

# BRIXMOR®

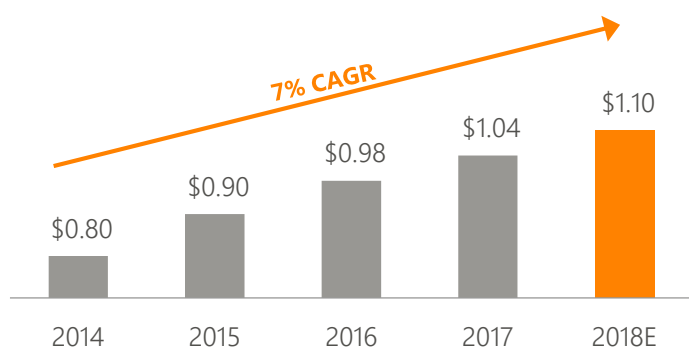
SECOND QUARTER 2018

As of 6/30/18

## 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	471
GLA	80M SF
Avg. shopping center size	170K SF
Percent leased	92.5%
Anchors (≥ 10K SF)	95.6%
Small shop (< 10K SF)	85.1%
Percent grocery-anchored	~70%
Average grocer sales PSF	~\$550

## MARKET DATA – 6/30/18

NYSE Symbol	BRX
Share price (6/29/18)	\$17.43
52-week range	\$13.98 - \$20.00
Total equity capitalization	\$5.3B
Total market capitalization	\$10.7B
Dividend yield	6.3%
Indicated annual dividend	\$1.10

## TOP TENANTS BY ABR

RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Ahold	Publix	Walmart	Burlington	Albertsons	ROSS DRESS FOR LESS	BED BATH & BEYOND	TOP 10
STORES	89	61	149	25	31	23	23	20	33	31	485
% OF ABR	3.2%	3.0%	1.9%	1.5%	1.4%	1.4%	1.3%	1.3%	1.1%	1.0%	17.1%

BRX  
LISTED  
NYSE

INVESTOR  
RELATIONS CONTACT

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## TOP MARKETS BY ABR

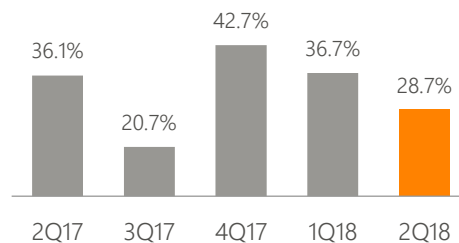
New York	7.2%
Philadelphia	6.0%
Houston	5.2%
Dallas	4.8%
Chicago	4.4%
Atlanta	3.9%
Los Angeles	3.5%
Tampa	2.9%
Cincinnati	2.3%
Miami	1.9%

## 2Q 2018 HIGHLIGHTS

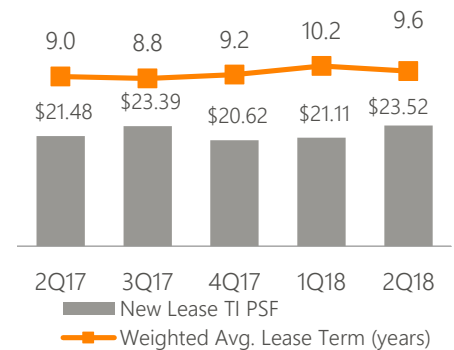
### ABR PSF Trajectory



### New Lease Rent Spreads (comparable only)



### Stable TIs / Duration



### Delivering Reinvestment Value Now

\$36M delivered YTD at 12% incremental returns  
~\$34M of value creation

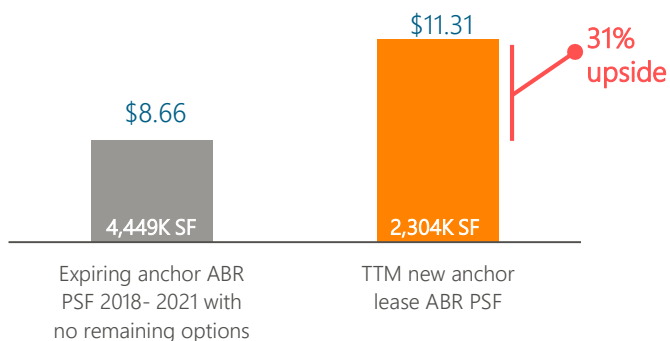
### Prudent Capital Allocation

\$246M of dispositions YTD  
\$185M of debt reduction YTD  
\$33M of share repurchases YTD

### Visible Tailwinds

310bps spread between leased and billed occupancy, widest since IPO  
\$43M - record level of leases signed but not yet commenced

## SIGNIFICANT REVENUE GROWTH OPPORTUNITY



## FINANCIAL HIGHLIGHTS – 3 MONTHS ENDED 6/30/18

NAREIT FFO per Share	\$0.51
Same Property NOI	1.4%
NOI Margin	73.6%
Fixed Charge Coverage	3.6x
Net Principal Debt to Cash Adjusted EBITDA	6.7x

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