

BRIXMOR[®] AT A GLANCE

FOURTH QUARTER 2017

As of 12/31/17



KEY INVESTMENT CONSIDERATIONS

- One of the largest open air retail landlords in the US
- 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 – 4Q17

LEASING

2.3M SF of new and renewal leases executed at comparable rent spreads of 16.0%

FFO PER DILUTED SHARE

Grew FFO per diluted share 1.1% year over-year, excluding non-cash GAAP adjustments and lease termination fees

PORTFOLIO AND INVESTMENT ACTIVITY

23 active anchor space repositioning projects; 15 completed YTD
 9 active outparcel development projects; 7 completed YTD
 14 active redevelopment projects; 4 completed YTD
 \$408M of dispositions completed in 2017
 \$190M of acquisitions completed in 2017

EMBEDDED INTERNAL GROWTH OPPORTUNITIES

TTM new lease ABR PSF of \$16.00
 32% above 2018-2021 expiring ABR PSF

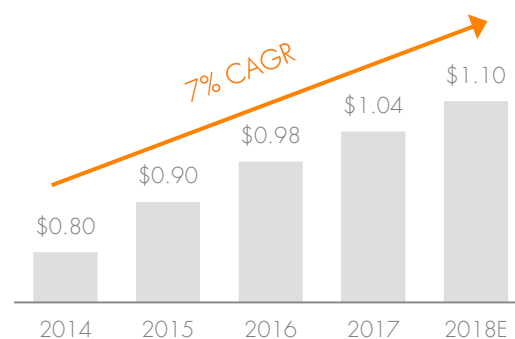
PORTFOLIO QUICK FACTS

Number of shopping centers	486
GLA	83M SF
Percent leased	92.2%
TTM New & Renewal Spreads	15.5%

MARKET DATA – 12/31/17

NYSE Symbol	BRX
Share Price (12/31/17)	\$18.66
52-Week Range	\$17.47 - \$25.29
Total Equity Capitalization	\$5.7B
Total Market Capitalization	\$11.2B
Dividend Yield	5.9%
Indicated Annual Dividend	\$1.10

ANNUAL DIVIDEND GROWTH



TOP TENANTS BY ABR

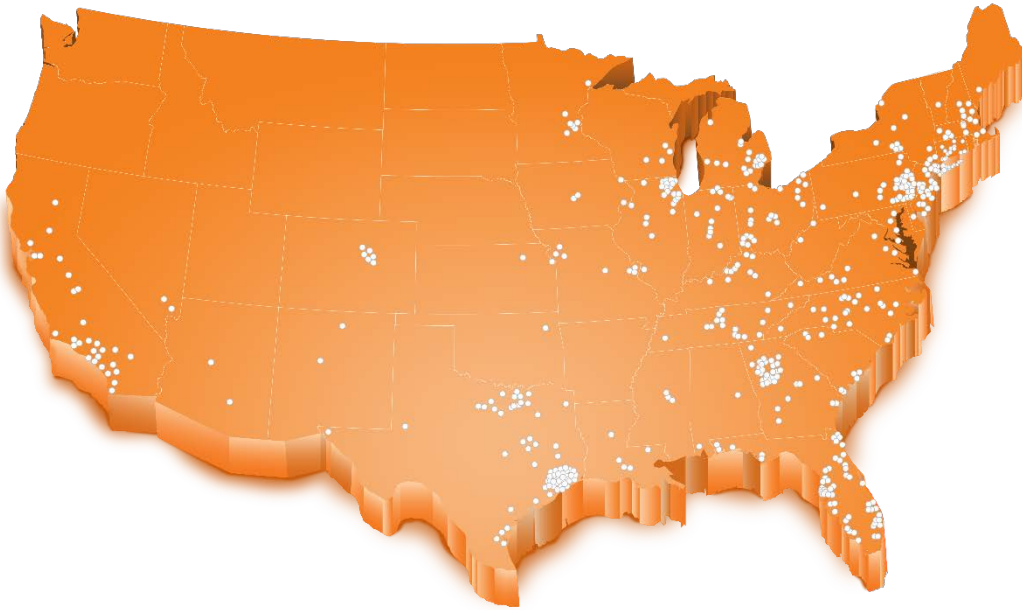
RETAILER	T.J. Maxx	Kroger	DOLLAR TREE	Publix	Walmart*	Ahold	Burlington	Albertsons	ROSS DRESS FOR LESS	BED BATH & BEYOND	TOP 10
STORES	90	65	155	37	25	24	23	21	35	33	508
% OF ABR	3.2%	3.1%	1.9%	1.7%	1.4%	1.4%	1.4%	1.3%	1.1%	1.1%	17.6%



INVESTOR RELATIONS CONTACT

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TOP MARKETS BY ABR

New York	6.9%
Philadelphia	5.8%
Houston	5.1%
Dallas	4.6%
Chicago	4.4%
Atlanta	3.9%
Los Angeles	3.3%
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

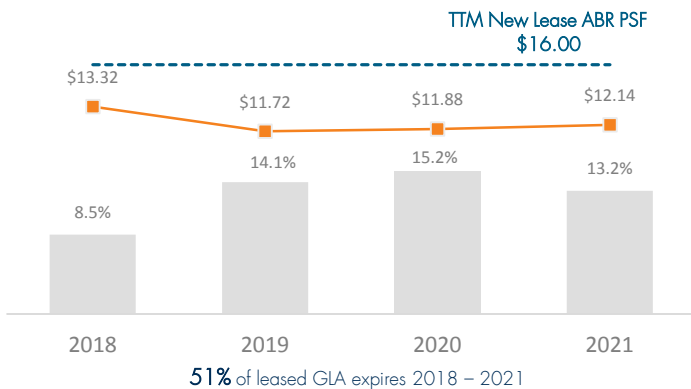
OCCUPANCY INCREASES

Anticipated occupancy increases, especially across small shop space

REINVESTMENT

Substantial embedded opportunities

LEASE EXPIRATION SCHEDULE



FINANCIAL HIGHLIGHTS

	3 MONTHS ENDED 12/31/17
NAREIT FFO per Share	\$0.52
Same Property NOI	3.6%
NOI Margin	74.1%
Fixed Charge Coverage	3.6x
Net Principal Debt to Cash Adjusted EBITDA	6.8x

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.