, FL	40	5	827,508	82.9%	84.3%	8,254	12.30	1.0%	1.0%	0.9%
28 Boston-Cambridge-Newton, MA-NH	10	6	710,309	85.8%	89.2%	8,056	13.02	1.2%	0.8%	0.8%
29 Memphis, TN-MS-AR	42	1	660,013	82.5%	83.4%	7,635	14.36	0.2%	0.8%	0.8%
30 Fresno, CA	56	2	436,334	98.7%	98.7%	7,628	17.71	0.4%	0.5%	0.8%
31 New Haven-Milford, CT	65	6	571,463	89.9%	90.2%	7,134	13.84	1.2%	0.7%	0.7%
32 Louisville/Jefferson County, KY-IN	43	4	707,728	94.8%	97.1%	7,118	10.64	0.8%	0.8%	0.7%
33 Riverside-San Bernardino-Ontario, CA	13	4	537,088	92.5%	97.5%	7,102	15.13	0.8%	0.6%	0.7%
34 Port St. Lucie, FL	113	5	628,830	77.6%	79.1%	7,086	14.25	1.0%	0.7%	0.7%
35 Norwich-New London, CT	175	2	433,532	97.1%	97.1%	6,994	16.61	0.4%	0.5%	0.7%
36 Milwaukee-Waukesha-West Allis, WI	39	4	710,327	89.3%	90.1%	6,587	10.29	0.8%	0.8%	0.7%
37 Indianapolis-Carmel-Anderson, IN	34	4	881,418	80.4%	81.8%	6,372	8.87	0.8%	1.0%	0.7%
38 Worcester, MA-CT	58	4	589,104	83.1%	84.3%	5,795	13.49	0.8%	0.7%	0.6%
39 Wilmington, NC	171	2	379,107	89.8%	98.1%	5,398	14.67	0.4%	0.4%	0.6%
40 Springfield, MA	88	3	450,701	97.4%	97.4%	5,393	14.49	0.6%	0.5%	0.6%
41 Scranton--Wilkes-Barre--Hazleton, PA	97	2	620,309	97.7%	97.7%	5,278	19.58	0.4%	0.7%	0.6%

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 Billed</u>	<u>Percent Leased</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 Dayton, OH	72	3	534,401	96.0%	97.3%	5,197	12.26	0.6%	0.6%	0.5%
43 College Station-Bryan, TX	187	4	491,463	95.7%	96.0%	5,170	13.14	0.8%	0.6%	0.5%
44 North Port-Sarasota-Bradenton, FL	73	4	556,862	89.9%	94.0%	5,111	9.84	0.8%	0.6%	0.5%
45 Corpus Christi, TX	114	4	565,070	89.7%	91.6%	5,096	11.82	0.8%	0.7%	0.5%
46 Ann Arbor, MI	147	3	657,713	78.9%	92.9%	5,072	11.06	0.6%	0.8%	0.5%
47 Washington-Arlington-Alexandria, DC-VA-MD-WV	6	3	451,260	98.3%	99.7%	5,001	11.11	0.6%	0.5%	0.5%
48 Greensboro-High Point, NC	74	1	406,768	100.0%	100.0%	4,994	14.36	0.2%	0.5%	0.5%
49 Winston-Salem, NC	83	3	438,898	90.7%	92.2%	4,987	12.72	0.6%	0.5%	0.5%
50 St. Louis, MO-IL	20	4	658,665	74.8%	86.0%	4,957	8.80	0.8%	0.8%	0.5%
50 Largest MSAs by ABR	-	351	60,747,023	90.9%	93.0%	733,122	13.90	69.1%	70.6%	76.5%
51 Kansas City, MO-KS	30	4	602,466	90.8%	92.8%	4,435	8.07	0.7%	0.7%	0.5%
52 Manchester-Nashua, NH	132	2	348,189	97.3%	97.3%	4,261	20.40	0.4%	0.4%	0.4%
53 Columbus, OH	32	4	449,488	86.6%	90.3%	3,988	10.32	0.7%	0.5%	0.4%
54 Roanoke, VA	159	4	522,010	92.0%	92.5%	3,966	9.36	0.7%	0.6%	0.4%
55 Pittsfield, MA	320	1	442,354	96.9%	96.9%	3,857	20.89	0.2%	0.5%	0.4%
56 Boulder, CO	156	1	279,189	81.8%	81.8%	3,838	16.80	0.2%	0.3%	0.4%
57 Mobile, AL	127	1	606,731	88.5%	88.5%	3,657	10.13	0.2%	0.7%	0.4%
58 Charleston-North Charleston, SC	75	3	556,809	75.3%	77.6%	3,573	8.46	0.5%	0.6%	0.4%
59 Jackson, MS	94	2	333,275	96.3%	96.3%	3,496	11.09	0.4%	0.4%	0.4%
60 Spartanburg, SC	153	1	360,277	84.6%	87.7%	3,479	11.59	0.2%	0.4%	0.4%
61 Greenville-Anderson-Mauldin, SC	63	2	220,723	98.9%	99.4%	3,477	15.84	0.4%	0.3%	0.4%
62 Toledo, OH	91	2	606,407	74.4%	82.8%	3,447	8.70	0.4%	0.7%	0.4%
63 Atlantic City-Hammonton, NJ	173	1	179,199	97.9%	100.0%	3,368	18.79	0.2%	0.2%	0.4%
64 Virginia Beach-Norfolk-Newport News, VA-NC	37	2	205,257	96.9%	97.7%	3,354	16.85	0.4%	0.2%	0.4%
65 Bakersfield, CA	61	1	240,328	99.9%	99.9%	3,354	14.22	0.2%	0.3%	0.4%
66 Saginaw, MI	226	2	432,508	86.3%	94.2%	3,305	11.54	0.4%	0.5%	0.3%
67 Panama City, FL	221	2	397,512	91.4%	92.3%	3,280	8.94	0.4%	0.5%	0.3%
68 Hilton Head Island-Bluffton-Beaufort, SC	212	2	230,352	94.5%	95.2%	2,999	13.68	0.4%	0.3%	0.3%
69 Greenville, NC	237	1	233,153	96.2%	96.2%	2,942	13.12	0.2%	0.3%	0.3%
70 Elkhart-Goshen, IN	218	2	445,534	96.4%	96.4%	2,897	10.97	0.4%	0.5%	0.3%
71 Richmond, VA	45	2	215,897	95.7%	96.1%	2,893	13.95	0.4%	0.3%	0.3%
72 Traverse City, MI	284	1	411,758	98.8%	100.0%	2,870	26.60	0.2%	0.5%	0.3%
73 Lafayette, LA	108	3	433,211	95.6%	96.6%	2,862	6.84	0.5%	0.5%	0.3%
74 Lexington-Fayette, KY	107	2	414,960	96.2%	98.1%	2,862	7.03	0.4%	0.5%	0.3%
75 Des Moines-West Des Moines, IA	90	2	511,885	89.0%	90.0%	2,825	6.20	0.4%	0.6%	0.3%
76 Savannah, GA	138	2	224,201	79.2%	94.7%	2,811	13.41	0.4%	0.3%	0.3%
77 Odessa, TX	261	1	365,559	100.0%	100.0%	2,770	12.13	0.2%	0.4%	0.3%
78 Raleigh, NC	44	2	291,027	71.4%	71.4%	2,766	13.46	0.3%	0.3%	0.3%
79 Tullahoma-Manchester, TN	377	3	433,744	94.4%	94.8%	2,729	6.64	0.5%	0.5%	0.3%
80 Blacksburg-Christiansburg-Radford, VA	231	1	180,220	91.9%	100.0%	2,655	14.98	0.2%	0.2%	0.3%
81 Baltimore-Columbia-Towson, MD	21	1	218,862	100.0%	100.0%	2,636	12.04	0.2%	0.3%	0.3%
82 Lancaster, PA	103	3	236,006	98.3%	98.3%	2,525	10.88	0.5%	0.3%	0.3%
83 Bridgeport-Stamford-Norwalk, CT	57	1	161,075	87.6%	88.0%	2,461	17.37	0.2%	0.2%	0.3%
84 Chattanooga, TN-GA	101	2	339,426	95.3%	95.3%	2,412	8.09	0.3%	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 Billed</u>	<u>Percent Leased</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 Merced, CA	178	1	147,557	98.0%	100.0%	2,390	16.20	0.2%	0.2%	0.3%
86 Fort Wayne, IN	125	2	253,951	78.7%	78.7%	2,364	13.89	0.3%	0.3%	0.2%
87 Dover, DE	240	1	191,974	100.0%	100.0%	2,341	12.19	0.2%	0.2%	0.2%
88 Corning, NY	389	1	253,335	100.0%	100.0%	2,100	8.29	0.2%	0.3%	0.2%
89 Duluth, MN-WI	168	1	182,969	88.9%	98.6%	2,079	11.53	0.2%	0.2%	0.2%
90 Concord, NH	287	1	182,887	100.0%	100.0%	1,994	11.16	0.2%	0.2%	0.2%
91 Rutland, VT	528	1	224,514	98.2%	98.6%	1,958	8.85	0.2%	0.3%	0.2%
92 Portland-South Portland, ME	104	1	287,513	99.3%	99.3%	1,957	16.70	0.2%	0.3%	0.2%
93 Santa Maria-Santa Barbara, CA	117	1	179,549	100.0%	100.0%	1,952	11.72	0.2%	0.2%	0.2%
94 Altoona, PA	326	1	278,586	79.7%	79.7%	1,943	8.75	0.2%	0.3%	0.2%
95 Pittsburgh, PA	26	1	199,079	100.0%	100.0%	1,914	10.66	0.2%	0.2%	0.2%
96 Hickory-Lenoir-Morganton, NC	145	2	295,970	75.7%	78.3%	1,911	8.25	0.3%	0.3%	0.2%
97 Sacramento--Roseville--Arden-Arcade, CA	27	1	103,695	95.3%	95.3%	1,825	18.48	0.2%	0.1%	0.2%
98 York-Hanover, PA	120	1	153,088	93.3%	93.3%	1,822	13.02	0.2%	0.2%	0.2%
99 Austin-Round Rock, TX	33	1	169,552	83.0%	100.0%	1,819	10.73	0.2%	0.2%	0.2%
100 Springfield, IL	211	2	178,494	87.2%	88.5%	1,804	11.41	0.3%	0.2%	0.2%
100 Largest MSAs by ABR	-	436	76,159,328	90.9%	93.0%	874,345	13.40	84.9%	88.5%	91.6%
Other MSAs	-	78	10,135,886	88.4%	89.7%	79,351	9.15	15.1%	11.5%	8.4%
TOTAL	-	514	86,295,214	90.6%	92.6%	\$ 953,696	\$ 12.90	100.0%	100.0%	100.0%

