

# Supplemental Disclosure

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Quarter ended March 31, 2025



100 Park Avenue : New York, NY 10017 : 800.468.7526

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**FOR IMMEDIATE RELEASE**

CONTACT:  
Stacy Slater  
Senior Vice President, Investor Relations  
800.468.7526  
[stacy.slater@brixmor.com](mailto:stacy.slater@brixmor.com)

**BRIXMOR PROPERTY GROUP REPORTS FIRST QUARTER 2025 RESULTS**

**NEW YORK, April 28, 2025** - Brixmor Property Group Inc. (NYSE: BRX) ("Brixmor" or the "Company") announced today its operating results for the three months ended March 31, 2025. For the three months ended March 31, 2025 and 2024, net income attributable to Brixmor Property Group Inc. was \$0.23 per diluted share and \$0.29 per diluted share, respectively.

Key highlights for the three months ended March 31, 2025 include:

- Executed 1.3 million square feet of new and renewal leases, with rent spreads on comparable space of 20.5%, including 0.5 million square feet of new leases, with rent spreads on comparable space of 47.5%
- Realized total leased occupancy of 94.1%, anchor leased occupancy of 95.7%, and small shop leased occupancy of 90.8%
  - Commenced \$13.9 million of annualized base rent
  - Leased to billed occupancy spread totaled 410 basis points
  - Total signed but not yet commenced new lease population represented 2.9 million square feet and \$60.4 million of annualized base rent
- Reported an increase in same property NOI of 2.8%, including a contribution from base rent of 410 basis points
- Reported Nareit FFO of \$171.1 million, or \$0.56 per diluted share
- Stabilized \$27.5 million of reinvestment projects at an average incremental NOI yield of 11%, with the in process reinvestment pipeline totaling \$390.9 million at an expected average incremental NOI yield of 10%
- Completed \$3.1 million of acquisitions and \$22.8 million of dispositions
- Issued \$400.0 million of 5.200% Senior Notes due 2032

Subsequent events:

- Affirmed previously provided Nareit FFO per diluted share and same property NOI growth expectations for 2025
- Amended and restated \$1.75 billion unsecured credit facilities
- Completed \$18.4 million of dispositions

"Our value-add business plan continued to deliver on all fronts, with record in-place ABR per square foot, robust new and renewal lease rent spreads, accretive reinvestment deliveries, and strong bottom line growth," commented James Taylor, Chief Executive Officer. "Importantly, our strong forward leasing and reinvestment pipelines, coupled with our attractive rent basis, position us to continue to outperform, even through additional market disruption."

**FINANCIAL HIGHLIGHTS**

***Net Income Attributable to Brixmor Property Group Inc.***

- For the three months ended March 31, 2025 and 2024, net income attributable to Brixmor Property Group Inc. was \$69.7 million, or \$0.23 per diluted share, and \$88.9 million, or \$0.29 per diluted share, respectively.



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#### **Nareit FFO**

- For the three months ended March 31, 2025 and 2024, Nareit FFO was \$171.1 million, or \$0.56 per diluted share, and \$163.4 million, or \$0.54 per diluted share, respectively.

#### **Same Property NOI Performance**

- For the three months ended March 31, 2025, the Company reported an increase in same property NOI of 2.8% versus the comparable 2024 period.

#### **Dividend**

- The Company's Board of Directors declared a quarterly cash dividend of \$0.2875 per common share (equivalent to \$1.15 per annum). The dividend is payable on July 15, 2025 to stockholders of record on July 2, 2025.

### **PORTFOLIO AND INVESTMENT ACTIVITY**

#### **Value Enhancing Reinvestment Opportunities**

- During the three months ended March 31, 2025, the Company stabilized six value enhancing reinvestment projects with a total aggregate net cost of approximately \$27.5 million at an average incremental NOI yield of 11% and added eight new reinvestment projects to its in process pipeline. Projects added include one anchor space repositioning project, five outparcel development projects, and two redevelopment projects, with a total aggregate net estimated cost of approximately \$30.3 million at an expected average incremental NOI yield of 12%.
- At March 31, 2025, the value enhancing reinvestment in process pipeline was comprised of 37 projects with an aggregate net estimated cost of approximately \$390.9 million at an expected average incremental NOI yield of 10%. The in process pipeline includes 14 anchor space repositioning projects with an aggregate net estimated cost of approximately \$66.7 million at an expected incremental NOI yield of 7% - 14%; eight outparcel development projects with an aggregate net estimated cost of approximately \$5.8 million at an expected average incremental NOI yield of 23%; and 15 redevelopment projects with an aggregate net estimated cost of approximately \$318.4 million at an expected average incremental NOI yield of 9%.
- An in-depth review of an anchor space repositioning project which highlights the Company's reinvestment capabilities, Parkway Plaza (New York-Newark-Jersey City, NY-NJ CBSA), can be found at this link: <https://www.brixmor.com/blog/creating-value-in-nassau-county>.
- Follow Brixmor on LinkedIn for video updates on reinvestment projects at <https://www.linkedin.com/company/brixmor>.

