

BRIXMOR®

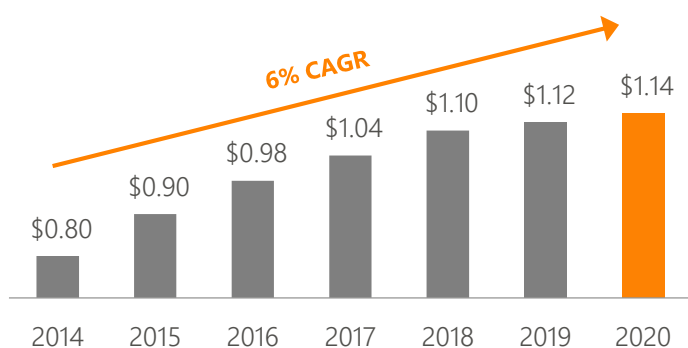
THIRD QUARTER 2019

As of 9/30/19

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
- Prioritizing well-being of our stakeholders to deliver long-term sustainable growth

ANNUAL DIVIDEND GROWTH



TOP TENANTS BY ABR

RETAILER	TJ-maxx	Kroger	DOLLAR TREE	Publix.	Ahold	Burlington	ROSS DRESS FOR LESS	Albersons	LAIFITNESS.	BED BATH & BEYOND	TOP 10
STORES	89	52	127	29	21	21	35	17	14	32	437
% OF ABR	3.5%	2.8%	1.8%	1.4%	1.4%	1.3%	1.3%	1.2%	1.2%	1.1%	17.0%

PORTFOLIO QUICK FACTS

Number of shopping centers	409
GLA	72M SF
Avg. shopping center size	175K SF
Percent leased	91.9%
Anchors (≥ 10K SF)	94.7%
Small shop (< 10K SF)	85.6%
Percent grocery-anchored	68%
Average grocer sales PSF	~\$560

MARKET DATA – 9/30/19

NYSE Symbol	BRX
Share price (9/30/19)	\$20.29
52-week range	\$14.17 - \$20.29
Total equity capitalization	\$6.0B
Total market capitalization	\$10.9B
Dividend yield	5.5%

TOP MARKETS BY ABR

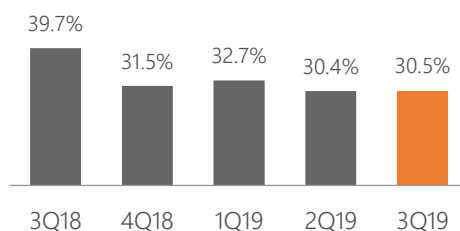
New York	7.8%
Philadelphia	6.8%
Houston	5.3%
Dallas	4.6%
Chicago	4.5%
Atlanta	4.0%
Los Angeles	3.7%
Tampa	2.7%
Cincinnati	2.4%
Miami	2.1%

3Q19 HIGHLIGHTS

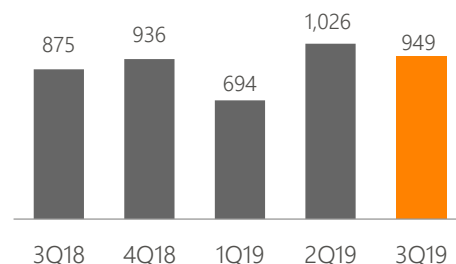
ABR PSF Trajectory



New Lease Rent Spreads (comparable only)



New Lease Volume (K SF)



Delivering Reinvestment Value Now

\$119M delivered YTD at **10%** incremental returns

>\$79M of value creation

\$414M in process at **9%** incremental returns

>\$200M of value creation

Visible Tailwinds

330bps spread between leased and billed occupancy

\$48M of ABR in leases signed but not yet commenced

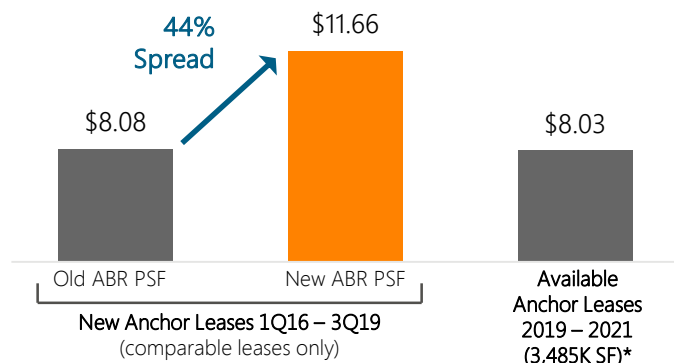
Prudent Capital Allocation

\$249M of dispositions YTD

\$79M of acquisitions YTD

\$15M of stock repurchases YTD

SIGNIFICANT REVENUE GROWTH OPPORTUNITY



FINANCIAL HIGHLIGHTS – 3 MONTHS ENDED 9/30/19

NAREIT FFO per Share	\$0.49
Same Property NOI	4.4%
NOI Margin	74.0%
Fixed Charge Coverage	4.1x
Net Principal Debt to Adjusted EBITDA	6.2x

*Includes expiring anchor spaces with no remaining options as well as vacant Kmart space including boxes rejected in bankruptcy 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.