PROPERTIES BY STATE

Dollars in thousands except per square foot amounts

State	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR / SF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 Texas	65	9,483,456	90.4%	93.1%	\$ 107,339	\$ 12.93	12.6%	11.0%	11.3%
2 Florida	57	8,989,605	88.8%	91.3%	105,769	13.36	11.1%	10.4%	11.1%
3 California	29	5,808,192	96.3%	98.0%	93,197	17.71	5.6%	6.7%	9.8%
4 Pennsylvania	36	5,959,257	92.6%	93.9%	67,090	14.31	7.0%	6.9%	7.0%
5 New York	33	4,340,537	89.4%	91.6%	65,047	16.76	6.4%	5.0%	6.8%
6 Illinois	24	4,856,726	88.9%	91.6%	52,156	12.15	4.7%	5.7%	5.5%
7 Georgia	37	5,264,566	87.8%	89.7%	46,247	10.01	7.2%	6.1%	4.8%
8 Ohio	24	4,530,150	90.8%	93.2%	44,005	11.75	4.7%	5.2%	4.6%
9 New Jersey	18	3,088,230	90.9%	92.1%	41,745	15.60	3.5%	3.6%	4.4%
10 North Carolina	21	4,326,381	88.7%	90.3%	40,727	11.15	4.1%	5.0%	4.3%
11 Michigan	19	3,660,577	88.5%	93.1%	33,641	12.39	3.7%	4.2%	3.5%
12 Connecticut	15	2,260,206	92.7%	93.1%	30,104	15.29	2.9%	2.6%	3.2%
13 Tennessee	15	3,063,908	90.9%	91.7%	28,391	10.65	2.9%	3.6%	3.0%
14 Kentucky	12	2,600,414	97.3%	98.4%	22,742	9.46	2.3%	3.1%	2.4%
15 Massachusetts	11	1,873,814	92.7%	93.4%	20,942	15.25	2.1%	2.2%	2.2%
16 Colorado	6	1,471,970	94.4%	94.7%	18,705	13.48	1.2%	1.7%	2.0%
17 Minnesota	10	1,471,078	87.4%	90.7%	15,845	12.65	1.9%	1.7%	1.7%
18 Indiana	12	1,963,275	85.2%	86.4%	15,274	10.19	2.3%	2.3%	1.6%
19 Virginia	11	1,446,508	90.1%	92.0%	14,992	11.83	2.1%	1.7%	1.6%
20 South Carolina	8	1,368,161	84.8%	86.7%	13,528	11.65	1.6%	1.6%	1.4%
21 Maryland	5	776,427	100.0%	100.0%	10,091	13.05	1.0%	0.9%	1.1%
22 Nevada	3	613,061	93.2%	95.4%	8,322	16.12	0.6%	0.7%	0.9%
23 New Hampshire	5	772,770	87.3%	89.7%	7,805	14.35	1.0%	0.9%	0.8%
24 Wisconsin	5	760,882	88.5%	89.7%	7,084	10.38	1.0%	0.9%	0.7%
25 Alabama	4	984,573	91.9%	92.1%	7,042	9.63	0.8%	1.1%	0.7%
26 Missouri	6	862,861	86.9%	87.8%	6,116	8.21	1.1%	1.0%	0.6%
27 Iowa	4	721,937	88.6%	89.6%	4,084	6.36	0.8%	0.8%	0.4%
28 Louisiana	4	612,250	96.2%	97.0%	3,955	6.66	0.8%	0.7%	0.4%
29 Mississippi	2	333,275	96.3%	96.3%	3,496	11.09	0.4%	0.4%	0.4%
30 Kansas	2	367,779	92.1%	94.4%	3,095	11.47	0.4%	0.4%	0.3%
31 Arizona	2	288,110	64.5%	77.4%	2,743	12.31	0.4%	0.3%	0.3%
32 Delaware	1	191,974	100.0%	100.0%	2,341	12.19	0.2%	0.2%	0.2%
33 West Virginia	2	251,500	97.2%	97.2%	2,007	8.21	0.4%	0.3%	0.2%
34 Vermont	1	224,514	98.2%	98.6%	1,958	8.85	0.2%	0.3%	0.2%
35 Maine	1	287,513	99.3%	99.3%	1,957	16.70	0.2%	0.3%	0.2%
36 Oklahoma	1	186,851	100.0%	100.0%	1,792	9.59	0.2%	0.2%	0.2%
37 Rhode Island	1	148,126	83.8%	83.8%	1,356	10.92	0.2%	0.2%	0.1%
38 New Mexico	2	83,800	100.0%	100.0%	966	11.53	0.4%	0.1%	0.1%
TOTAL	514	86,295,214	90.6%	92.6%	\$ 953,696	\$ 12.90	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	94.6%	\$ 907	\$ 12.65	Publix	-	
2 Springdale	Mobile	AL	Mobile, AL	2004	606,731	88.5%	3,657	10.13	Sam's Club*	Belk, Big Lots, Burlington Stores, Marshalls, Michaels, Staples	
3 Payton Park	Sylacauga	AL	Talladega-Sylacauga, AL	1995	231,820	100.0%	1,605	6.92	Walmart Supercenter	Burke's Outlet	
4 Shops of Tuscaloosa	Tuscaloosa	AL	Tuscaloosa, AL	2005	70,242	94.4%	873	13.16	Publix	-	
5 Glendale Galleria	Glendale	AZ	Phoenix-Mesa-Scottsdale, AZ	2016	119,525	70.3%	1,097	13.06	-	LA Fitness, Sears Outlet	
6 Northmall Centre	Tucson	AZ	Tucson, AZ	1996	168,585	82.4%	1,646	11.85	Sam's Club*	CareMore, JC Penney Home Store, Stein Mart	
7 Applegate Ranch Shopping Center	Atwater	CA	Merced, CA	2006	147,557	100.0%	2,390	16.20	SuperTarget*, Walmart Supercenter*	Marshalls, Petco	
8 Bakersfield Plaza	Bakersfield	CA	Bakersfield, CA	2014	240,328	99.9%	3,354	14.22	Lassens Natural Foods & Vitamins	Burlington Stores, Ross Dress for Less	
9 Carmen Plaza	Camarillo	CA	Oxnard-Thousand Oaks-Ventura, CA	2000	129,173	94.4%	2,023	17.53	Trader Joe's*	24 Hour Fitness, CVS, Michaels	
10 Plaza Rio Vista	Cathedral	CA	Riverside-San Bernardino-Ontario, CA	2005	67,621	93.7%	1,124	17.74	Stater Bros.	-	
11 Clovis Commons	Clovis	CA	Fresno, CA	2004	174,990	99.3%	3,929	22.61	-	Best Buy, Office Depot, PetSmart, T.J.Maxx	Target
12 Cudahy Plaza	Cudahy	CA	Los Angeles-Long Beach-Anaheim, CA	1994	147,804	98.0%	1,301	8.99	-	Big Lots, Kmart	
13 University Mall	Davis	CA	Sacramento-Roseville-Arden-Arcade, CA	2011	103,695	95.3%	1,825	18.48	Trader Joe's	Forever 21, World Market	
14 Felicita Plaza	Escondido	CA	San Diego-Carlsbad, CA	2001	98,594	100.0%	1,407	14.27	Vons (Albertsons)	Chuze Fitness	
15 Arbor - Broadway Faire	Fresno	CA	Fresno, CA	1995	261,344	98.3%	3,699	14.40	Smart & Final Extra!	PetSmart, The Home Depot, United Artists Theatres	
16 Lompoc Center	Lompoc	CA	Santa Maria-Santa Barbara, CA	2016	179,549	100.0%	1,952	11.72	Vons (Albertsons)	Harbor Freight Tools, Marshalls, Michaels, Staples	
17 Briggsmore Plaza	Modesto	CA	Modesto, CA	1998	92,315	100.0%	1,178	13.51	Grocery Outlet	Fallas Paredes, Sears Outlet	
18 Montebello Plaza	Montebello	CA	Los Angeles-Long Beach-Anaheim, CA	2012	283,631	98.0%	4,682	17.18	Albertsons	99¢ Only, Best Buy, CVS, Ross Dress for Less	
19 California Oaks Center	Murrieta	CA	Riverside-San Bernardino-Ontario, CA	2016	124,481	98.6%	1,980	16.66	Barons Market	Crunch Fitness, Dollar Tree	
20 Esplanade Shopping Center	Oxnard	CA	Oxnard-Thousand Oaks-Ventura, CA	2012	356,864	100.0%	6,842	19.34	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%	2,098	10.35	Food 4 Less (Kroger)	Ross Dress for Less, Target	
22 Paradise Plaza	Paradise	CA	Chico, CA	1997	198,323	97.5%	934	7.82	Save Mart	Kmart	
23 Metro 580	Pleasanton	CA	San Francisco-Oakland-Hayward, CA	2015	177,573	100.0%	2,687	32.74	-	Kohl's, Party City	Walmart
24 Rose Pavilion	Pleasanton	CA	San Francisco-Oakland-Hayward, CA	2016	300,473	95.0%	6,332	22.22	99 Ranch Market, Trader Joe's	Golfsmith, Macy's Home Store, Total Wine & More	
25 Puente Hills Town Center	Rowland Heights	CA	Los Angeles-Long Beach-Anaheim, CA	1984	258,685	99.0%	5,546	21.65	-	Marshalls, Michaels	
26 San Bernardino Center	San Bernardino	CA	Riverside-San Bernardino-Ontario, CA	2003	143,082	100.0%	1,079	7.54	-	Big Lots, Target	
27 Ocean View Plaza	San Clemente	CA	Los Angeles-Long Beach-Anaheim, CA	2016	169,963	100.0%	4,691	27.60	Ralphs (Kroger), Trader Joe's	Crunch Fitness, CVS	
28 Mira Mesa Mall	San Diego	CA	San Diego-Carlsbad, CA	2003	408,800	96.6%	7,745	20.42	Vons (Albertsons)	Bed Bath & Beyond, Marshalls, Mira Mesa Lanes	
29 San Dimas Plaza	San Dimas	CA	Los Angeles-Long Beach-Anaheim, CA	2013	164,757	99.3%	3,561	21.77	Smart & Final Extra!	Harbor Freight Tools, T.J.Maxx	Rite Aid
30 Bristol Plaza	Santa Ana	CA	Los Angeles-Long Beach-Anaheim, CA	2003	111,403	100.0%	2,879	26.37	Trader Joe's	Big Lots, Petco, Rite Aid	
31 Gateway Plaza	Santa Fe Springs	CA	Los Angeles-Long Beach-Anaheim, CA	2016	289,268	100.0%	3,525	23.70	El Super, Walmart Supercenter	LA Fitness, Marshalls	Target
32 Santa Paula Center	Santa Paula	CA	Oxnard-Thousand Oaks-Ventura, CA	1995	191,475	100.0%	1,971	10.53	Vons (Albertsons)	Big Lots, Heritage Hardware	
33 Vail Ranch Center	Temecula	CA	Riverside-San Bernardino-Ontario, CA	2003	201,904	96.3%	2,919	20.28	Stater Bros.	Rite Aid, Stein Mart	
34 Country Hills Shopping Center	Torrance	CA	Los Angeles-Long Beach-Anaheim, CA	1977	56,700	97.8%	985	17.76	Ralphs (Kroger)	-	
35 Gateway Plaza - Vallejo	Vallejo	CA	Vallejo-Fairfield, CA	2016	525,067	93.3%	8,559	17.70	Costco*	Bed Bath & Beyond, Century Theatres, DSW, Marshalls, Michaels, Office Max, Party City, Petco, Ross Dress for Less, Toys'R'Us, ULTA	Target
36 Arvada Plaza	Arvada	CO	Denver-Aurora-Lakewood, CO	1994	95,236	100.0%	722	7.58	King Soopers (Kroger)	Arc	
37 Arapahoe Crossings	Aurora	CO	Denver-Aurora-Lakewood, CO	2016	466,356	99.4%	6,307	13.61	King Soopers (Kroger)	2nd & Charles, AMC Theatres, Big Lots, buybuy BABY, Gordmans, Kohl's, Stein Mart	
38 Aurora Plaza	Aurora	CO	Denver-Aurora-Lakewood, CO	1996	178,491	98.1%	1,517	8.98	King Soopers (Kroger)	Cinema Latino, Gen-X	
39 Villa Monaco	Denver	CO	Denver-Aurora-Lakewood, CO	2013	122,139	91.5%	1,571	14.06	-	-	
40 Superior Marketplace	Superior	CO	Boulder, CO	2016	279,189	81.8%	3,838	16.80	Whole Foods Market, Costco*, SuperTarget*	Party City, T.J.Maxx, Ulta	
41 Westminster City Center	Westminster	CO	Denver-Aurora-Lakewood, CO	2014	330,559	96.6%	4,750	14.87	-	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	95.9%	2,419	16.48	Costco	Dick's Sporting Goods, Jo-Ann Fabric & Craft Stores, P.C. Richard & Son	The Home Depot
43 The Shoppes at Fox Run	Glastonbury	CT	Hartford-West Hartford-East Hartford, CT	2012	106,364	91.4%	2,386	24.55	Whole Foods Market	Petco	
44 Groton Square	Groton	CT	Norwich-New London, CT	1987	196,802	96.8%	2,605	13.68	Super Stop & Shop (Ahold)	Kohl's	Walmart
45 Parkway Plaza	Hamden	CT	New Haven-Milford, CT	2006	72,353	100.0%	1,021	14.11	PriceRite (Wakefern)	-	
46 Killingly Plaza	Killingly	CT	Worcester, MA-CT	1990	76,960	98.7%	609	8.02	-	Kohl's	
47 The Manchester Collection	Manchester	CT	Hartford-West Hartford-East Hartford, CT	2015	339,775	93.0%	4,433	14.03	Sam's Club*, Walmart Supercenter*	A.C. Moore, Ashley Furniture, Babies'R'Us, Bed Bath & Beyond, Big Bob's Flooring Outlet, DSW, Edge Fitness, Hobby Lobby, Men's Wearhouse, Plaza Aztec	Walmart

