

BRIXMOR®

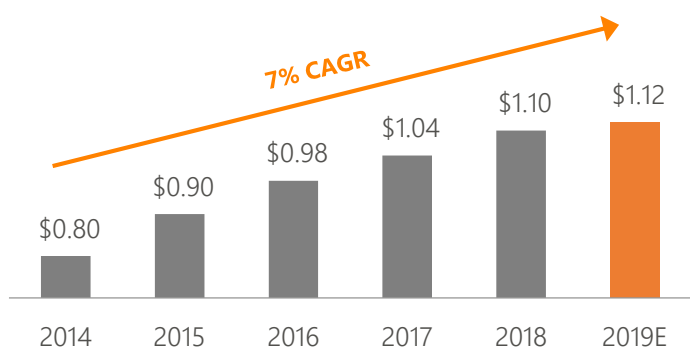
THIRD QUARTER 2018

As of 9/30/18

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	445
GLA	77M SF
Avg. shopping center size	172K SF
Percent leased	92.5%
Anchors (≥ 10K SF)	95.5%
Small shop (< 10K SF)	85.5%
Percent grocery-anchored	~70%
Average grocer sales PSF	~\$550

MARKET DATA – 9/30/18

NYSE Symbol	BRX
Share price (9/28/18)	\$17.51
52-week range	\$13.98 - \$19.08
Total equity capitalization	\$5.3B
Total market capitalization	\$10.3B
Dividend yield	6.4%
Indicated annual dividend	\$1.12

TOP TENANTS BY ABR

RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Ahold	Publix	Burlington	Albertsons	Walmart	ROSS DRESS FOR LESS	LAIFITNESS	TOP 10
STORES	87	57	139	24	31	22	20	20	32	14	446
% OF ABR	3.3%	2.9%	1.8%	1.5%	1.4%	1.3%	1.3%	1.2%	1.1%	1.1%	16.9%



TOP MARKETS BY ABR

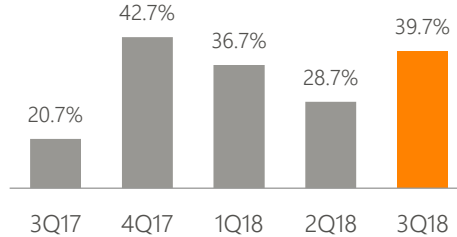
New York	7.3%
Philadelphia	6.2%
Houston	5.2%
Chicago	4.5%
Dallas	4.5%
Atlanta	4.1%
Los Angeles	3.6%
Tampa	3.0%
Cincinnati	2.4%
Miami	2.0%

3Q 2018 HIGHLIGHTS

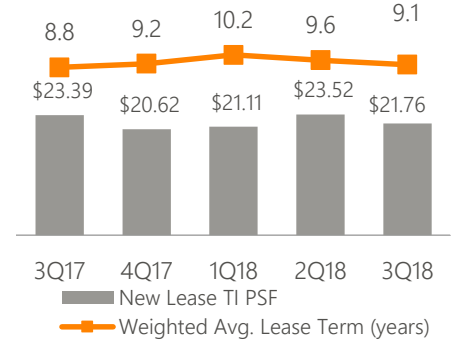
ABR PSF Trajectory



New Lease Rent Spreads (comparable only)



Stable TIs / Duration



Delivering Reinvestment Value Now

\$93M delivered YTD at 10% incremental returns
~\$60M of value creation

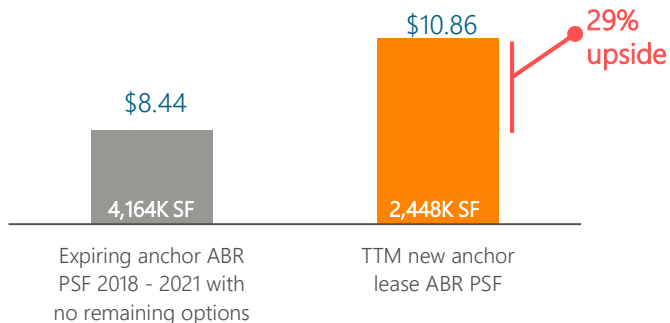
Prudent Capital Allocation

\$776M of dispositions YTD
\$562M of debt reduction YTD
\$82M of share repurchases YTD

Visible Tailwinds

310bps spread between leased and billed occupancy, widest since IPO
\$44M record level of leases signed but not yet commenced

SIGNIFICANT REVENUE GROWTH OPPORTUNITY



FINANCIAL HIGHLIGHTS – 3 MONTHS ENDED 9/30/18

NAREIT FFO per Share	\$0.42
Same Property NOI	1.2%
NOI Margin	73.1%
Fixed Charge Coverage	3.5x
Net Principal Debt to Cash Adjusted EBITDA	6.5x

This presentation 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, 2017 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.