

BRIXMOR AT A GLANCE

SECOND QUARTER 2017

As of 6/30/17

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 ~\$550 PSF**, 36% 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

1.9M SF of new and renewal leases executed
New and renewal lease comparable spreads of **16.8%**

NAREIT FFO

Increased NAREIT FFO **3.6%** year-over-year, excluding non-cash GAAP adjustments and lease termination fees

PORTFOLIO AND INVESTMENT ACTIVITY

21 active anchor space repositioning projects; **6** completed YTD
6 active outparcel development projects; **5** completed YTD
12 active redevelopment projects
1 active new development project

EMBEDDED INTERNAL GROWTH OPPORTUNITIES

New lease ABR/SF of **\$16.51**
37% above 2017-2020 expiring ABR PSF

INVESTOR RELATIONS CONTACT

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PORTFOLIO QUICK FACTS

Number of Properties	507
GLA	85M SF
Percent Leased	92.0%
TTM New & Renewal Spreads	16.8%

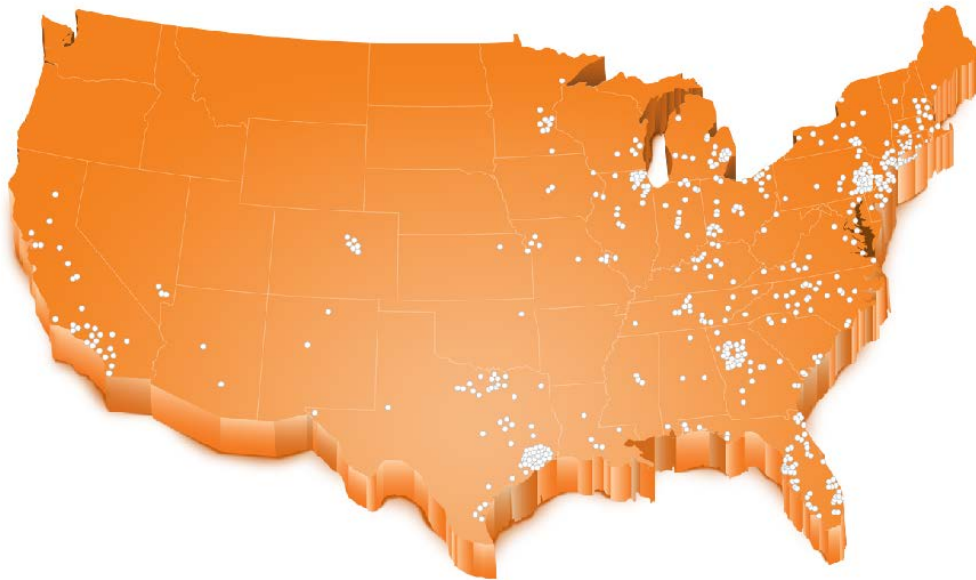
MARKET DATA – 6/30/17

NYSE Symbol	BRX
Share Price (6/30/17)	\$17.88
52-Week Range	\$17.58 - \$28.96
Total Equity Capitalization	\$5.5B
Total Market Capitalization	\$11.1B
Dividend Yield	5.8%
Indicated Annual Dividend	\$1.04

TOP TENANTS BY ABR

RETAILER	STORES	% OF ABR
	68	3.2%
	92	3.2%
	166	2.0%
	38	1.7%
	29	1.7%
	26	1.5%
	22	1.4%
	22	1.3%
	32	1.0%
	30	1.0%
TOP 10	525	18.0%

BRX
LISTED
NYSE



TOP MARKETS BY ABR

New York	6.8%
Philadelphia	5.9%
Houston	4.9%
Chicago	4.6%
Dallas	4.5%
Atlanta	3.9%
Los Angeles	3.1%
Tampa	2.9%
Cincinnati	2.2%
Miami	1.9%

GROWTH DRIVERS

BELOW-MARKET IN-PLACE RENTS

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

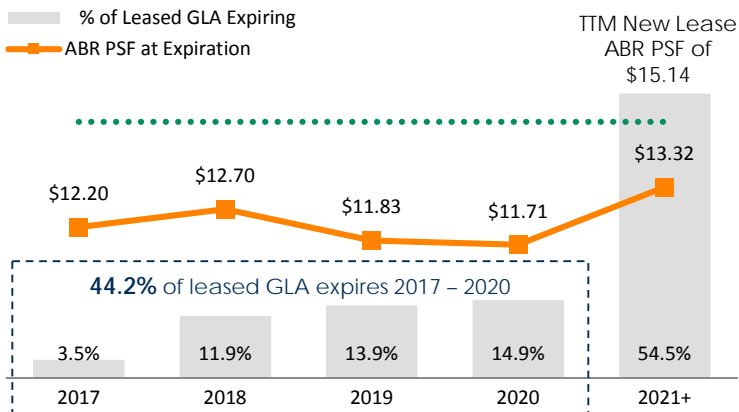
OCCUPANCY INCREASES

Anticipated occupancy increases, especially across small shop space

REINVESTMENT

Substantial embedded opportunities

LEASE EXPIRATION SCHEDULE



FINANCIAL HIGHLIGHTS

	3 MONTHS ENDED 6/30/17
NAREIT FFO per Share	\$0.53
Same Property NOI	1.3%
NOI Margin	74.3%
Fixed Charge Coverage	3.5x
Net Principal Debt to Adjusted EBITDA	6.4x

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