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
48 Chamberlain Plaza	Meriden	CT	New Haven-Milford, CT	2004	54,302	100.0%	592	10.90	-	Dollar Tree, Savers	
49 Milford Center	Milford	CT	New Haven-Milford, CT	1966	25,056	0.0%	-	-	-	-	
50 Turnpike Plaza	Newington	CT	Hartford-West Hartford-East Hartford, CT	2004	149,894	98.2%	2,459	16.71	Price Chopper	Dick's Sporting Goods	
51 North Haven Crossing	North Haven	CT	New Haven-Milford, CT	2015	103,865	90.5%	1,673	17.80	-	Barnes & Noble, Dollar Tree, DSW, Five Below, Lumber Liquidators, PetSmart	
52 Christmas Tree Plaza	Orange	CT	New Haven-Milford, CT	1996	132,791	95.1%	1,643	13.01	-	A.C. Moore, Christmas Tree Shops	
53 Stratford Square	Stratford	CT	Bridgeport-Stamford-Norwalk, CT	2015	161,075	88.0%	2,461	17.37	-	LA Fitness, Marshalls	
54 Torrington Plaza	Torrington	CT	Torrington, CT	1994	125,496	85.5%	1,209	11.27	-	Jo-Ann Fabric & Craft Stores, Staples, T.J.Maxx	
55 Waterbury Plaza	Waterbury	CT	New Haven-Milford, CT	2000	183,096	92.1%	2,205	13.08	Super Stop & Shop (Ahold)	Dollar Tree, Pretty Woman	Target
56 Waterford Commons	Waterford	CT	Norwich-New London, CT	2004	236,730	97.4%	4,389	19.04	-	Babies'R'Us, Dick's Sporting Goods, DSW, Michaels, Party City, Ulta	Best Buy
57 North Dover Center	Dover	DE	Dover, DE	2013	191,974	100.0%	2,341	12.19	Acme (Albertsons)	Party City, Staples, T.J.Maxx, Toys'R'Us	
58 Brooksville Square	Brooksville	FL	Tampa-St. Petersburg-Clearwater, FL	2013	156,361	96.6%	1,655	10.96	Publix	Sears Outlet	
59 Coastal Way - Coastal Landing	Brooksville	FL	Tampa-St. Petersburg-Clearwater, FL	2008	374,598	97.2%	3,539	16.45	-	Bed Bath & Beyond, Belk, hhgregg, Marshalls, Michaels, Office Depot, Petco, Sears, Ulta	
60 Midpoint Center	Cape Coral	FL	Cape Coral-Fort Myers, FL	2002	75,386	100.0%	1,008	13.37	Publix	-	Target
61 Clearwater Mall	Clearwater	FL	Tampa-St. Petersburg-Clearwater, FL	2012	300,929	98.7%	6,383	22.63	Costco*, SuperTarget*	hhgregg, Michaels, PetSmart, Ross Dress for Less	Lowe's
62 Coconut Creek Plaza	Coconut Creek	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2005	265,671	86.1%	3,127	13.67	Publix	Bealls Outlet, Big Lots, Off the Wall Trampoline, Planet Fitness, Rainbow	
63 Century Plaza Shopping Center	Deerfield Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2006	83,104	91.1%	1,523	20.12	-	Broward County Library	
64 Northgate Shopping Center	DeLand	FL	Deltona-Daytona Beach-Ormond Beach, FL	1993	186,396	98.7%	1,334	7.25	Publix	-	
65 Eustis Village	Eustis	FL	Orlando-Kissimmee-Sanford, FL	2002	156,927	96.9%	1,739	11.44	Publix	Bealls Outlet	
66 First Street Village	Fort Meyers	FL	Cape Coral-Fort Myers, FL	2006	54,926	97.3%	795	14.88	Publix	-	
67 Sun Plaza	Ft. Walton Beach	FL	Crestview-Fort Walton Beach-Destin, FL	2004	158,118	99.1%	1,744	11.13	Publix	Bealls Outlet, Books-A-Million, Office Depot, T.J.Maxx	
68 Normandy Square	Jacksonville	FL	Jacksonville, FL	1996	87,240	88.4%	737	9.55	Winn-Dixie (Southeastern Grocers)	Family Dollar	
69 Regency Park Shopping Center	Jacksonville	FL	Jacksonville, FL	2016	334,065	72.6%	1,816	8.23	-	American Signature Furniture, Bealls Outlet, Books-A-Million, Hard Knocks, Ollie's Bargain Outlet	
70 The Shoppes at Southside	Jacksonville	FL	Jacksonville, FL	2016	109,113	100.0%	1,887	17.29	-	Best Buy, David's Bridal, Restoration Hardware	
71 Ventura Downs	Kissimmee	FL	Orlando-Kissimmee-Sanford, FL	2005	98,191	98.6%	1,277	13.19	-	-	
72 Marketplace at Wycliffe	Lake Worth	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2015	133,520	97.6%	2,215	17.00	Walmart Neighborhood Market	Walgreens	
73 Venetian Isle Shopping Ctr	Lighthouse Point	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1992	182,314	95.6%	1,865	11.02	Publix	Dollar Tree, Petco, Staples, Tuesday Morning, T.J.Maxx	
74 Marco Town Center	Marco Island	FL	Naples-Immokalee-Marco Island, FL	2001	109,931	83.1%	1,884	20.63	Publix	-	
75 Mall at 163rd Street	Miami	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2007	339,478	73.9%	3,720	18.49	Walmart Supercenter*	Citi Trends, Marshalls, Ross Dress for Less	
76 Miami Gardens	Miami	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1996	244,719	98.8%	2,547	10.54	Winn-Dixie (Southeastern Grocers)	Ross Dress for Less	
77 Freedom Square	Naples	FL	Naples-Immokalee-Marco Island, FL	1995	211,839	100.0%	1,928	9.10	Publix	-	
78 Naples Plaza	Naples	FL	Naples-Immokalee-Marco Island, FL	2013	200,820	98.2%	3,351	17.29	Publix	Marshalls, Office Depot, PGA TOUR Superstore	
79 Park Shore Plaza	Naples	FL	Naples-Immokalee-Marco Island, FL	2016	249,390	90.6%	3,592	16.29	The Fresh Market	Big Lots, Burlington Stores, HomeGoods, Party City, Saks OFF Fifth	
80 Chelsea Place	New Port Richey	FL	Tampa-St. Petersburg-Clearwater, FL	1992	81,144	96.8%	959	12.21	Publix	Zone Fitness Club	
81 Southgate Center	New Port Richey	FL	Tampa-St. Petersburg-Clearwater, FL	2012	246,980	97.5%	2,477	10.74	Publix	Bealls Outlet, Big Lots, Lumber Liquidators, Old Time Pottery, Pet Supermarket, YouFit Health Club	
82 Residential Plaza West	North Lauderdale	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2006	88,306	88.3%	810	10.39	Sedano's	Family Dollar	
83 Fashion Square	Orange Park	FL	Jacksonville, FL	1996	36,029	64.3%	446	24.92	-	Miller's Orange Park Ale House, Ruby Tuesday, Samurai Japanese Steakhouse	
84 Colonial Marketplace	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2014	141,069	99.4%	2,385	17.01	-	Burlington Stores, LA Fitness	Target
85 Conway Crossing	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2002	76,321	98.7%	971	12.89	Publix	-	
86 Hunter's Creek Plaza	Orlando	FL	Orlando-Kissimmee-Sanford, FL	1998	73,204	93.4%	1,026	15.00	-	Office Depot	
87 Pointe Orlando	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2016	417,444	91.8%	8,164	22.36	-	Main Event, Regal Cinemas	
88 Martin Downs Town Center	Palm City	FL	Port St. Lucie, FL	1996	64,546	95.7%	727	11.77	Publix	-	
89 Martin Downs Village Center	Palm City	FL	Port St. Lucie, FL	1987	154,964	86.3%	2,442	18.26	-	Coastal Care, Goodwill, Walgreens	
90 23rd Street Station	Panama City	FL	Panama City, FL	1995	98,827	95.2%	1,164	12.38	Publix	-	
91 Panama City Square	Panama City	FL	Panama City, FL	2015	298,685	91.4%	2,116	7.75	Walmart Supercenter	Big Lots, Harbor Freight Tools, T.J.Maxx	
92 Pensacola Square	Pensacola	FL	Pensacola-Ferry Pass-Brent, FL	1995	142,767	89.5%	1,166	9.13	-	Bealls Outlet, Big Lots, Petland, Sears Home Appliance	Hobby Lobby
93 Shopper's Haven Shopping Ctr	Pompano Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1998	206,791	98.5%	2,716	13.76	Winn-Dixie (Southeastern Grocers)	A.C. Moore, Bealls Outlet, Bed Bath & Beyond, Party City, YouFit Health Club	
94 East Port Plaza	Port St. Lucie	FL	Port St. Lucie, FL	1991	162,831	82.0%	1,849	13.85	Publix	Fortis Institute, Walgreens	
95 Shoppes of Victoria Square	Port St. Lucie	FL	Port St. Lucie, FL	1990	95,243	88.2%	1,020	12.14	Winn-Dixie (Southeastern Grocers)	Dollar Tree	
96 Lake St. Charles	Riverview	FL	Tampa-St. Petersburg-Clearwater, FL	1999	57,015	95.4%	557	10.24	Winn-Dixie (Southeastern Grocers)	-	

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					
97 Cobblestone Village	Royal Palm Beach	FL	Miami-Fort Lauderdale-West Palm Beach, FL	2005	39,404	83.8%	604	18.29	SuperTarget*	The Zoo Health Club	
98 Beneva Village Shoppes	Sarasota	FL	North Port-Sarasota-Bradenton, FL	1987	141,532	89.0%	1,548	12.29	Publix	Harbor Freight Tools, Walgreens	
99 Sarasota Village	Sarasota	FL	North Port-Sarasota-Bradenton, FL	2011	173,184	100.0%	2,037	12.06	Publix	Big Lots, Crunch Fitness, HomeGoods	
100 Atlantic Plaza	Satellite Beach	FL	Palm Bay-Melbourne-Titusville, FL	2008	130,845	70.3%	1,190	12.93	Publix	-	
101 Seminole Plaza	Seminole	FL	Tampa-St. Petersburg-Clearwater, FL	2016	156,579	95.4%	1,194	7.99	-	Bealls Outlet, Burlington Stores, T.J.Maxx	
102 Cobblestone Village	St. Augustine	FL	Jacksonville, FL	2015	261,061	94.2%	3,368	13.69	Publix	Bealls, Bed Bath & Beyond, Michaels, Party City, Petco	
103 Dolphin Village	St. Pete Beach	FL	Tampa-St. Petersburg-Clearwater, FL	1990	134,324	83.5%	1,640	14.63	Publix	CVS, Dollar Tree	
104 Bay Pointe Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2016	95,560	98.3%	1,181	12.57	Publix	Bealls Outlet, Pet Supermarket	
105 Rutland Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	149,562	95.9%	1,256	8.75	Winn-Dixie (Southeastern Grocers)	Bealls Outlet, Big Lots	
106 Skyway Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	110,799	90.8%	882	8.77	-	Dollar Tree	
107 Tyrone Gardens	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	1998	209,337	78.9%	1,509	9.13	Winn-Dixie (Southeastern Grocers)	Big Lots, Chuck E. Cheese's	
108 Downtown Publix	Stuart	FL	Port St. Lucie, FL	2000	151,246	55.6%	1,048	12.46	Publix	Family Dollar	
109 Sunrise Town Center	Sunrise	FL	Miami-Fort Lauderdale-West Palm Beach, FL	1989	110,109	100.0%	1,383	12.56	Patel Brothers	Dollar Tree, LA Fitness	Walmart
110 Carrollwood Center	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	2002	92,258	91.8%	1,373	16.22	Publix	Rarehues	
111 Ross Plaza	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	1996	90,625	99.2%	1,235	13.74	-	Deal\$, Ross Dress for Less, Lumber Liquidators	
112 Tarpon Mall	Tarpon Springs	FL	Tampa-St. Petersburg-Clearwater, FL	2003	145,832	97.6%	2,134	14.99	Publix	Petco, T.J.Maxx, Ulta	
113 Venice Plaza	Venice	FL	North Port-Sarasota-Bradenton, FL	1999	132,345	98.3%	915	7.04	Winn-Dixie (Southeastern Grocers)	Lumber Liquidators, Pet Supermarket, T.J.Maxx	
114 Venice Shopping Center	Venice	FL	North Port-Sarasota-Bradenton, FL	2000	109,801	85.9%	611	6.48	Publix	Bealls Outlet	
115 Governors Towne Square	Acworth	GA	Atlanta-Sandy Springs-Roswell, GA	2005	68,658	96.8%	1,148	17.27	Publix	-	
116 Albany Plaza	Albany	GA	Albany, GA	1995	114,169	75.1%	542	6.32	Harveys (Southeastern Grocers)	Big Lots, OK Beauty & Fashions Outlet	
117 Mansell Crossing	Alpharetta	GA	Atlanta-Sandy Springs-Roswell, GA	2015	332,364	98.6%	5,057	19.25	-	AMC Theatres, Barnes & Noble, DSW, Macy's Furniture Gallery, REI, Sports Authority, T.J.Maxx, Ulta	Toys'R'Us
118 Perlis Plaza	Americus	GA	Americus, GA	1972	165,315	84.0%	805	5.80	-	Belk, Roses	
119 Northeast Plaza	Atlanta	GA	Atlanta-Sandy Springs-Roswell, GA	2015	442,201	88.6%	4,377	11.32	City Farmers Market	dd's Discounts (Ross), Goodwill	
120 Augusta West Plaza	Augusta	GA	Augusta-Richmond County, GA-SC	2006	207,823	68.3%	1,073	7.56	-	Burlington Stores, Dollar Tree	
121 Sweetwater Village	Austell	GA	Atlanta-Sandy Springs-Roswell, GA	1985	66,197	97.8%	504	7.78	Food Depot	Family Dollar	
122 Vineyards at Chateau Elan	Braselton	GA	Atlanta-Sandy Springs-Roswell, GA	2002	79,047	89.4%	994	14.06	Publix	-	
123 Cedar Plaza	Cedartown	GA	Cedartown, GA	1994	83,300	76.5%	546	8.57	Kroger	-	
124 Conyers Plaza	Conyers	GA	Atlanta-Sandy Springs-Roswell, GA	2001	171,374	98.4%	2,006	11.90	Walmart Supercenter*	Jo-Ann Fabric & Craft Stores, Mattress Firm, PetSmart, Value Village	The Home Depot
125 Cordele Square	Cordele	GA	Cordele, GA	2002	127,953	87.3%	742	6.64	Harveys (Southeastern Grocers)	Belk, Citi Trends, Cordele Theatres	
126 Covington Gallery	Covington	GA	Atlanta-Sandy Springs-Roswell, GA	1991	174,857	94.3%	1,060	6.43	Ingles	Kmart	
127 Salem Road Station	Covington	GA	Atlanta-Sandy Springs-Roswell, GA	2000	67,270	94.5%	751	11.81	Publix	-	
128 Keith Bridge Commons	Cumming	GA	Atlanta-Sandy Springs-Roswell, GA	2002	94,886	87.3%	1,102	13.31	Kroger	Anytime Fitness	
129 Northside	Dalton	GA	Dalton, GA	2001	73,931	91.4%	543	8.04	Food City	Family Dollar	
130 Cosby Station	Douglasville	GA	Atlanta-Sandy Springs-Roswell, GA	1994	77,811	90.8%	779	11.03	Publix	-	
131 Park Plaza	Douglasville	GA	Atlanta-Sandy Springs-Roswell, GA	1986	46,494	84.9%	627	15.89	Kroger*	-	
132 Dublin Village	Dublin	GA	Dublin, GA	2005	94,920	95.8%	671	7.38	Kroger	-	
133 Westgate	Dublin	GA	Dublin, GA	2004	113,138	94.0%	677	6.60	Harveys (Southeastern Grocers)	Bealls Outlet, Big Lots	The Home Depot
134 Venture Pointe	Duluth	GA	Atlanta-Sandy Springs-Roswell, GA	2012	155,172	89.0%	1,428	10.34	-	American Signature Furniture, Ollie's Bargain Outlet, Studio Movie Grill	
135 Banks Station	Fayetteville	GA	Atlanta-Sandy Springs-Roswell, GA	2006	176,451	88.5%	1,151	8.48	Food Depot	Cinemark, Staples	
136 Barrett Place	Kennesaw	GA	Atlanta-Sandy Springs-Roswell, GA	1994	218,818	80.8%	1,754	9.93	-	Best Buy, Michaels, OfficeMax, PetSmart, The Furniture Mall	
137 Shops of Huntcrest	Lawrenceville	GA	Atlanta-Sandy Springs-Roswell, GA	2003	97,040	96.7%	1,284	13.68	Publix	-	
138 Mableton Walk	Mableton	GA	Atlanta-Sandy Springs-Roswell, GA	1994	105,884	81.7%	1,109	12.82	Publix	-	
139 The Village at Mableton	Mableton	GA	Atlanta-Sandy Springs-Roswell, GA	2015	239,013	91.6%	1,073	5.05	-	Dollar Tree, Kmart, Ollie's Bargain Outlet, Planet Fitness	
140 North Park	Macon	GA	Macon, GA	2013	216,795	98.8%	1,371	6.40	Kroger	Kmart	
141 Marshalls at Eastlake	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	1982	54,976	97.8%	524	9.74	-	Marshalls	
142 New Chastain Corners	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	2004	113,079	81.8%	911	9.85	Kroger	-	
143 Pavilions at Eastlake	Marietta	GA	Atlanta-Sandy Springs-Roswell, GA	1996	154,224	90.7%	1,718	12.29	Kroger	J. Christopher's	
144 Perry Marketplace	Perry	GA	Warner Robins, GA	2004	179,973	78.4%	1,003	7.11	Kroger	Ace Hardware, Bealls Outlet, Goody's	
145 Creekwood Village	Rex	GA	Atlanta-Sandy Springs-Roswell, GA	1990	69,778	88.5%	510	8.26	Food Depot	-	
146 Shops of Riverdale	Riverdale	GA	Atlanta-Sandy Springs-Roswell, GA	1995	16,808	82.2%	268	19.41	Walmart Supercenter*	-	
147 Holcomb Bridge Crossing	Roswell	GA	Atlanta-Sandy Springs-Roswell, GA	1988	105,420	94.0%	965	9.74	-	PGA TOUR Superstore	
148 Victory Square	Savannah	GA	Savannah, GA	2007	122,739	95.4%	1,733	15.16	SuperTarget*	Citi Trends, Dollar Tree, Frank Theatres, Staples	The Home Depot
149 Stockbridge Village	Stockbridge	GA	Atlanta-Sandy Springs-Roswell, GA	2008	188,135	90.2%	2,582	15.22	Kroger	-	
150 Stone Mountain Festival	Stone Mountain	GA	Atlanta-Sandy Springs-Roswell, GA	2006	347,091	97.2%	1,781	5.28	Walmart Supercenter	Hobby Lobby, NCG Cinemas	

