

BRIXMOR®

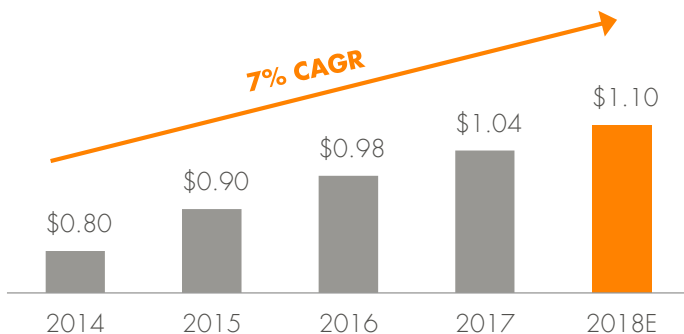
FIRST QUARTER 2018

As of 3/31/18

POSITIONED TO DRIVE SUSTAINABLE GROWTH

- Leading landlord to retailers who thrive in today's environment
- Most productive leasing platform in the industry
- Unmatched visibility on growth
- Unparalleled opportunity to invest in our assets and drive future growth
- Self-funded business plan & disciplined capital allocation
- Attractive, well-covered dividend
- Strong balance sheet providing maximum flexibility

ANNUAL DIVIDEND GROWTH



PORTFOLIO QUICK FACTS

Number of shopping centers	480
GLA	82M SF
Avg. shopping center size	170K SF
Percent leased	92.1%
Anchors (≥ 10K SF)	95.4%
Small shop (< 10K SF)	84.4%
Percent grocery-anchored	70%
Average grocer sales PSF	~\$550

MARKET DATA – 3/31/18

NYSE Symbol	BRX
Share price (3/29/18)	\$15.25
52-week range	\$14.23 - \$21.84
Total equity capitalization	\$4.6B
Total market capitalization	\$10.1B
Dividend yield	7.2%
Indicated annual dividend	\$1.10

TOP TENANTS BY ABR

RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Publix	Ahold	Walmart	Albersons	Burlington	ROSS DRESS FOR LESS	LAIFITNESS	TOP 10
STORES	89	62	153	35	25	25	21	23	33	15	481
% OF ABR	3.1%	3.1%	1.9%	1.6%	1.5%	1.4%	1.4%	1.3%	1.1%	1.1%	17.5%

BRX
LISTED
NYSE

INVESTOR
RELATIONS
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TOP MARKETS BY ABR

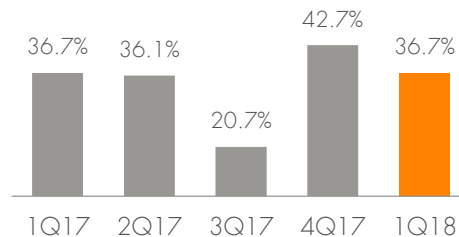
New York	7.0%
Philadelphia	5.9%
Houston	5.1%
Dallas	4.8%
Chicago	4.5%
Atlanta	4.0%
Los Angeles	3.3%
Tampa	3.0%
Cincinnati	2.2%
Miami	1.9%

1Q 2018 HIGHLIGHTS

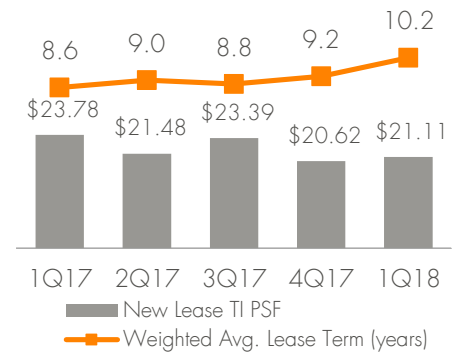
ABR PSF Trajectory



New Lease Rent Spreads (comparable only)



Stable TIs / Duration



Delivering Reinvestment Value Now

\$32M delivered at 10% incremental returns
~\$21M of value creation

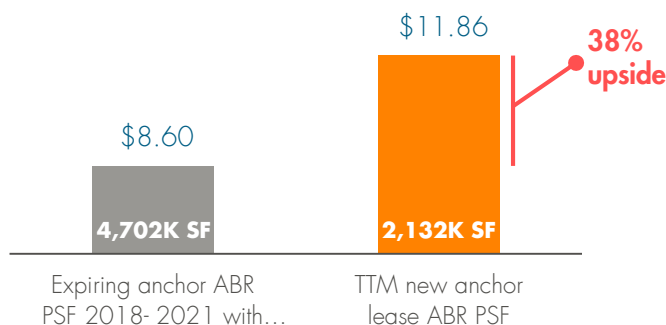
Prudent Capital Allocation

\$106M of dispositions
\$50M of debt reduction
\$30M of share repurchases
Recaptured ~\$20M of NAV discount

Visible Tailwinds

230bps spread between leased and billed occupancy, widest since IPO
\$37M - record level of leases signed but not yet commenced

SIGNIFICANT REVENUE GROWTH OPPORTUNITY



FINANCIAL HIGHLIGHTS – 3 MONTHS ENDED 3/31/18

NAREIT FFO per Share	\$0.51
Same Property NOI	0.7%
NOI Margin	72.7%
Fixed Charge Coverage	3.5x
Net Principal Debt to Cash Adjusted EBITDA	6.8x

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