#### **Acquisitions**

- During the three months ended March 31, 2025, the Company acquired one land parcel at an existing property for \$3.1 million.

#### **Dispositions**

- During the three months ended March 31, 2025, the Company generated approximately \$22.8 million of gross proceeds on the disposition of two shopping centers, as well as two partial properties.
- Subsequent to March 31, 2025, the Company generated approximately \$18.4 million of gross proceeds on the disposition of two partial properties.

### **CAPITAL STRUCTURE**

- On March 4, 2025, the Company's operating partnership, Brixmor Operating Partnership LP (the "Operating Partnership"), issued \$400.0 million aggregate principal amount of 5.200% Senior Notes due 2032. Proceeds were utilized for general corporate purposes, including the repayment of outstanding indebtedness under its unsecured revolving credit facility.



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- At March 31, 2025, the Company had \$1.4 billion in liquidity.
- At March 31, 2025, the Company's net principal debt to adjusted EBITDA, current quarter annualized was 5.5x and net principal debt to adjusted EBITDA, trailing twelve months was 5.7x.
- On April 24, 2025, the Company's Operating Partnership amended and restated its unsecured revolving credit facility and term loan (the "Facilities"), extending the maturities and lowering the pricing of the Facilities. The amendments provide for (i) revolving loan commitments of \$1.25 billion (the "Revolving Facility") scheduled to mature on April 30, 2029 (extending the prior maturity date from June 30, 2026) and (ii) a continuation of the existing \$500 Million term loan scheduled to mature on April 30, 2030 (extending the prior maturity date from July 26, 2027) (the "Term Loan Facility"). The Revolving Facility includes two six-month maturity extension options, the exercise of which is subject to customary conditions and the payment of a fee on the extended commitments.
  - The interest rate applicable to the Revolving Facility was lowered (for the margins based on the Operating Partnership's current credit ratings), to SOFR plus 85 basis points from an adjusted SOFR plus 85 basis points and the interest rate applicable to the Term Loan Facility was lowered (for the margins based on the Operating Partnership's current credit ratings), to SOFR plus 95 basis points from an adjusted SOFR plus 95 basis points. The Facilities also provide the Company with the ability to obtain more favorable pricing in certain circumstances when the Company's leverage ratio meets defined targets.

#### **GUIDANCE**

- The Company affirmed its previously provided Nareit FFO per diluted share expectations for 2025 of \$2.19 - \$2.24 and same property NOI growth expectations for 2025 of 3.50% - 4.50%.
  - Revenues deemed uncollectible is expected to total 75 - 110 bps of total expected revenues in 2025.
  - 2025 expectations do not include any additional items that impact FFO comparability, which include transaction expenses, net and gain or loss on extinguishment of debt, net, or any other one-time items.
- The following table provides a reconciliation of the range of the Company's 2025 estimated net income attributable to Brixmor Property Group Inc. to Nareit FFO:

| <i>(Unaudited, dollars in millions, except per share amounts)</i> | <b>2025E</b>         | <b>2025E Per Diluted Share</b> |
|-------------------------------------------------------------------|----------------------|--------------------------------|
| Net income attributable to Brixmor Property Group Inc.            | \$270 - \$285        | \$0.88 - \$0.93                |
| Depreciation and amortization related to real estate              | 406                  | 1.32                           |
| Gain on sale of real estate assets                                | (3)                  | (0.01)                         |
| <b>Nareit FFO</b>                                                 | <b>\$673 - \$688</b> | <b>\$2.19 - \$2.24</b>         |

#### **CONNECT WITH BRIXMOR**

- For additional information, please visit <https://www.brixmor.com>;
- Follow Brixmor on:
  - LinkedIn at <https://www.linkedin.com/company/brixmor>
  - Facebook at <https://www.facebook.com/Brixmor>
  - Instagram at <https://www.instagram.com/brixmorpropertygroup>; and
  - YouTube at <https://www.youtube.com/user/Brixmor>.

#### **CONFERENCE CALL AND SUPPLEMENTAL INFORMATION**

The Company will host a teleconference on Tuesday, April 29, 2025 at 10:00 AM ET. To participate, please dial 877.704.4453 (domestic) or 201.389.0920 (international) within 15 minutes of the scheduled start of the call. The teleconference can also be accessed via a live webcast at <https://www.brixmor.com> in the Investors section. A replay of the teleconference will be available through May 13, 2025 by dialing 844.512.2921



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(domestic) or 412.317.6671 (international) (Passcode: 13751948) or via the web through April 29, 2026 at <https://www.brixmor.com> in the Investors section.