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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
151	Wilmington Island	GA	Savannah, GA	2016	101,462	93.9%	1,078	11.32	Kroger	-	
152	Kimberly West Shopping Center	IA	Davenport-Moline-Rock Island, IA-IL	1987	113,713	89.0%	631	6.24	Hy-Vee	-	
153	Haymarket Mall	IA	Des Moines-West Des Moines, IA	2002	243,680	98.0%	1,411	6.04	-	Burlington Stores, Hobby Lobby	
154	Haymarket Square	IA	Des Moines-West Des Moines, IA	2002	268,205	82.7%	1,414	6.38	Price Chopper	Big Lots, Northern Tool + Equipment, Office Depot	
155	Warren Plaza	IA	Dubuque, IA	1993	96,339	88.2%	628	7.39	Hy-Vee	-	Target
156	Annex of Arlington	IL	Chicago-Naperville-Elgin, IL-IN-WI	2015	193,837	94.5%	2,980	16.27	Trader Joe's	Binny's Beverage Depot, Chuck E. Cheese's, hhgregg, Petco, Ulta	
157	Ridge Plaza	IL	Chicago-Naperville-Elgin, IL-IN-WI	2000	151,643	90.5%	2,008	14.64	-	Savers, XSport Fitness	Kohl's
158	Bartonville Square	IL	Peoria, IL	2001	61,678	95.2%	323	5.84	Kroger	-	
159	Festival Center	IL	Kankakee, IL	2006	63,796	100.0%	417	6.54	-	Big Lots, Dollar General	
160	Southfield Plaza	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	198,331	90.8%	1,866	10.36	Shop & Save Market	Hobby Lobby, Walgreens	
161	Commons of Chicago Ridge	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	324,977	95.6%	4,116	14.28	-	Marshalls, Office Depot, The Home Depot, XSport Fitness	
162	Rivercrest Shopping Center	IL	Chicago-Naperville-Elgin, IL-IN-WI	2016	547,531	94.7%	6,235	13.06	Ultra Foods	AMC, Best Buy, Five Below, Party City, PetSmart, Ross Dress for Less, T.J.Maxx	
163	The Commons of Crystal Lake	IL	Chicago-Naperville-Elgin, IL-IN-WI	2015	273,060	86.3%	2,363	10.02	Jewel-Osco (Albertsons)	Burlington Stores	Hobby Lobby
164	Elk Grove Town Center	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	131,794	98.6%	2,104	16.18	-	Walgreens	
165	Crossroads Centre	IL	St. Louis, MO-IL	2016	242,752	91.9%	1,944	8.71	Ruler Foods (Kroger)	Big Lots, Plato's Closet, Sky Zone, T.J.Maxx	
166	Frankfort Crossing Shopping Center	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	114,534	96.3%	1,428	12.94	Jewel-Osco (Albertsons)	Ace Hardware	
167	Freeport Plaza	IL	Freeport, IL	2000	87,846	88.3%	503	6.49	Cub Foods (Supervalu)	-	
168	Westview Center	IL	Chicago-Naperville-Elgin, IL-IN-WI	2015	326,422	93.0%	2,677	9.12	Tony's Finer Foods	Big Lots, LA Fitness, Sears Outlet	Value City
169	The Quentin Collection	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	171,530	97.3%	2,779	16.65	The Fresh Market	Best Buy, DSW, PetSmart, Stein Mart	
170	Butterfield Square	IL	Chicago-Naperville-Elgin, IL-IN-WI	2013	106,755	98.8%	1,586	15.04	Sunset Foods	-	
171	High Point Centre	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	240,096	82.8%	1,797	9.04	Ultra Foods	Jo-Ann Fabric & Craft Stores, Office Depot, Pioneer Child Care	
172	Long Meadow Commons	IL	Chicago-Naperville-Elgin, IL-IN-WI	1997	118,470	84.9%	1,511	15.94	Jewel-Osco	-	
173	Westridge Court	IL	Chicago-Naperville-Elgin, IL-IN-WI	2015	680,553	92.8%	8,038	12.72	-	Art Van Furniture, Big Lots, buybuy BABY, Cribs 2 College, Gordmans, hhgregg, Marshalls, Old Navy, Party City, Savers, Star Cinema Grill, Turk Furniture, Ulta	
174	Sterling Bazaar	IL	Peoria, IL	1992	87,359	92.0%	755	9.61	Kroger	-	
175	Rollins Crossing	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	192,849	96.3%	1,994	17.64	-	LA Fitness, Regal Cinemas	
176	Twin Oaks Shopping Center	IL	Davenport-Moline-Rock Island, IA-IL	1991	114,342	97.6%	730	6.54	Hy-Vee	Eye Surgeons Associates	
177	Parkway Pointe	IL	Springfield, IL	1994	38,737	85.9%	583	17.51	ALDI*	dressbarn, Family Christian Stores, Shoe Carnival	Target, Walmart
178	Sangamon Center North	IL	Springfield, IL	1996	139,757	89.3%	1,221	9.79	Schnucks	U.S. Post Office	
179	Tinley Park Plaza	IL	Chicago-Naperville-Elgin, IL-IN-WI	2016	248,077	71.7%	2,198	12.36	Walt's Fine Foods	Planet Fitness, Tile Shop	
180	Meridian Village	IN	Indianapolis-Carmel-Anderson, IN	1990	130,769	81.4%	898	8.44	-	Dollar Tree, Godby Home Furnishings, Ollie's Bargain Outlet	
181	Columbus Center	IN	Columbus, IN	2005	143,050	93.9%	1,510	11.25	-	Big Lots, OfficeMax, T.J.Maxx	Target
182	Elkhart Plaza West	IN	Elkhart-Goshen, IN	1997	81,651	91.2%	574	30.94	Martin's Super Market	CVS	
183	Apple Glen Crossing	IN	Fort Wayne, IN	2002	150,163	91.2%	1,849	17.24	Walmart Supercenter*	Best Buy, Dick's Sporting Goods, PetSmart	Kohl's
184	Market Centre	IN	Elkhart-Goshen, IN	1994	363,883	97.6%	2,323	9.46	Sam's Club	Walmart	
185	Marwood Plaza	IN	Indianapolis-Carmel-Anderson, IN	1992	107,080	84.1%	761	8.45	Kroger	-	
186	Westlane Shopping Center	IN	Indianapolis-Carmel-Anderson, IN	2016	71,602	100.0%	653	9.12	Save-A-Lot	Citi Trends	
187	Valley View Plaza	IN	Marion, IN	1997	29,974	83.0%	336	13.51	Walmart Supercenter*	Aaron's	
188	Bittersweet Plaza	IN	South Bend-Mishawaka, IN-MI	2000	91,798	90.4%	727	8.76	Martin's Super Market	-	
189	Lincoln Plaza	IN	Fort Wayne, IN	1968	103,788	60.7%	515	8.18	Kroger	-	
190	Speedway Super Center	IN	Indianapolis-Carmel-Anderson, IN	2015	571,967	79.2%	4,060	9.02	Kroger	Kohl's, Oak Street Health Center, Petco, Sears Outlet, T.J.Maxx	
191	Sagamore Park Centre	IN	Lafayette-West Lafayette, IN	2003	117,550	88.3%	1,068	10.29	Pay Less (Kroger)	-	
192	Westchester Square	KS	Kansas City, MO-KS	1987	155,518	93.3%	1,332	9.18	Hy-Vee	-	
193	West Loop Shopping Center	KS	Manhattan, KS	2013	212,261	95.1%	1,763	14.13	Dillons (Kroger)	Bellus Academy, Jo-Ann Fabric & Craft Stores, Marshalls	
194	Green River Plaza	KY	Campbellsville, KY	1989	198,315	99.0%	1,419	7.23	Kroger	Burke's Outlet, Goody's, JC Penney, Jo-Ann Fabric & Craft Stores, Tractor Supply Co.	
195	North Dixie Plaza	KY	Elizabethtown-Fort Knox, KY	1992	130,466	100.0%	880	6.75	-	-	
196	Florence Plaza - Florence Square	KY	Cincinnati, OH-KY-IN	2015	686,286	98.7%	7,256	13.44	Kroger	Barnes & Noble, Burlington Stores, Harbor Freight Tools, Hobby Lobby, Old Navy, Ollie's Bargain Outlet, Staples,	
197	Highland Commons	KY	Glasgow, KY	1992	130,466	100.0%	778	5.96	Food Lion (Delhaize)	Kmart	
198	Jeffersontown Commons	KY	Louisville/Jefferson County, KY-IN	2016	208,374	94.8%	1,771	9.45	-	King Pin Lanes, Louisville Athletic Club, Savers	
199	Mist Lake Plaza	KY	Lexington-Fayette, KY	1993	217,292	99.3%	1,565	7.26	-	Gabriel Brothers, Walmart	

