

BRIXMOR®

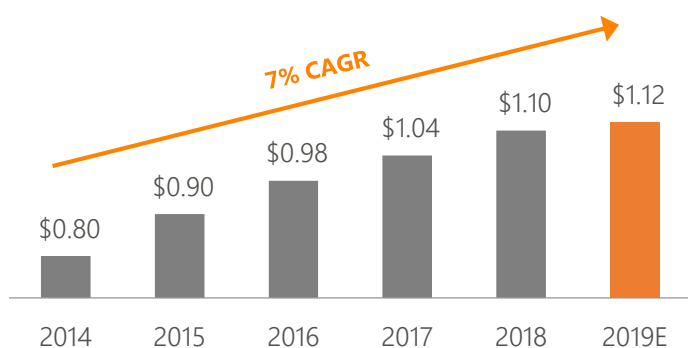
SECOND QUARTER 2019

As of 6/30/19

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



TOP TENANTS BY ABR

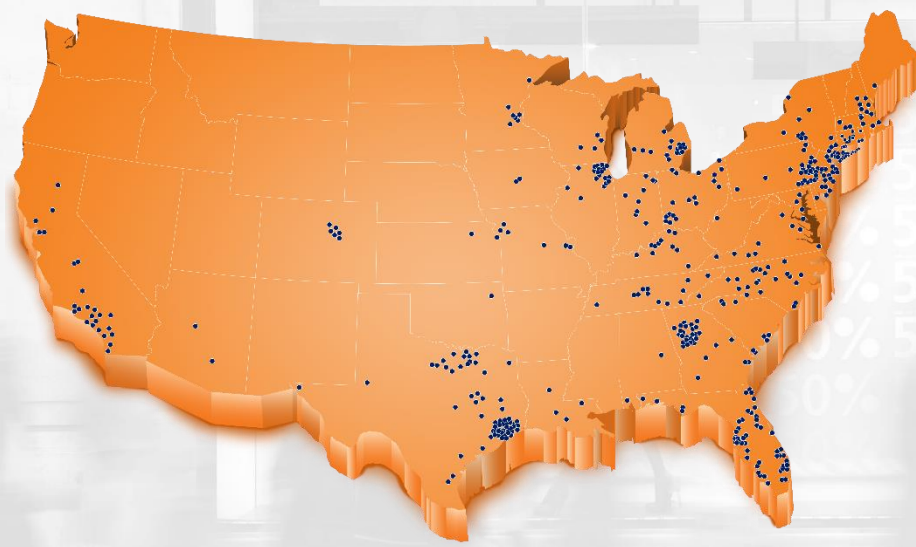
RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Publix.	Ahold	Burlington	Albertsons	LAIFITNESS.	ROSS DRESS FOR LESS	BED BATH & BEYOND	TOP 10
STORES	88	53	132	29	21	21	17	15	35	32	443
% OF ABR	3.4%	2.9%	1.8%	1.4%	1.3%	1.3%	1.2%	1.2%	1.2%	1.1%	16.8%

PORTFOLIO QUICK FACTS

Number of shopping centers	421
GLA	73M SF
Avg. shopping center size	174K SF
Percent leased	91.5%
Anchors (≥ 10K SF)	94.2%
Small shop (< 10K SF)	85.3%
Percent grocery-anchored	67%
Average grocer sales PSF	~\$560

MARKET DATA – 6/30/19

NYSE Symbol	BRX
Share price (6/28/19)	\$17.88
52-week range	\$14.17 - \$18.59
Total equity capitalization	\$5.3B
Total market capitalization	\$10.2B
Dividend yield	6.3%



TOP MARKETS BY ABR

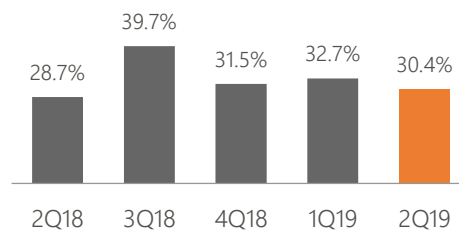
New York	7.6%
Philadelphia	6.8%
Houston	5.3%
Dallas	4.6%
Chicago	4.6%
Atlanta	4.1%
Los Angeles	3.7%
Tampa	2.7%
Cincinnati	2.4%
Miami	2.0%

2Q19 HIGHLIGHTS

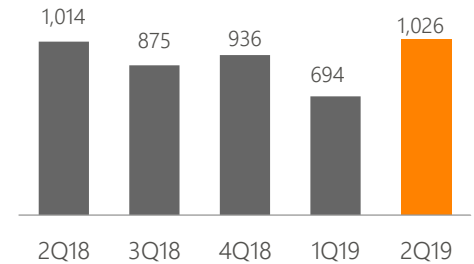
ABR PSF Trajectory



New Lease Rent Spreads (comparable only)



New Lease Volume (K SF)



Delivering Reinvestment Value Now

\$50M delivered YTD at **9%** incremental returns

~**\$28M** of value creation

\$415M in process at **10%** incremental returns

~**\$277M** of value creation

Visible Tailwinds

400bps spread between leased and billed occupancy, widest since IPO

\$51M record level of ABR in leases signed but not yet commenced

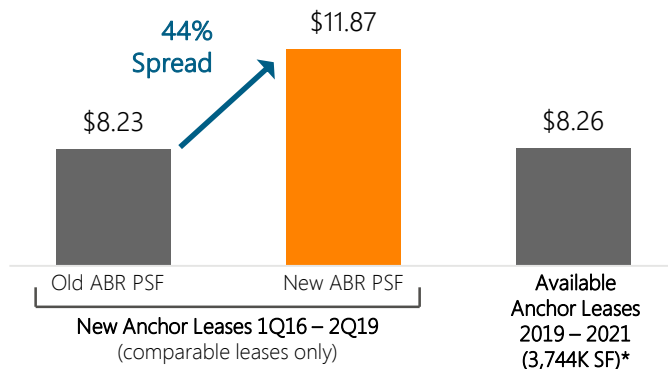
Prudent Capital Allocation

\$98M of dispositions YTD

\$78M of acquisitions YTD

Continued accretive capital reinvestment, debt reduction and share repurchases

SIGNIFICANT REVENUE GROWTH OPPORTUNITY



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

FINANCIAL HIGHLIGHTS – 3 MONTHS ENDED 6/30/19

NAREIT FFO per Share	\$0.48
Same Property NOI	1.8%
NOI Margin	74.1%
Fixed Charge Coverage	4.0x
Net Principal Debt to Adjusted EBITDA	6.4x

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.