

BRIXMOR AT A GLANCE

FOURTH QUARTER 2016

As of 12/31/16

BRIXMOR[®]
Property Group



KEY INVESTMENT CONSIDERATIONS

- **Second largest open air retail landlord** in the US by GLA
- **National, geographically diversified portfolio**
- **Highly productive tenancy** including grocers, value-oriented retailers and service providers
- **Average grocer sales of \$559 PSF**, 42% above the national average
- **Strong embedded internal growth profile**
- **Attractive dividend yield**

PROPERTY PERFORMANCE HIGHLIGHTS

OCCUPANCY

Small shop occupancy increased **80** basis points year-over-year

LEASING

7.9M SF of new and renewal leases executed TTM
New and renewal lease comparable spreads of **16.5%** TTM

NAREIT FFO

Increased NAREIT FFO by **7%** year-over-year, excluding non-cash GAAP rental adjustments and lease termination fees, in TTM

PORTFOLIO AND INVESTMENT ACTIVITY

16 active anchor space repositioning projects; **28** completed YTD
7 active outparcel development projects; **12** completed YTD
9 active redevelopment projects; **1** completed YTD
1 active new development project

EMBEDDED INTERNAL GROWTH OPPORTUNITIES

New lease ABR/SF of **\$15.07** in TTM
26% above 2017-2020 expiring in-place ABR/SF

INVESTOR RELATIONS CONTACT

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BRX
LISTED
NYSE

PORTFOLIO QUICK FACTS

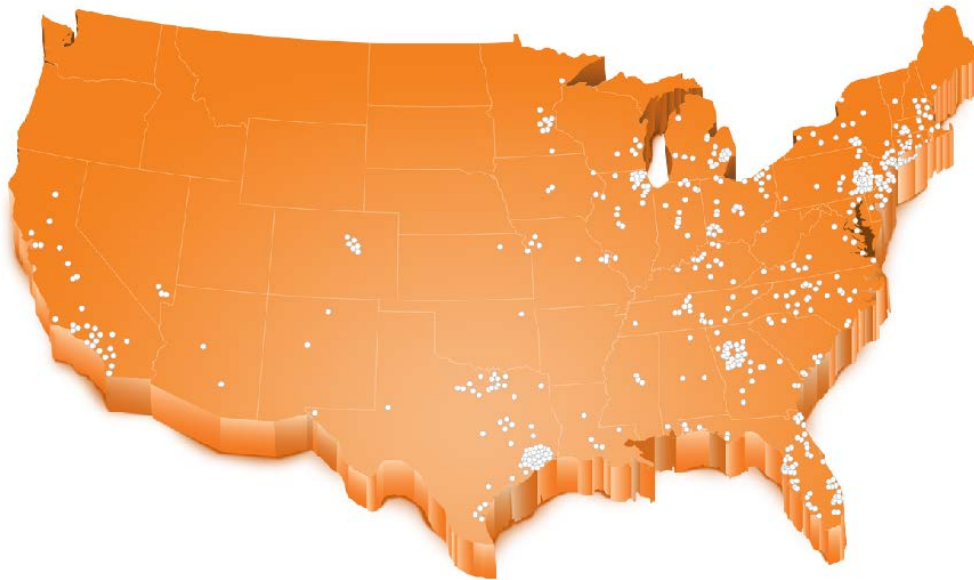
Number of Properties	512
GLA	86M SF
Percent Leased	92.8%
TTM New & Renewal Spreads	16.5%
Average Population Density	190,000
Number of Households	71,000
Average Household Income	\$82,000
Median Household Income	\$62,000

MARKET DATA – 12/31/16

NYSE Symbol	BRX
Share Price (12/31/16)	\$24.42
52-Week Range	\$21.10 - \$28.96
Total Equity Capitalization	\$7.4B
Total Market Capitalization	\$13.2B
Dividend Yield	4.3%
Indicated Annual Dividend	\$1.04

TOP TENANTS BY ABR

RETAILER	STORES	% OF ABR
Kroger	71	3.3%
T.J. Maxx	94	3.2%
DOLLAR TREE	168	2.0%
Publix	39	1.8%
Walmart	28	1.7%
Ahold	29	1.7%
Albertsons	23	1.5%
Burlington	20	1.2%
BED BATH & BEYOND	30	1.0%
BIG LOTS	46	1.0%
TOP 10	548	18.4%



TOP MARKETS BY ABR

New York	6.7%
Philadelphia	5.9%
Houston	4.9%
Chicago	4.8%
Dallas	4.6%
Atlanta	3.8%
Los Angeles	3.1%
Tampa	3.0%
Cincinnati	2.2%
Miami	1.9%

GROWTH DRIVERS

BELOW-MARKET IN-PLACE RENTS

Expected positive rent spreads from below-market in-place rents

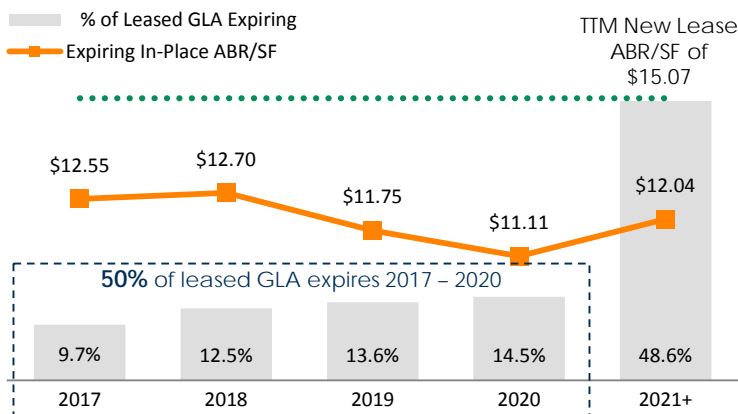
OCCUPANCY INCREASES

Anticipated occupancy increases, especially across small shop space

ANCHOR SPACE REPOSITIONING / REDEVELOPMENT

Substantial embedded opportunities

LEASE EXPIRATION SCHEDULE



FINANCIAL HIGHLIGHTS

	12 MONTHS ENDED 12/31/16
NAREIT FFO per Share	\$2.07
Same Property NOI	2.5%
NOI Margin	73.9%
Fixed Charge Coverage	3.6x
Net Debt to 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, 2016 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.