PROPERTY LIST

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				Built	GLA	Leased					
200 London Marketplace	London	KY	London, KY	1994	169,032	99.1%	1,118	6.68	Kroger	Goody's, Kmart	
201 Eastgate Shopping Center	Louisville	KY	Louisville/Jefferson County, KY-IN	2002	174,947	100.0%	1,945	11.12	Kroger	Petco	
202 Plainview Village	Louisville	KY	Louisville/Jefferson County, KY-IN	1997	165,467	94.7%	1,498	10.09	Kroger	Annie's Attic, Tuesday Morning	
203 Stony Brook I & II	Louisville	KY	Louisville/Jefferson County, KY-IN	2016	158,940	99.4%	1,904	12.05	Kroger Marketplace	-	
204 Towne Square North	Owensboro	KY	Owensboro, KY	1988	163,161	100.0%	1,311	8.04	-	Books-A-Million, Hobby Lobby, Office Depot	
205 Lexington Road Plaza	Versailles	KY	Lexington-Fayette, KY	2007	197,668	96.7%	1,297	6.78	-	Kmart	
206 Karam Shopping Center	Lafayette	LA	Lafayette, LA	2015	100,120	88.4%	313	3.54	Super 1 Foods	dd's Discounts (Ross)	
207 Iberia Plaza	New Iberia	LA	Lafayette, LA	1992	131,731	99.9%	956	7.26	Super 1 Foods	-	
208 Lagniappe Village	New Iberia	LA	Lafayette, LA	2010	201,360	98.5%	1,593	8.03	-	Big Lots, Citi Trends, Stage, T.J.Maxx	
209 The Pines Shopping Center	Pineville	LA	Alexandria, LA	1991	179,039	97.8%	1,093	6.24	Super 1 Foods	-	
210 Points West Plaza	Brockton	MA	Boston-Cambridge-Newton, MA-NH	2016	132,989	97.1%	1,097	8.50	PriceRite (Wakefern)	Citi Trends, L&M Bargain, Ocean State Job Lot	
211 Burlington Square I, II & III	Burlington	MA	Boston-Cambridge-Newton, MA-NH	1992	74,800	100.0%	2,045	27.34	-	Golf Galaxy, Pyara Aveda Spa & Salon, Staples	
212 Chicopee Marketplace	Chicopee	MA	Springfield, MA	2005	151,003	100.0%	2,731	18.73	Walmart Supercenter*	Marshalls, Party City, Staples	
213 Holyoke Shopping Center	Holyoke	MA	Springfield, MA	2000	195,795	94.6%	1,498	11.81	Super Stop & Shop (Ahold)	Jo-Ann Fabric & Craft Stores, Ocean State Job Lot	
214 WaterTower Plaza	Leominster	MA	Worcester, MA-CT	2000	282,591	89.7%	3,085	12.17	Shaw's (Albertsons)	Barnes & Noble, Michaels, Petco, Staples, T.J.Maxx	
215 Lunenburg Crossing	Lunenburg	MA	Worcester, MA-CT	1994	25,515	58.8%	247	16.47	Hannaford Bros. (Delhaize)*	-	Walmart
216 Lynn Marketplace	Lynn	MA	Boston-Cambridge-Newton, MA-NH	1968	78,092	100.0%	1,137	14.56	Shaw's (Albertsons)	Rainbow	
217 Webster Square Shopping Center	Marshfield	MA	Boston-Cambridge-Newton, MA-NH	2005	182,734	98.7%	2,227	12.35	Star Market (Albertsons)	Marshalls, Ocean State Job Lot	
218 Berkshire Crossing	Pittsfield	MA	Pittsfield, MA	1994	442,354	96.9%	3,857	20.89	Market 32	Barnes & Noble, Michaels, Staples, The Home Depot, Ulta, Walmart	
219 Westgate Plaza	Westfield	MA	Springfield, MA	1996	103,903	98.7%	1,164	11.69	-	Ocean State Job Lot, Staples, T.J.Maxx	
220 Perkins Farm Marketplace	Worcester	MA	Worcester, MA-CT	2015	204,038	74.7%	1,854	21.75	Super Stop & Shop (Ahold)	Citi Trends, Fallas Paredes	
221 South Plaza Shopping Center	California	MD	California-Lexington Park, MD	2005	92,335	100.0%	1,802	19.52	-	Best Buy, Old Navy, Petco, Ross Dress for Less	
222 Campus Village Shoppes	College Park	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	1986	25,529	100.0%	734	28.75	-	-	
223 Fox Run	Prince Frederick	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	1997	292,849	100.0%	3,120	10.65	Giant Food (Ahold)	Jo-Ann Fabric & Craft Stores, Kmart, Peebles	
224 Liberty Plaza	Randallstown	MD	Baltimore-Columbia-Towson, MD	2012	218,862	100.0%	2,636	12.04	Walmart Supercenter	Marshalls	
225 Rising Sun Towne Centre	Rising Sun	MD	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	146,852	100.0%	1,799	12.54	Martin's Food (Ahold)	Big Lots	
226 Pine Tree Shopping Center	Portland	ME	Portland-South Portland, ME	1958	287,513	99.3%	1,957	16.70	-	Big Lots, Dollar Tree, Jo-Ann Fabric & Craft Stores, Lowe's	
227 Maple Village	Ann Arbor	MI	Ann Arbor, MI	2016	287,387	87.9%	3,098	12.27	Plum Market	Dunham's Sports, HomeGoods, Sierra Trading Post, Stein Mart	
228 Grand Crossing	Brighton	MI	Detroit-Warren-Dearborn, MI	2005	85,389	100.0%	894	10.47	VG's Food (SpartanNash)	ACE Hardware	
229 Farmington Crossroads	Farmington	MI	Detroit-Warren-Dearborn, MI	2013	79,068	100.0%	806	10.19	-	Dollar Tree, Ollie's Bargain Outlet, True Value	
230 Silver Pointe Shopping Center	Fenton	MI	Flint, MI	1996	160,943	87.5%	1,797	12.75	VG's Food (SpartanNash)	Dunham's Sports, Glik's	
231 Cascade East	Grand Rapids	MI	Grand Rapids-Wyoming, MI	1983	99,529	78.1%	573	7.37	D&W Fresh Market (SpartanNash)	-	
232 Delta Center	Lansing	MI	Lansing-East Lansing, MI	2016	186,246	96.1%	1,486	8.30	-	Bed Bath & Beyond, DXL Destination XL, Hobby Lobby, Planet Fitness	
233 Lakes Crossing	Muskegon	MI	Muskegon, MI	2011	110,997	84.9%	1,403	16.28	-	Jo-Ann Fabric & Craft Stores, Party City, Shoe Carnival, Ulta	Kohl's
234 Redford Plaza	Redford	MI	Detroit-Warren-Dearborn, MI	1992	285,386	96.7%	2,629	9.52	Kroger	Ace Hardware, Burlington Stores, CW Price, Dollar Tree	
235 Hampton Village Centre	Rochester Hills	MI	Detroit-Warren-Dearborn, MI	2004	454,377	94.1%	5,835	18.22	-	Best Buy, DSW, Emagine Theatre, Kohl's, Old Navy, T.J.Maxx, Ulta	Target
236 Fashion Corners	Saginaw	MI	Saginaw, MI	2004	184,735	100.0%	1,836	9.94	-	Bed Bath & Beyond, Best Buy, Dunham's Sports, Guitar Center, Harbor Freight Tools	
237 Green Acres	Saginaw	MI	Saginaw, MI	2016	247,773	89.9%	1,469	14.43	Kroger	Planet Fitness, Rite Aid	
238 Hall Road Crossing	Shelby Township	MI	Detroit-Warren-Dearborn, MI	1999	175,503	95.9%	2,304	13.69	-	Gander Mountain, Michaels, Old Navy, T.J.Maxx, Ulta	
239 Southfield Plaza	Southfield	MI	Detroit-Warren-Dearborn, MI	2015	101,724	98.8%	1,152	11.46	-	Party City, Planet Fitness	Burlington Stores
240 18 Ryan	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1997	101,709	100.0%	1,468	14.43	VG's Food (SpartanNash)	O'Reilly Auto Parts, Planet Fitness	
241 Delco Plaza	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1996	154,853	100.0%	973	6.28	-	Babies'R'Us, Bed Bath & Beyond, Dunham's Mega Sports	
242 Grand Traverse Crossing	Traverse City	MI	Traverse City, MI	1996	411,758	100.0%	2,870	26.60	Walmart Supercenter	Books-A-Million, PetSmart, Staples, The Home Depot, Toys'R'Us, Ulta	
243 West Ridge	Westland	MI	Detroit-Warren-Dearborn, MI	2015	162,874	56.7%	1,074	11.63	-	Bed Bath & Beyond, Party City, Petco	Burlington Stores, Target
244 Roundtree Place	Ypsilanti	MI	Ann Arbor, MI	1992	246,620	96.5%	1,108	12.98	Walmart Supercenter	Harbor Freight Tools, Ollie's Bargain Outlet	
245 Washtenaw Fountain Plaza	Ypsilanti	MI	Ann Arbor, MI	2005	123,706	97.6%	866	7.17	Save-A-Lot	Dollar Tree, Dunham's Sports, Planet Fitness	
246 Southport Centre I - VI	Apple Valley	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1985	124,937	98.9%	2,074	16.78	SuperTarget*	Best Buy, Dollar Tree, Walgreens	
247 Austin Town Center	Austin	MN	Austin, MN	1999	108,486	73.7%	480	7.39	ALDI	Jo-Ann Fabric & Craft Stores	
248 Burning Tree Plaza	Duluth	MN	Duluth, MN-WI	1987	182,969	98.6%	2,079	11.53	-	Best Buy, Dunham's Sports, Jo-Ann Fabric & Craft Stores, T.J.Maxx	
249 Elk Park Center	Elk River	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1999	204,992	92.0%	2,020	10.71	Cub Foods (Jerry's Foods)	OfficeMax	

PROPERTY LIST

Dollars in thousands except per square foot amounts

Property Name	City	State	Metropolitan Statistical Area	Year Built	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
					GLA	Leased					
250 Westwind Plaza	Minnnetonka	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2007	87,942	95.0%	1,389	16.62	Cub Foods (Supervalu)*	-	
251 Richfield Hub	Richfield	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2015	213,595	88.1%	2,212	11.75	Rainbow Foods (Jerry's Foods)	FLEX Academy, Marshalls, Michaels	
252 Roseville Center	Roseville	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2000	69,537	57.2%	628	15.79	Cub Foods (Supervalu)*	Dollar Tree	
253 Marketplace @ 42	Savage	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2016	114,505	97.8%	1,791	15.99	Fresh Thyme Farmers Market	Marshalls	
254 Sun Ray Shopping Center	St. Paul	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2013	291,020	91.3%	2,470	12.36	Cub Foods (Supervalu)	T.J.Maxx, Valu Thrift Store	
255 White Bear Hills Shopping Center	White Bear Lake	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1996	73,095	98.4%	702	9.76	Festival Foods	Dollar Tree	
256 Ellisville Square	Ellisville	MO	St. Louis, MO-IL	2015	137,006	65.3%	1,102	12.32	-	Michaels, Party City	
257 Clocktower Place	Florissant	MO	St. Louis, MO-IL	2016	207,317	90.2%	1,437	7.81	ALDI	Florissant Furniture & Rug Gallery, K&G Fashion Superstore, Ross Dress for Less	
258 Hub Shopping Center	Independence	MO	Kansas City, MO-KS	1995	160,423	92.5%	822	5.91	Price Chopper	-	
259 Watts Mill Plaza	Kansas City	MO	Kansas City, MO-KS	1997	161,717	94.4%	1,324	8.67	Price Chopper	Ace Hardware	
260 Liberty Corners	Liberty	MO	Kansas City, MO-KS	1987	124,808	90.2%	957	8.50	Price Chopper	-	
261 Maplewood Square	Maplewood	MO	St. Louis, MO-IL	1998	71,590	93.6%	474	7.08	Shop 'n Save (Supervalu)	-	
262 Clinton Crossing	Clinton	MS	Jackson, MS	1990	112,148	100.0%	1,083	10.17	Kroger	-	
263 County Line Plaza	Jackson	MS	Jackson, MS	2016	221,127	94.5%	2,413	11.55	-	Burke's Outlet, Burlington Stores, Conn's, Kirkland's, Tuesday Morning	
264 Devonshire Place	Cary	NC	Raleigh, NC	2012	106,680	55.9%	971	16.91	-	Dollar Tree, Golf Galaxy, REI	
265 McMullen Creek Market	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	2016	272,857	91.2%	3,233	12.99	Walmart Neighborhood Market	Burlington Stores, Dollar Tree, Rugged Wearhouse, Staples	
266 The Commons at Chancellor Park	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	2015	348,604	83.5%	1,651	8.91	-	Big Lots, Gabe's, The Home Depot, Value City Furniture	
267 Macon Plaza	Franklin	NC	-	2001	92,787	94.1%	472	10.46	Bi-LO (Southeastern Grocers)	Peebles	
268 Garner Towne Square	Garner	NC	Raleigh, NC	1997	184,347	80.3%	1,795	12.12	Kroger	OfficeMax, PetSmart	Target, The Home Depot
269 Franklin Square	Gastonia	NC	Charlotte-Concord-Gastonia, NC-SC	2015	317,705	84.1%	3,034	12.83	Walmart Supercenter*	Bed Bath & Beyond, Best Buy, Dollar Tree, Michaels, Ross Dress for Less	
270 Wendover Place	Greensboro	NC	Greensboro-High Point, NC	2000	406,768	100.0%	4,994	14.36	-	Babies'R'Us, Christmas Tree Shops, Dick's Sporting Goods, Kohl's, Old Navy, PetSmart	Ross Dress for Less, Target
271 University Commons	Greenville	NC	Greenville, NC	2014	233,153	96.2%	2,942	13.12	Harris Teeter (Kroger)	A.C. Moore, Barnes & Noble, Petco, T.J.Maxx	Target
272 Valley Crossing	Hickory	NC	Hickory-Lenoir-Morganton, NC	2014	191,431	100.0%	1,719	8.98	-	Academy Sports + Outdoors, Dollar Tree, Fallas Paredes, Harbor Freight Tools, Ollie's Bargain Outlet	
273 Kinston Pointe	Kinston	NC	Kinston, NC	2001	250,580	100.0%	941	3.76	Walmart Supercenter	Dollar Tree	
274 Magnolia Plaza	Morganton	NC	Hickory-Lenoir-Morganton, NC	1990	104,539	38.6%	192	4.76	Ingles	-	
275 Roxboro Square	Roxboro	NC	Durham-Chapel Hill, NC	2005	97,226	93.1%	1,371	15.15	-	Person County Health & Human Services	
276 Innes Street Market	Salisbury	NC	Charlotte-Concord-Gastonia, NC-SC	2002	349,425	98.5%	3,763	10.94	Food Lion (Delhaize)	Lowe's, Marshalls, Old Navy, PetSmart, Staples, Tinseltown	
277 Salisbury Marketplace	Salisbury	NC	Charlotte-Concord-Gastonia, NC-SC	1987	79,732	72.7%	623	10.75	Food Lion (Delhaize)	Family Dollar	
278 Crossroads	Statesville	NC	Charlotte-Concord-Gastonia, NC-SC	1997	340,189	98.3%	2,098	6.27	Walmart Supercenter	Big Lots, Burkes Outlet, Tractor Supply	
279 Anson Station	Wadesboro	NC	-	1988	132,353	67.1%	543	6.11	Food Lion (Delhaize)	Peebles, Tractor Supply Co.	
280 New Centre Market	Wilmington	NC	Wilmington, NC	1998	143,762	97.5%	1,983	14.55	-	OfficeMax, PetSmart, Sportsmans Warehouse	Target
281 University Commons	Wilmington	NC	Wilmington, NC	2007	235,345	98.5%	3,415	14.74	Lowes Foods	A.C. Moore, HomeGoods, T.J.Maxx	
282 Whitaker Square	Winston Salem	NC	Winston-Salem, NC	1996	82,760	97.9%	1,193	14.73	Harris Teeter (Kroger)	-	
283 Parkway Plaza	Winston-Salem	NC	Winston-Salem, NC	2005	283,830	89.9%	2,834	11.69	Super Compare Foods	Big Lots, Citi Trends, Office Depot	
284 Stratford Commons	Winston-Salem	NC	Winston-Salem, NC	1995	72,308	94.8%	960	14.00	-	Golf Galaxy, Mattress Firm, OfficeMax	
285 Bedford Grove	Bedford	NH	Manchester-Nashua, NH	1989	216,941	95.7%	1,917	21.68	-	Walmart	
286 Capitol Shopping Center	Concord	NH	Concord, NH	2001	182,887	100.0%	1,994	11.16	DeMoulas Supermarkets	Burlington Stores, Jo-Ann Fabric & Craft Stores, Marshalls	
287 Willow Springs Plaza	Nashua	NH	Manchester-Nashua, NH	2016	131,248	100.0%	2,344	19.47	-	JC Penney, New Hampshire Liquor and Wine Outlet, Petco	The Home Depot
288 Seacoast Shopping Center	Seabrook	NH	Boston-Cambridge-Newton, MA-NH	1991	91,690	25.1%	128	16.02	-	Jo-Ann Fabric & Craft Stores	
289 Tri-City Plaza	Somersworth	NH	Boston-Cambridge-Newton, MA-NH	1990	150,004	98.9%	1,422	9.59	Market Basket (DeMoulas Supermarkets)	T.J.Maxx	
290 Laurel Square	Brick	NJ	New York-Newark-Jersey City, NY-NJ-PA	2015	246,235	67.1%	1,039	6.82	A&P**	Kmart, Planet Fitness	
291 the Shoppes at Cinnaminson	Cinnaminson	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2010	298,309	94.0%	4,173	22.19	ShopRite	Burlington Stores, Ross Dress For Less	
292 Acme Clark	Clark	NJ	New York-Newark-Jersey City, NY-NJ-PA	2007	52,812	100.0%	1,357	25.70	Acme (Albertsons)	-	
293 Colleegetown Shopping Center	Glassboro	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2015	250,408	97.5%	2,180	8.93	-	Kmart, LA Fitness, Staples	
294 Hamilton Plaza	Hamilton	NJ	Trenton, NJ	2015	148,919	98.0%	1,069	7.33	-	Hibachi Grill & Supreme Buffet, Kmart, Planet Fitness	
295 Bennetts Mills Plaza	Jackson	NJ	New York-Newark-Jersey City, NY-NJ-PA	2002	127,230	90.3%	1,512	13.16	Super Stop & Shop (Ahold)	-	
296 Lakewood Plaza	Lakewood	NJ	New York-Newark-Jersey City, NY-NJ-PA	1966	201,010	100.0%	3,141	16.10	Gourmet Glatt Market	Dollar Tree	
297 Marlton Crossing	Marlton	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	332,664	94.1%	4,960	15.85	-	Burlington Stores, DSW, HomeGoods, Michaels, T.J. Maxx	
298 Middletown Plaza	Middletown	NJ	New York-Newark-Jersey City, NY-NJ-PA	2001	197,066	91.1%	3,571	20.19	ShopRite	Petco, Rite Aid	
299 Larchmont Centre	Mount Laurel	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1985	103,787	93.8%	1,263	29.88	ShopRite	-	