The Company's Supplemental Disclosure will be posted at <https://www.brixmor.com> in the Investors section. These materials are also available to all interested parties upon request to the Company at [investorrelations@brixmor.com](mailto:investorrelations@brixmor.com) or 800.468.7526.

## **NON-GAAP PERFORMANCE MEASURES**

The Company presents the non-GAAP performance measures set forth below. These measures should not be considered as alternatives to, or more meaningful than, net income (calculated in accordance with GAAP) or other GAAP financial measures, as an indicator of financial performance and are not alternatives to, or more meaningful than, cash flow from operating activities (calculated in accordance with GAAP) as a measure of liquidity. Non-GAAP performance measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental financial results to those calculated in accordance with GAAP. The Company's computation of these non-GAAP performance measures may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to similarly titled measures presented by such other REITs. Investors are cautioned that items excluded from these non-GAAP performance measures are relevant to understanding and addressing financial performance. A reconciliation of net income to these non-GAAP performance measures is presented in the attached tables.

### ***Nareit FFO***

Nareit FFO is a supplemental, non-GAAP performance measure utilized to evaluate the operating and financial performance of real estate companies. Nareit defines FFO as net income (calculated in accordance with GAAP) excluding (i) depreciation and amortization related to real estate, (ii) gains and losses from the sale of certain real estate assets, (iii) gains and losses from change in control, (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity and (v) after adjustments for unconsolidated joint ventures calculated to reflect FFO on the same basis. Considering the nature of its business as a real estate owner and operator, the Company believes that Nareit FFO is useful to investors in measuring its operating and financial performance because the definition excludes items included in net income (calculated in accordance with GAAP) that do not relate to or are not indicative of the Company's operating and financial performance, such as depreciation and amortization related to real estate, and items which can make periodic and peer analyses of operating and financial performance more difficult, such as gains and losses from the sale of certain real estate assets and impairment write-downs of certain real estate assets.

### ***Same Property NOI***

Same property NOI is a supplemental, non-GAAP performance measure utilized to evaluate the operating performance of real estate companies. Same property NOI is calculated (using properties owned for the entirety of both periods and excluding properties under development and completed new development properties that have been stabilized for less than one year) as total property revenues (base rent, expense reimbursements, adjustments for revenues deemed uncollectible, ancillary and other rental income, percentage rents, and other revenues) less direct property operating expenses (operating costs and real estate taxes). Same property NOI excludes (i) lease termination fees, (ii) straight-line rental income, net, (iii) accretion of below-market leases, net of amortization of above-market leases and tenant inducements, (iv) straight-line ground rent expense, net, (v) income or expense associated with the Company's captive insurance company, (vi) depreciation and amortization, (vii) impairment of real estate assets, (viii) general and administrative expense, and (ix) other income and expense (including interest expense and gain on sale of real estate assets). Considering the nature of its business as a real estate owner and operator, the Company believes that NOI is useful to investors in measuring the operating performance of its portfolio because the definition excludes various items included in net income that do not relate to, or are not indicative of, the operating performance of the Company's properties, such as lease termination fees, straight-line rental income, net, income or expense associated with the Company's captive insurance company, accretion of below-market leases, net of amortization of above-market leases and tenant inducements, straight-line ground rent expense, net,



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depreciation and amortization, impairment of real estate assets, general and administrative expense, and other income and expense (including interest expense and gain on sale of real estate assets). The Company believes that same property NOI is also useful to investors because it further eliminates disparities in NOI by only including NOI of properties owned for the entirety of both periods presented and excluding properties under development and completed new development properties that have been stabilized for less than one year and therefore provides a more consistent metric for comparing the operating performance of the Company's real estate between periods.

***Net Principal Debt to Adjusted EBITDA, current quarter annualized & Net Principal Debt to Adjusted EBITDA, trailing twelve months***

