

BRIXMOR®

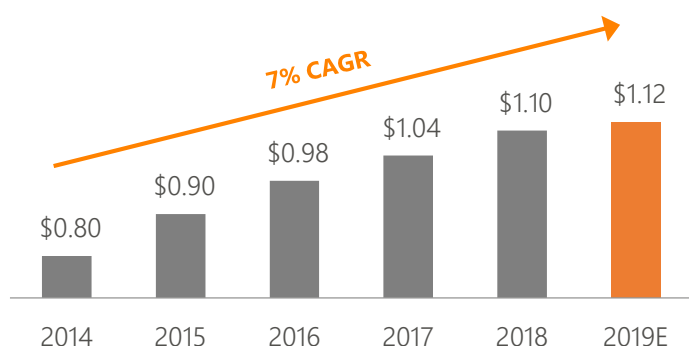
FOURTH QUARTER 2018

As of 12/31/18

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	425
GLA	74M SF
Avg. shopping center size	173K SF
Percent leased	91.9%
Anchors (≥ 10K SF)	94.6%
Small shop (< 10K SF)	85.7%
Percent grocery-anchored	~70%
Average grocer sales PSF	~\$565

MARKET DATA – 12/31/18

NYSE Symbol	BRX
Share price (12/31/18)	\$14.69
52-week range	\$13.98 - \$18.73
Total equity capitalization	\$4.4B
Total market capitalization	\$9.2B
Dividend yield	7.6%
Indicated annual dividend	\$1.12

TOP TENANTS BY ABR

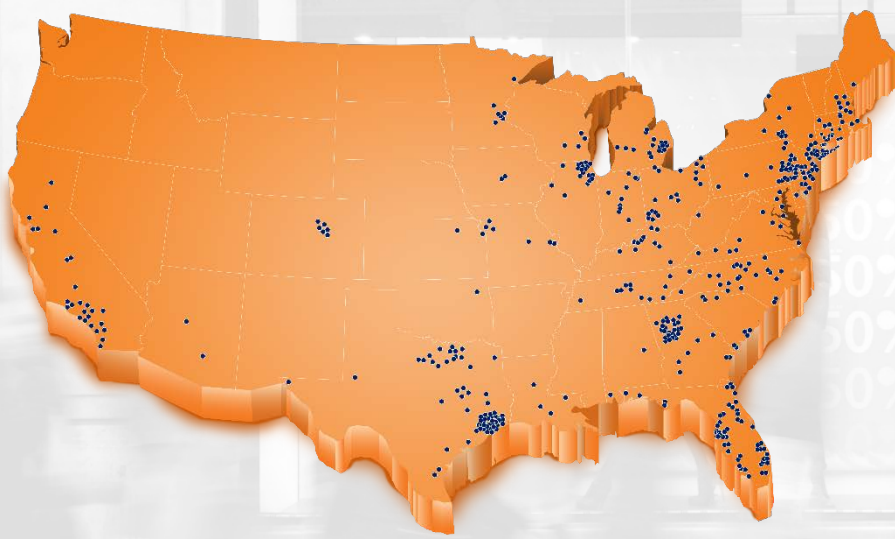
RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Durlington	Publix	Albertsons	Ahold	LAIFITNESS	ROSS DRESS FOR LESS	Walmart	TOP 10
STORES	86	54	133	23	30	20	21	15	32	19	433
% OF ABR	3.3%	2.9%	1.8%	1.4%	1.4%	1.4%	1.3%	1.2%	1.1%	1.1%	16.9%



INVESTOR RELATIONS CONTACT

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TOP MARKETS BY ABR

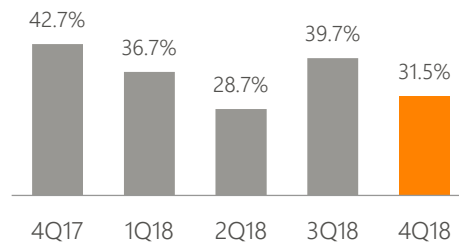
New York	7.6%
Philadelphia	6.5%
Houston	5.1%
Dallas	4.7%
Chicago	4.6%
Atlanta	4.2%
Los Angeles	3.7%
Tampa	2.9%
Cincinnati	2.4%
Miami	2.0%

4Q 2018 HIGHLIGHTS

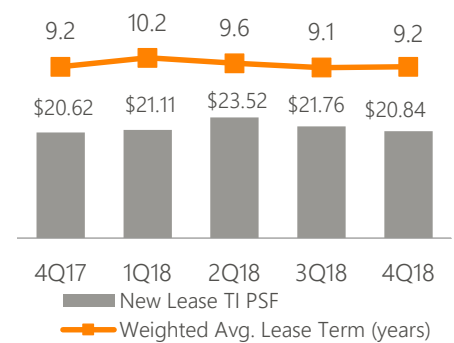
ABR PSF Trajectory



New Lease Rent Spreads (comparable only)



Stable TIs / Duration



Delivering Reinvestment Value Now

\$131M delivered in 2018 at **9%** incremental returns
 ~**\$74M** of value creation

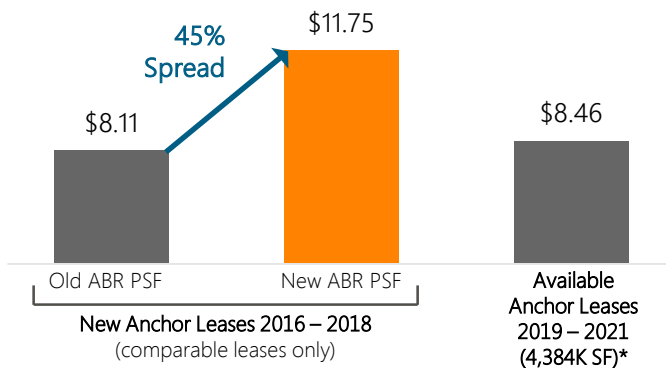
Prudent Capital Allocation in 2018

\$989M of dispositions
\$775M of debt reduction
\$105M of share repurchases

Visible Tailwinds

350bps spread between leased and billed occupancy, widest since IPO
\$47M record level of ABR in leases signed but not yet commenced

SIGNIFICANT REVENUE GROWTH OPPORTUNITY



FINANCIAL HIGHLIGHTS – 12 MONTHS ENDED 12/31/18

NAREIT FFO per Share	\$1.85
Same Property NOI	1.1%
NOI Margin	72.9%
Fixed Charge Coverage	3.9x
Net Principal Debt to Cash Adjusted EBITDA	6.5x

*Includes expiring anchor leases with no remaining options as well as Kmart boxes rejected in bankruptcy in October 2018 net of executed backfills.

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 sections entitled "Forward-Looking Statements" and "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2018, 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 release 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.