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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
300 Old Bridge Gateway	Old Bridge	NJ	New York-Newark-Jersey City, NY-NJ-PA	1995	246,120	95.2%	4,118	17.57	Bhavani Food Market	Marshalls, Modell's Sporting Goods, Pep Boys, Petco, Robert Wood Johnson Fitness	
301 Morris Hills Shopping Center	Parsippany	NJ	New York-Newark-Jersey City, NY-NJ-PA	1994	159,561	97.6%	2,972	19.09	-	Blink Fitness (Equinox), Cinepolis, HomeGoods, Marshalls	
302 Rio Grande Plaza	Rio Grande	NJ	Ocean City, NJ	1997	141,330	87.8%	1,442	11.62	ShopRite*	JC Penney, Peebles, PetSmart	
303 Ocean Heights Plaza	Somers Point	NJ	Atlantic City-Hammonton, NJ	2006	179,199	100.0%	3,368	18.80	ShopRite	Pier 1 Imports, Staples	
304 ShopRite Supermarket	Springfield	NJ	New York-Newark-Jersey City, NY-NJ-PA	1965	32,209	100.0%	389	12.08	ShopRite	-	
305 Tinton Falls Plaza	Tinton Falls	NJ	New York-Newark-Jersey City, NY-NJ-PA	2006	98,410	80.1%	1,320	16.74	Acme (Albertsons)*	Dollar Tree, WOW! Fitness	
306 Cross Keys Commons	Turnersville	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2016	216,323	92.0%	3,153	15.85	Walmart Supercenter*	Marshalls, Ross Dress for Less, Staples	
307 Dover Park Plaza	Yardville	NJ	Trenton, NJ	2005	56,638	82.2%	718	15.43	-	CVS, Dollar Tree	
308 St Francis Plaza	Santa Fe	NM	Santa Fe, NM	1993	35,800	100.0%	460	12.85	Whole Foods Market	Walgreens	
309 Smith's	Socorro	NM	-	1976	48,000	100.0%	506	10.54	-	-	
310 Galleria Commons	Henderson	NV	Las Vegas-Henderson-Paradise, NV	2015	278,411	100.0%	3,201	11.64	-	Babies'R'Us, Burlington Stores, Kirkland's, Stein Mart, T.J.Maxx, Tuesday Morning	
311 Montecito Marketplace	Las Vegas	NV	Las Vegas-Henderson-Paradise, NV	2006	190,434	100.0%	3,793	30.32	Smith's (Kroger)	T.J.Maxx	
312 Renaissance Center East	Las Vegas	NV	Las Vegas-Henderson-Paradise, NV	2012	144,216	80.5%	1,328	11.44	-	Savers	
313 Parkway Plaza	Carle Place	NY	New York-Newark-Jersey City, NY-NJ-PA	1993	89,704	100.0%	2,627	29.29	-	Minado, Stew Leonard's Wines, T.J.Maxx	
314 Erie Canal Centre	Dewitt	NY	Syracuse, NY	2016	115,500	65.4%	981	13.00	-	Dick's Sporting Goods	
315 Unity Plaza	East Fishkill	NY	New York-Newark-Jersey City, NY-NJ-PA	2005	67,462	100.0%	1,417	21.00	Acme (Albertsons) *	-	
316 Suffolk Plaza	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1998	84,480	27.8%	693	29.51	BJ's Wholesale*, Walmart Supercenter*	-	Kohl's
317 Three Village Shopping Center	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1991	77,458	92.6%	1,827	25.47	-	Ace Hardware	
318 Stewart Plaza	Garden City	NY	New York-Newark-Jersey City, NY-NJ-PA	1990	193,622	90.2%	2,895	16.57	-	Burlington Stores, K&G Fashion Superstore	
319 Genesee Valley Shopping Center	Geneseo	NY	Rochester, NY	2007	191,314	90.3%	1,642	9.81	Wegmans	Peebles, Tractor Supply Co.	
320 McKinley Plaza	Hamburg	NY	Buffalo-Cheektowaga-Niagara Falls, NY	1991	95,544	100.0%	1,442	15.48	Wegmans*	A.C. Moore, T.J.Maxx	
321 Dalewood I, II & III Shopping Center	Hartsdale	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	191,441	100.0%	6,374	34.02	H-Mart, Best Market	Christmas Tree Shops, Rite Aid, T.J.Maxx	
322 Hornell Plaza	Hornell	NY	Corning, NY	2005	253,335	100.0%	2,100	8.29	Wegmans	Walmart	
323 Cayuga Mall	Ithaca	NY	Ithaca, NY	2013	204,830	84.0%	1,506	8.75	-	Big Lots, Jo-Ann Fabric & Craft Stores, Party City, Rite Aid, True Value	
324 Kings Park Plaza	Kings Park	NY	New York-Newark-Jersey City, NY-NJ-PA	1985	71,942	97.4%	1,683	24.02	Key Food Marketplace	T.J.Maxx	
325 Village Square Shopping Center	Larchmont	NY	New York-Newark-Jersey City, NY-NJ-PA	1981	17,000	100.0%	583	34.29	Trader Joe's	-	
326 Falcaro's Plaza	Lawrence	NY	New York-Newark-Jersey City, NY-NJ-PA	1972	61,118	100.0%	1,291	21.12	-	Advance Auto Parts	
327 Shops at Seneca Mall	Liverpool	NY	Syracuse, NY	2005	230,924	66.7%	691	4.48	-	Big Lots, Kmart	Raymour & Flanigan
328 Mamaroneck Centre	Mamaroneck	NY	New York-Newark-Jersey City, NY-NJ-PA	2016	24,978	49.0%	514	42.02	-	CVS	
329 Sunshine Square	Medford	NY	New York-Newark-Jersey City, NY-NJ-PA	2007	223,322	90.9%	2,732	13.46	Super Stop & Shop (Ahold)	Planet Fitness	
330 Walkill Plaza	Middletown	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	209,960	94.2%	1,951	10.18	-	Ashley Furniture, Big Lots, Citi Trends, Hobby Lobby	
331 Monroe ShopRite Plaza	Monroe	NY	New York-Newark-Jersey City, NY-NJ-PA	1985	122,007	100.0%	1,887	15.47	ShopRite	Retro Fitness, Rite Aid, U.S. Post Office	
332 Rockland Plaza	Nanuet	NY	New York-Newark-Jersey City, NY-NJ-PA	2006	251,537	96.3%	6,499	26.84	A Matter of Health	Barnes & Noble, Lemon Pop, Marshalls, Modell's Sporting Goods, Petco	
333 North Ridge Shopping Center	New Rochelle	NY	New York-Newark-Jersey City, NY-NJ-PA	1971	31,870	96.8%	1,135	36.81	-	Harmon Discount	
334 Nesconset Shopping Center	Port Jefferson Station	NY	New York-Newark-Jersey City, NY-NJ-PA	2012	122,996	95.9%	2,418	20.49	-	Dollar Tree, HomeGoods	
335 Port Washington	Port Washington	NY	New York-Newark-Jersey City, NY-NJ-PA	1968	19,600	100.0%	112	5.71	North Shore Farms	-	
336 Roanoke Plaza	Riverhead	NY	New York-Newark-Jersey City, NY-NJ-PA	2002	99,131	98.9%	1,752	17.88	Best Yet Market	CVS, T.J.Maxx	
337 Rockville Centre	Rockville Centre	NY	New York-Newark-Jersey City, NY-NJ-PA	1975	44,131	94.3%	1,095	26.30	-	HomeGoods, Rite Aid	
338 Mohawk Acres Plaza	Rome	NY	Utica-Rome, NY	2005	156,680	85.1%	1,354	21.39	Price Chopper	Family Dollar	
339 College Plaza	Selden	NY	New York-Newark-Jersey City, NY-NJ-PA	2016	180,182	95.6%	3,003	17.90	ShopRite	A.C. Moore, Blink Fitness (Equinox), Bob's Stores	
340 Campus Plaza	Vestal	NY	Binghamton, NY	2003	160,744	96.8%	1,703	10.94	-	Olum's Furniture & Appliances, Rite Aid, Staples	
341 Parkway Plaza	Vestal	NY	Binghamton, NY	2012	204,954	100.0%	2,119	10.34	PriceRite (Wakefern)	Bed Bath & Beyond, Kohl's, PetSmart, Target	Target
342 Shoppes at Vestal	Vestal	NY	Binghamton, NY	2000	92,328	100.0%	1,391	15.07	-	HomeGoods, Michaels, Old Navy	
343 Town Square Mall	Vestal	NY	Binghamton, NY	2012	293,181	99.4%	4,673	16.04	Sam's Club*, Walmart Supercenter*	A.C. Moore, AMC Cinemas, Barnes & Noble, Dick's Sporting Goods, DSW, T.J.Maxx, Ulta	
344 The Plaza at Salmon Run	Watertown	NY	Watertown-Fort Drum, NY	1993	68,761	94.1%	707	10.92	Hannaford Bros. (Delhaize)	Lowe's, Pier 1 Imports	
345 Highridge Plaza	Yonkers	NY	New York-Newark-Jersey City, NY-NJ-PA	2016	88,501	95.2%	2,250	26.70	H-Mart	-	
346 Brunswick Town Center	Brunswick	OH	Cleveland-Elyria, OH	2004	138,407	94.5%	1,828	13.98	Giant Eagle	-	The Home Depot
347 30th Street Plaza	Canton	OH	Canton-Massillon, OH	1999	157,055	86.6%	1,446	10.64	Giant Eagle, Marc's	-	
348 Brentwood Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2004	222,174	83.9%	2,161	19.75	Kroger	Petco, Planet Fitness	
349 Delhi Shopping Center	Cincinnati	OH	Cincinnati, OH-KY-IN	2012	164,750	96.8%	1,393	8.74	Kroger	Pet Supplies Plus	
350 Harpers Station	Cincinnati	OH	Cincinnati, OH-KY-IN	2015	252,233	98.5%	3,430	13.80	Fresh Thyme Farmers Market	HomeGoods, LA Fitness, Pet Supplies Plus, Stein Mart, T.J.Maxx	

PROPERTY LIST

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Property Name	City	State	Metropolitan Statistical Area	Year Built	Percent		ABR	ABR / SF	Grocer (1)	Other Major Tenants	Non-Owned Major Tenants
					GLA	Leased					
351 Western Hills Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2011	316,154	99.6%	3,838	12.53	-	Bed Bath & Beyond, Michaels, Sears, Staples, T.J.Maxx	Target
352 Western Village	Cincinnati	OH	Cincinnati, OH-KY-IN	2005	115,116	100.0%	1,143	29.71	Kroger	-	-
353 Crown Point	Columbus	OH	Columbus, OH	2016	144,931	95.9%	1,374	9.89	Kroger	Dollar Tree, Planet Fitness	-
354 Greentree Shopping Center	Columbus	OH	Columbus, OH	2005	130,773	84.8%	1,142	11.10	Kroger	-	-
355 Brandt Pike Place	Dayton	OH	Dayton, OH	2008	17,900	88.8%	151	9.50	Kroger*	-	-
356 South Towne Centre	Dayton	OH	Dayton, OH	2013	334,014	100.0%	4,366	14.01	Health Foods Unlimited	Burlington Stores, Christmas Tree Shops, Jo-Ann Fabric & Craft Stores, Party City, Petsmart, Value City Furniture	-
357 The Vineyards	Eastlake	OH	Cleveland-Elyria, OH	1989	144,820	90.2%	722	5.53	-	Dollar Tree, Harbor Freight Tools	Walmart
358 Midway Market Square	Elyria	OH	Cleveland-Elyria, OH	2014	224,329	88.8%	2,010	10.09	Giant Eagle	Dick's Sporting Goods, Jo-Ann Fabric & Craft Stores	Target, The Home Depot
359 Southland Shopping Center	Middleburg Heights	OH	Cleveland-Elyria, OH	2016	695,261	96.6%	6,787	10.15	BJ's Wholesale Club, Giant Eagle, Marc's	Aspire Fitness, Burlington Stores, Cleveland Furniture Bank, Jo-Ann Fabric & Craft Stores, Marshalls, Party City	-
360 The Shoppes at North Olmsted	North Olmsted	OH	Cleveland-Elyria, OH	2002	70,003	98.2%	1,036	15.07	-	Ollie's Bargain Outlet, Sears Outlet	-
361 The Shoppes at North Ridgeville	North Ridgeville	OH	Cleveland-Elyria, OH	2002	59,852	98.0%	873	15.41	-	Pat Catan's Craft Centers	-
362 Surrey Square Mall	Norwood	OH	Cincinnati, OH-KY-IN	2010	175,167	96.8%	2,153	25.23	Kroger	Marshalls	-
363 Market Place	Piqua	OH	Dayton, OH	2012	182,487	93.2%	680	7.08	Kroger	Roses	-
364 Brice Park	Reynoldsburg	OH	Columbus, OH	1989	158,565	88.9%	1,224	9.46	-	Ashley Furniture, Citi Trends, Michaels	-
365 Streetsboro Crossing	Streetsboro	OH	Akron, OH	2002	89,436	100.0%	683	7.64	Giant Eagle	-	Lowe's, Target
366 Miracle Mile Shopping Plaza	Toledo	OH	Toledo, OH	1955	315,515	80.7%	1,912	12.87	Kroger	Aspire Fitness, Big Lots, Harbor Freight Tools	-
367 Southland Shopping Plaza	Toledo	OH	Toledo, OH	1988	290,892	85.2%	1,535	6.20	Kroger	Big Lots, Planet Fitness, Shopper's World	-
368 Wadsworth Crossings	Wadsworth	OH	Cleveland-Elyria, OH	2005	115,097	97.4%	1,870	16.67	-	Bed Bath & Beyond, MC Sports, OfficeMax, Petco	Kohl's, Lowe's, Target
369 Northgate Plaza	Westerville	OH	Columbus, OH	2008	15,219	100.0%	248	16.30	Kroger*	-	The Home Depot
370 Marketplace	Tulsa	OK	Tulsa, OK	1992	186,851	100.0%	1,792	9.59	-	Conn's, Drysdales, PetSmart	Best Buy, JC Penney Home Store
371 Village West	Allentown	PA	Allentown-Bethlehem-Easton, PA-NJ	1999	140,474	97.1%	2,521	18.49	Giant Food (Ahold)	CVS	-
372 Park Hills Plaza	Altoona	PA	Altoona, PA	1985	278,586	79.7%	1,943	8.75	Weis Markets	A.C. Moore, Dunham's Sports, Shoe Carnival, Toys'R'Us	-
373 Bensalem Square	Bensalem	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1986	70,378	100.0%	742	10.54	Redner's Warehouse Market	-	-
374 Bethel Park Shopping Center	Bethel Park	PA	Pittsburgh, PA	2015	199,079	100.0%	1,914	10.66	Giant Eagle	Walmart	-
375 Bethlehem Square	Bethlehem	PA	Allentown-Bethlehem-Easton, PA-NJ	1994	389,450	100.0%	3,902	15.09	Giant Food (Ahold)	T.J.Maxx, The Home Depot, Walmart	-
376 Lehigh Shopping Center	Bethlehem	PA	Allentown-Bethlehem-Easton, PA-NJ	2013	378,358	97.3%	3,372	11.48	Giant Food (Ahold)	Big Lots, Mega Marshalls, PetSmart, Rite Aid, Staples, Wells Fargo	-
377 Bristol Park	Bristol	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	283,153	99.6%	2,466	8.75	Walmart Supercenter	-	-
378 Chalfont Village Shopping Center	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	46,051	77.7%	427	11.93	-	-	-
379 New Britain Village Square	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	143,716	95.4%	2,420	17.64	Giant Food (Ahold)	Tuesday Morning	-
380 Collegeville Shopping Center	Collegeville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2004	110,696	51.0%	846	14.98	-	Pep Boys, Rascal Fitness	-
381 Whitmarsh Shopping Center	Conshohocken	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	67,476	100.0%	1,491	22.10	Giant Food (Ahold)	Wine & Spirits Shoppe	-
382 Valley Fair	Devon	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2001	105,086	100.0%	1,041	9.91	-	Chuck E. Cheese's, Mealey's Furniture	-
383 Dickson City Crossings	Dickson City	PA	Scranton--Wilkes-Barre--Hazleton, PA	1997	312,699	100.0%	3,213	16.13	-	Dick's Sporting Goods, hhgregg, Party City, PetSmart, T.J.Maxx, The Home Depot	-
384 Dillsburg Shopping Center	Dillsburg	PA	York-Hanover, PA	2014	153,088	93.3%	1,822	13.02	Giant Food (Ahold)	Rite Aid, Tractor Supply Co.	-
385 Barn Plaza	Doylestown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	237,681	100.0%	3,365	14.16	-	Kohl's, Marshalls, Regal Cinemas	-
386 Pilgrim Gardens	Drexel Hill	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2014	75,223	100.0%	1,232	16.38	-	Dollar Tree, Ross Dress for Less	-
387 Gilbertsville Shopping Center	Gilbertsville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	85,576	95.6%	779	9.52	Weis Markets	Wine & Spirits	-
388 Mount Carmel Plaza	Glenside	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1975	14,504	94.1%	184	13.48	-	SGS Paper	-
389 Kline Plaza	Harrisburg	PA	Harrisburg-Carlisle, PA	1952	214,628	90.9%	1,795	9.20	Giant Food (Ahold)	Citi Trends	-
390 New Garden Center	Kennett Square	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2012	144,920	96.2%	1,000	7.33	-	Big Lots, Ollie's Bargain Outlet	-
391 Stone Mill Plaza	Lancaster	PA	Lancaster, PA	2008	106,736	99.3%	1,283	12.11	Giant Food (Ahold)	-	-
392 Woodbourne Square	Langhorne	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1984	29,821	93.3%	582	20.92	-	-	-
393 North Penn Market Place	Lansdale	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1977	58,358	73.2%	832	21.27	Weis Markets*	-	-
394 New Holland Shopping Center	New Holland	PA	Lancaster, PA	1995	65,878	95.2%	514	8.20	Grocery Outlet	Family Dollar	-
395 Village at Newtown	Newtown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	176,952	83.3%	3,759	25.49	McCaffrey's	Pier 1 Imports	-
396 Cherry Square	Northampton	PA	Allentown-Bethlehem-Easton, PA-NJ	1989	75,005	96.3%	729	10.09	Redner's Warehouse Market	-	-
397 Ivyridge	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2016	107,318	94.7%	2,418	23.80	-	Target, Wine & Spirits	-
398 Roosevelt Mall	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2011	561,863	98.3%	7,872	32.87	-	Macy's, Modell's Sporting Goods, Ross Dress For Less	-
399 Shoppes at Valley Forge	Phoenixville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2003	176,676	100.0%	1,367	7.74	Redner's Warehouse Market	French Creek Outfitters, Staples	-
400 Plymouth Plaza	Plymouth Meeting	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1994	30,013	43.3%	345	26.57	-	Premier Urgent Care	-
401 County Line Plaza	Souderton	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2013	154,758	91.6%	1,442	10.60	ALDI	Planet Fitness, Rite Aid, VF Outlet	-
402 69th Street Plaza	Upper Darby	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1994	41,711	100.0%	411	9.85	Fresh Grocer (Wakefern)*	EZ Bargains, Rent-A-Center, Super Dollar City	-

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
403 Warminster Towne Center	Warminster	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1997	237,152	100.0%	3,417	15.63	ShopRite	A.C. Moore, Kohls, Modell's Sporting Goods, Old Navy, Party City, PetSmart, Ross Dress for Less	
404 Shops at Prospect	West Hempfield	PA	Lancaster, PA	1994	63,392	100.0%	728	11.48	Musser's Markets	Hallmark	Kmart
405 Whitehall Square	Whitehall	PA	Allentown-Bethlehem-Easton, PA-NJ	2006	315,192	79.2%	2,851	11.42	Redner's Warehouse Market	Mealey's Furniture, PetSmart, Ross Dress for Less, Staples	
406 Wilkes-Barre Township Marketplace	Wilkes-Barre	PA	Scranton--Wilkes-Barre--Hazleton, PA	2004	307,610	95.3%	2,065	29.31	Walmart Supercenter	Party City, Shoe Carnival	
407 Hunt River Commons	North Kingstown	RI	Providence-Warwick, RI-MA	1989	148,126	83.8%	1,356	10.92	Super Stop & Shop (Ahold)	Marshalls, Planet Fitness	
408 Belfair Towne Village	Bluffton	SC	Hilton Head Island-Bluffton-Beaufort, SC	2006	165,039	94.4%	2,209	14.18	Kroger	Stein Mart	
409 Milestone Plaza	Greenville	SC	Greenville-Anderson-Mauldin, SC	1995	89,721	100.0%	1,573	17.53	BI-LO (Southeastern Grocers)	-	
410 Circle Center	Hilton Head	SC	Hilton Head Island-Bluffton-Beaufort, SC	2000	65,313	97.2%	790	12.45	BI-LO (Southeastern Grocers)	-	
411 Island Plaza	James Island	SC	Charleston-North Charleston, SC	2016	171,224	100.0%	1,364	8.28	Food Lion (Delhaize)	Dollar Tree, Gold's Gym, Tuesday Morning	
412 Festival Centre	North Charleston	SC	Charleston-North Charleston, SC	2015	325,347	76.1%	2,080	8.52	-	Gold's Gym, Intercontinental Hotels Group, New Spring Church, Sears Outlet	
413 Remount Village Shopping Center	North Charleston	SC	Charleston-North Charleston, SC	1996	60,238	21.9%	129	9.77	-	-	
414 Fairview Corners I & II	Simpsonville	SC	Greenville-Anderson-Mauldin, SC	2003	131,002	99.0%	1,904	14.68	-	Ross Dress for Less, T.J.Maxx	Target
415 Hillcrest Market Place	Spartanburg	SC	Spartanburg, SC	2012	360,277	87.7%	3,479	11.59	Publix	Marshalls, NCG Cinemas, Office Depot, Petco, Ross Dress for Less, Stein Mart	
416 Shoppes at Hickory Hollow	Antioch	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1986	144,469	84.9%	1,413	11.52	Kroger	Citi Trends	
417 East Ridge Crossing	Chattanooga	TN	Chattanooga, TN-GA	1999	58,950	88.8%	588	11.23	Food Lion (Delhaize)	-	
418 Watson Glen Shopping Center	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2015	265,027	98.9%	2,561	9.86	ALDI	At Home, Big Lots, Franklin Athletic Club, Trees n Trends	
419 Williamson Square	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2015	331,386	97.1%	3,218	10.00	-	Grace Church Nashville, Hard Knocks, Hobby Lobby, Planet Fitness, Skyzone, USA Baby	
420 Greensboro Village	Gallatin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2005	70,203	95.3%	972	14.53	Publix	-	
421 Greeneville Commons	Greeneville	TN	Greeneville, TN	2002	228,618	95.5%	1,594	12.33	-	Belk, Burkes Outlet, JC Penney, Kmart	
422 Oakwood Commons	Hermitage	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2015	267,558	93.4%	2,806	11.38	Publix	Bed Bath & Beyond, Dollar Tree, Goody's, PetSmart, Ross Dress for Less	
423 Kimball Crossing	Kimball	TN	Chattanooga, TN-GA	2007	280,476	96.7%	1,824	7.42	Walmart Supercenter	Goody's	Lowe's
424 Kingston Overlook	Knoxville	TN	Knoxville, TN	2015	122,536	80.7%	914	9.55	-	Babies'R'Us, Sears Outlet	
425 Farrar Place	Manchester	TN	Tullahoma-Manchester, TN	1989	43,220	84.5%	324	8.88	Food Lion (Delhaize)	-	
426 The Commons at Wolfcreek	Memphis	TN	Memphis, TN-MS-AR	2016	660,013	83.4%	7,635	14.36	-	Academy Sports + Outdoors, Best Buy, Big Lots, DSW, hhgregg, Office Depot, PetSmart, T.J.Maxx, Value City Furniture	Target, The Home Depot, Toys'R'Us
427 Georgetown Square	Murfreesboro	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2003	114,117	85.4%	1,124	11.53	Kroger	Aaron's	
428 Nashboro Village	Nashville	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1998	86,811	98.2%	1,013	11.89	Kroger	-	Walgreens
429 Commerce Central	Tullahoma	TN	Tullahoma-Manchester, TN	1995	182,401	98.3%	1,241	6.92	Walmart Supercenter	Dollar Tree	
430 Merchant's Central	Winchester	TN	Tullahoma-Manchester, TN	1997	208,123	93.8%	1,164	5.96	Walmart Supercenter	Goody's	
431 Palm Plaza	Aransas	TX	Corpus Christi, TX	2002	50,700	88.1%	300	8.13	-	Bealls (Stage Stores), Family Dollar	
432 Bardin Place Center	Arlington	TX	Dallas-Fort Worth-Arlington, TX	2016	420,550	100.0%	4,052	9.64	WinCo Foods	Hemispheres, Hobby Lobby, Ross Dress for Less	
433 Parmer Crossing	Austin	TX	Austin-Round Rock, TX	2015	169,552	100.0%	1,819	10.73	-	Big Lots, Dollar Tree, Harbor Freight Tools, Mega Furniture, Planet Fitness	Fry's Electronics
434 Baytown Shopping Center	Baytown	TX	Houston-The Woodlands-Sugar Land, TX	1987	95,930	87.6%	925	11.01	-	24 Hour Fitness	
435 Cedar Bellaire	Bellaire	TX	Houston-The Woodlands-Sugar Land, TX	1994	50,967	100.0%	850	16.68	H-E-B	-	
436 El Camino	Bellaire	TX	Houston-The Woodlands-Sugar Land, TX	2008	71,651	100.0%	647	9.03	El Ahorro Supermarket	Dollar Tree, Family Dollar	
437 Bryan Square	Bryan	TX	College Station-Bryan, TX	2008	59,029	100.0%	328	6.47	-	99 Cents Only, Citi Trends, Dollar Floor Store, Firestone	
438 Townshire	Bryan	TX	College Station-Bryan, TX	2002	136,887	90.0%	934	7.58	-	Tops Printing	
439 Plantation Plaza	Clute	TX	Houston-The Woodlands-Sugar Land, TX	1997	99,141	99.0%	827	8.60	-	Walgreens	
440 Central Station	College Station	TX	College Station-Bryan, TX	2012	176,847	96.6%	2,562	15.35	-	OfficeMax, Spec's Liquors, Wally's Party Factory	Kohl's
441 Rock Prairie Crossing	College Station	TX	College Station-Bryan, TX	2002	118,700	100.0%	1,346	25.57	Kroger	CVS	
442 Carmel Village	Corpus Christi	TX	Corpus Christi, TX	1993	85,633	75.3%	621	9.63	-	Bay Area Dialysis, Bealls (Stage Stores), Tuesday Morning	
443 Five Points	Corpus Christi	TX	Corpus Christi, TX	2016	276,593	93.7%	3,161	12.40	-	Bealls (Stage Stores), Burkes Outlet, Harbor Freight Tools, Hobby Lobby, Party City, Ross Dress for Less	
444 Claremont Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1976	67,305	97.3%	538	8.30	Fiesta Mart	Family Dollar	
445 Jeff Davis	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1975	68,962	81.2%	619	11.06	Save-A-Lot (Supervalu)	Family Dollar	
446 Stevens Park Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1974	45,492	96.5%	406	9.25	-	Big Lots, O'Reilly Auto Parts	
447 Webb Royal Plaza	Dallas	TX	Dallas-Fort Worth-Arlington, TX	2016	108,545	100.0%	1,115	10.73	El Rio Grande Latin Market	Family Dollar	
448 Wynnewood Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	2006	443,681	87.8%	3,972	10.33	El Rancho, Kroger	Fallas Paredes, Gen X Clothing, Ross Dress for Less	
449 Parktown	Deer Park	TX	Houston-The Woodlands-Sugar Land, TX	1999	121,388	92.1%	935	8.37	Food Town	Burkes Outlet, Walgreens	
450 Kenworthy Crossing	El Paso	TX	El Paso, TX	2003	74,393	90.3%	653	9.72	Albertsons	-	

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
451 Preston Ridge	Frisco	TX	Dallas-Fort Worth-Arlington, TX	2016	793,319	98.2%	15,544	20.27	SuperTarget*	Best Buy, Big Lots, DSW, Old Navy, Marshalls, Nordstrom Rack, Ross Dress for Less, Saks OFF Fifth, Sheplers, Stein Mart, T.J.Maxx	
452 Forest Hills Village	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1968	69,651	100.0%	393	5.64	Foodland Markets	Family Dollar, Hi Style Fashion	
453 Ridglea Plaza	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1990	170,519	100.0%	1,930	11.66	Tom Thumb (Albertsons)	Stein Mart	
454 Trinity Commons	Ft. Worth	TX	Dallas-Fort Worth-Arlington, TX	1998	197,423	100.0%	3,857	19.54	Tom Thumb (Albertsons)	DSW	
455 Village Plaza	Garland	TX	Dallas-Fort Worth-Arlington, TX	2002	89,241	100.0%	1,023	11.46	Truong Nguyen Grocer	-	
456 North Hills Village	Haltom City	TX	Dallas-Fort Worth-Arlington, TX	1998	43,299	84.7%	262	7.14	-	Dollar Tree, Rent-A-Center	
457 Highland Village Town Center	Highland Village	TX	Dallas-Fort Worth-Arlington, TX	1996	99,341	92.1%	981	10.72	Kroger	-	
458 Bay Forest	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	71,667	98.3%	747	10.60	Kroger	-	
459 Beltway South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	107,174	97.0%	958	28.30	Kroger	-	
460 Braes Heights	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2003	94,086	98.3%	1,965	21.25	-	CVS, Imagination Toys, I W Marks Jewelers	
461 Braes Link	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	30,189	100.0%	537	17.79	-	Walgreens	
462 Braes Oaks Center	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1992	45,067	94.5%	464	10.90	H-E-B	-	
463 Braesgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1997	91,382	93.2%	536	6.29	Food Town	-	
464 Broadway	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2006	74,942	100.0%	770	10.68	El Ahorro Supermarket	Fallas Paredes, Melrose Fashions	
465 Clear Lake Camino South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	102,643	75.1%	1,280	18.08	-	24 Hour Fitness, Mr. Gatti's Pizza, Spec's Liquors	
466 Hearthstone Corners	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	208,147	93.9%	1,858	9.50	Kroger	Big Lots, Stein Mart	
467 Jester Village	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1988	64,285	77.4%	500	10.05	H-E-B	-	
468 Jones Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2000	111,206	68.5%	759	9.97	-	Fitness Connection	
469 Jones Square	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	169,003	98.7%	1,244	7.56	-	Big Lots, Hobby Lobby	
470 Maplewood Mall	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	93,711	98.1%	766	8.33	Foodarama	Burke's Outlet	
471 Merchants Park	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2009	243,798	100.0%	3,334	13.68	Kroger	Big Lots, Petco, Ross Dress for Less, Tuesday Morning	
472 Northgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1972	40,244	100.0%	309	7.68	-	Affordable Furniture, Firestone, Lumber Liquidators, TitleMax	
473 Northshore	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	230,779	93.9%	2,718	12.74	Sellers Bros.	Conn's, Office Depot	
474 Northtown Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2016	190,622	89.4%	1,942	11.57	-	99 Cents Only, CVS, dd's Discounts (Ross), Fallas Paredes	
475 Northwood Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1972	136,747	93.1%	1,330	10.63	Food City	-	
476 Orange Grove	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2005	189,201	94.1%	1,771	10.09	-	24 Hour Fitness, FAMSA, Floor & Décor	
477 Pinemont Shopping Center	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	73,577	92.9%	911	13.64	-	Family Dollar, Houston Community College	
478 Royal Oaks Village	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	145,229	97.8%	3,109	21.90	H-E-B	-	
479 Tanglewilde Center	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	82,565	100.0%	1,130	13.81	-	Ace Hardware, Dollar Tree, Party City, Salon In The Park	
480 Westheimer Commons	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2012	242,409	94.4%	2,114	9.23	Fiesta Mart	Marshalls	
481 Fry Road Crossing	Katy	TX	Houston-The Woodlands-Sugar Land, TX	2005	237,340	100.0%	2,478	10.53	Kroger	Hobby Lobby, Palais Royal, Stein Mart	
482 Washington Square	Kaufman	TX	Dallas-Fort Worth-Arlington, TX	1978	64,230	82.7%	344	6.48	-	AutoZone, Bealls (Stage Stores), Dollar Tree	
483 Jefferson Park	Mount Pleasant	TX	Mount Pleasant, TX	2001	132,096	94.7%	870	7.07	Super 1 Foods	Harbor Freight Tools, PetSense	
484 Winwood Town Center	Odessa	TX	Odessa, TX	2002	365,559	100.0%	2,770	12.13	H-E-B	Hastings, Office Depot, Ross Dress for Less, Target	
485 Crossroads Centre - Pasadena	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1997	134,006	93.8%	1,486	12.71	Kroger	Sears Hardware	
486 Spencer Square	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1998	194,470	86.3%	2,080	12.40	Kroger	Burkes Outlet	
487 Pearland Plaza	Pearland	TX	Houston-The Woodlands-Sugar Land, TX	1995	156,491	81.6%	1,140	8.93	Kroger	Goodwill Select Store, Harbor Freight Tools, Walgreens	
488 Market Plaza	Plano	TX	Dallas-Fort Worth-Arlington, TX	2002	168,137	69.9%	2,663	23.76	Central Market (H-E-B)	-	
489 Preston Park	Plano	TX	Dallas-Fort Worth-Arlington, TX	2016	239,102	92.2%	5,910	26.82	Kroger	-	
490 Northshore Plaza	Portland	TX	Corpus Christi, TX	2000	152,144	98.4%	1,014	13.52	H-E-B	Bealls (Stage Stores)	Kmart
491 Klein Square	Spring	TX	Houston-The Woodlands-Sugar Land, TX	1999	80,636	94.7%	799	10.46	Food Town	Family Dollar, Petco	
492 Keegan's Meadow	Stafford	TX	Houston-The Woodlands-Sugar Land, TX	1999	125,491	94.7%	1,240	10.77	Randalls (Albertsons)	Palais Royal	
493 Texas City Bay	Texas City	TX	Houston-The Woodlands-Sugar Land, TX	2005	223,152	53.9%	1,170	9.79	Kroger	-	
494 Windvale Center	The Woodlands	TX	Houston-The Woodlands-Sugar Land, TX	2002	101,088	91.5%	991	28.20	Randalls (Albertsons)	-	
495 The Centre at Navarro	Victoria	TX	Victoria, TX	2005	66,102	94.1%	732	16.61	ALDI	Hastings, Walgreens	
496 Spradlin Farm	Christiansburg	VA	Blacksburg-Christiansburg-Radford, VA	2000	180,220	100.0%	2,655	14.98	-	Barnes & Noble, Big Lots, Michaels, Petco, T.J.Maxx	Target, The Home Depot
497 Culpeper Town Square	Culpeper	VA	Washington-Arlington-Alexandria, DC-VA-MD-WV	1999	132,882	99.0%	1,147	8.72	Food Lion (Ahold)	Mountain Run Bowling, Tractor Supply Co.	
498 Hanover Square	Mechanicsville	VA	Richmond, VA	1991	129,887	98.2%	1,656	12.99	-	Gold's Gym	Kohl's
499 Jefferson Green	Newport News	VA	Virginia Beach-Norfolk-Newport News, VA-NC	1988	54,945	91.3%	771	15.37	-	DXL Destination XL, Once Upon a Child, Tuesday Morning	
500 Tuckernuck Square	Richmond	VA	Richmond, VA	1981	86,010	92.9%	1,237	15.48	-	2nd & Charles, Chuck E. Cheese's	
501 Cave Spring Corners	Roanoke	VA	Roanoke, VA	2005	147,133	100.0%	1,171	13.27	Kroger	Hamrick's	
502 Hunting Hills	Roanoke	VA	Roanoke, VA	2014	166,207	98.2%	1,409	8.63	-	Kohl's, PetSmart	
503 Valley Commons	Salem	VA	Roanoke, VA	1988	45,580	20.4%	89	9.57	-	-	
504 Lake Drive Plaza	Vinton	VA	Roanoke, VA	2008	163,090	100.0%	1,297	7.95	Kroger	Big Lots, Goodwill	

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
505 Hilltop Plaza	Virginia Beach	VA	Virginia Beach-Norfolk-Newport News, VA-NC	2010	150,312	100.0%	2,583	17.36	Trader Joe's	Jo-Ann Fabric & Craft Stores, Kirkland's, Office Depot, PetSmart	
506 Ridgeview Centre	Wise	VA	Big Stone Gap, VA	2015	190,242	67.6%	977	7.60	-	Grand Home Furnishings, Harbor Freight Tools, Ollie's Bargain Outlet	Belk
507 Rutland Plaza	Rutland	VT	Rutland, VT	1997	224,514	98.6%	1,958	8.85	Price Chopper	Flagship Cinemas, T.J.Maxx, Walmart	
508 Fitchburg Ridge Shopping Center	Fitchburg	WI	Madison, WI	2003	50,555	83.6%	497	11.75	-	Wisconsin Dialysis	
509 Spring Mall	Greenfield	WI	Milwaukee-Waukesha-West Allis, WI	2003	188,861	83.5%	1,179	7.48	-	T.J.Maxx	
510 Mequon Pavilions	Mequon	WI	Milwaukee-Waukesha-West Allis, WI	2015	219,618	87.3%	3,026	15.78	Sendik's Food Market	Bed Bath & Beyond, DSW, Marshalls	
511 Moorland Square Shopping Ctr	New Berlin	WI	Milwaukee-Waukesha-West Allis, WI	1990	98,303	91.3%	857	9.55	Pick 'n Save (Kroger)	-	
512 Paradise Pavilion	West Bend	WI	Milwaukee-Waukesha-West Allis, WI	2000	203,545	98.7%	1,525	7.59	-	Hobby Lobby, Kohl's	ShopKo
513 Moundville Plaza	Moundville	WV	Wheeling, WV-OH	2004	176,156	96.0%	1,206	7.13	Kroger	Big Lots, Dunham's Sports, Peebles	
514 Grand Central Plaza	Parkersburg	WV	Parkersburg-Vienna, WV	1986	75,344	100.0%	801	10.63	-	Office Depot, O'Reilly Auto Parts, T.J.Maxx	
TOTAL PORTFOLIO					86,295,214	92.6%	\$ 953,696	\$ 12.90			

(1) * Indicates grocer is not owned; ** Indicates new grocer at lease to replace recently dark grocer.

GUIDANCE

Supplemental Disclosure
Three Months Ended September 30, 2016

GUIDANCE & ADDITIONAL DISCLOSURES

2016 GUIDANCE

	Updated	Prior
NAREIT FFO per common share - diluted	\$2.04 - \$2.06	\$2.03 - \$2.06
Key Underlying Assumptions		
Same property NOI growth	2.5 - 3.0%	2.5 - 3.5%
Percent leased (at year-end)	92.8 - 93.0%	92.8 - 93.0%
Total rent spread (cash)	10 - 15%	10 - 15%
Total leasing related capital expenditures	\$155 - \$175M	\$155 - \$175M
Anchor space repositioning and redevelopment related spending	\$95 - \$110M	\$95 - \$110M
General and administrative expenses (1)	\$92 - \$93M	\$92 - \$94M
Audit committee review expenses	\$4M	\$4M
Executive severance expenses	\$2M	\$2M
Straight-line rental income and amortization of above- and below-market rent and tenant inducements and straight-line ground rent expense	\$47 - \$49M	\$47 - \$50M
Cash interest expense	\$233 - \$234M	\$233 - \$235M
GAAP interest expense	\$227 - \$228M	\$227 - \$229M
Dispositions	\$100 - \$125M	\$75 - \$175M

ADDITIONAL DISCLOSURES - as of 9/30/16 (dollars in millions, except per square foot amounts)

Leases signed but not yet commenced:	Leases	GLA	ABR	ABR/SF
≥ 10,000 SF	47	1,032,400	\$ 14.1	\$13.62
< 10,000 SF	301	865,123	18.0	20.75
TOTAL	348	1,897,523	\$ 32.1	\$16.87

(1) Does not include any expectations of additional one-time items, including, but not limited to, litigation and other non-routine legal expenses.