Net principal debt to adjusted EBITDA, current quarter annualized and net principal debt to adjusted EBITDA, trailing twelve months are supplemental non-GAAP measures utilized to evaluate the performance of real estate companies in relation to outstanding debt. Net principal debt is calculated as Debt obligations, net (calculated in accordance with GAAP) excluding net unamortized premium or discount and deferred financing fees less cash, cash equivalents, and restricted cash. Adjusted EBITDA is calculated as the sum of net income (calculated in accordance with GAAP) before non-controlling interests excluding (i) interest expense, (ii) federal and state taxes, (iii) depreciation and amortization, (iv) gains and losses from the sale of certain real estate assets, (v) gains and losses from change in control, (vi) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity, (vii) gain (loss) on extinguishment of debt, net, and (viii) other items that the Company believes are not indicative of the Company's operating performance. Net principal debt to adjusted EBITDA, current quarter annualized and net principal debt to adjusted EBITDA, trailing twelve months are calculated as net principal debt divided by quarterly annualized adjusted EBITDA or trailing twelve month adjusted EBITDA, respectively. Considering the nature of its business as a real estate owner and operator, the Company believes that net principal debt to adjusted EBITDA, current quarter annualized and net principal debt to adjusted EBITDA, trailing twelve months are useful to investors in measuring its operating performance because they exclude items included in net income (calculated in accordance with GAAP) that do not relate to or are not indicative of the operating performance of the Company's real estate, are widely known and understood measures of performance, independent of a company's capital structure and items which can make periodic and peer analyses of performance more difficult, and can provide investors with a more consistent basis by which to compare the Company with its peers.

**ABOUT BRIXMOR PROPERTY GROUP**

Brixmor (NYSE: BRX) is a real estate investment trust (REIT) that owns and operates a high-quality, national portfolio of open-air shopping centers. Its 361 retail centers comprise approximately 64 million square feet of prime retail space in established trade areas. The Company strives to own and operate shopping centers that reflect Brixmor's vision "to be the center of the communities we serve" and are home to a diverse mix of thriving national, regional and local retailers. Brixmor is a proud real estate partner to over 5,000 retailers including The TJX Companies, The Kroger Co., Publix Super Markets and Ross Stores.

Brixmor announces material information to its investors in SEC filings and press releases and on public conference calls, webcasts and the "Investors" page of its website at <https://www.brixmor.com>. The Company also uses social media to communicate with its investors and the public, and the information Brixmor posts on social media may be deemed material information. Therefore, Brixmor encourages investors and others interested in the Company to review the information that it posts on its website and on its social media channels.

**SAFE HARBOR LANGUAGE**

This press release 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 our expectations regarding the performance of our business, our financial results, our 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," "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. Accordingly, there are or will be important factors that could



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cause actual outcomes or results to differ materially from those indicated in these statements. We believe these factors include, but are not limited to, those described under the sections entitled "Forward-Looking Statements" and "Risk Factors" in our Form 10-K for the year ended December 31, 2024, as such factors may be updated from time to time in our periodic filings with the Securities and Exchange Commission (the "SEC"), which are accessible on the SEC's website at <https://www.sec.gov>. These factors include (1) changes in national, regional, and local economies, due to global events such as international military conflicts, international trade disputes, a foreign debt crisis, foreign currency volatility, or due to domestic issues, such as government policies and regulations, tariffs, energy prices, market dynamics, general economic contractions, rising interest rates, inflation, unemployment, or limited growth in consumer income or spending; (2) local real estate market conditions, including an oversupply of space in, or a reduction in demand for, properties similar to those in our Portfolio (defined hereafter); (3) competition from other available properties and e-commerce; (4) disruption and/or consolidation in the retail sector, the financial stability of our tenants, and the overall financial condition of large retailing companies, including their ability to pay rent and/or expense reimbursements that are due to us; (5) in the case of percentage rents, the sales volumes of our tenants; (6) increases in property operating expenses, including common area expenses, utilities, insurance, and real estate taxes, which are relatively inflexible and generally do not decrease if revenue or occupancy decrease; (7) increases in the costs to repair, renovate, and re-lease space; (8) earthquakes, wildfires, tornadoes, hurricanes, damage from rising sea levels due to climate change, other natural disasters, epidemics and/or pandemics, civil unrest, terrorist acts, or acts of war, any of which may result in uninsured or underinsured losses; and (9) changes in laws and governmental regulations, including those governing usage, zoning, the environment, privacy, data security, intellectual property rights, and taxes. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this press release and in our periodic filings. The forward-looking statements speak only as of the date of this press release, and we expressly disclaim any obligation or undertaking to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except to the extent otherwise required by law.

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## **SUPPLEMENTAL DISCLOSURE**

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Three Months Ended March 31, 2025

# TABLE OF CONTENTS

|                                                                                            | Page |
|--------------------------------------------------------------------------------------------|------|
| <a href="#">Glossary of Terms</a>                                                          | 1    |
| <a href="#">Results Overview &amp; Guidance</a>                                            | 3    |
| <a href="#">Financial Summary</a>                                                          |      |
| <a href="#">Consolidated Balance Sheets</a>                                                | 5    |
| <a href="#">Consolidated Statements of Operations</a>                                      | 6    |
| <a href="#">EBITDA &amp; Reconciliation of Debt Obligations, Net to Net Principal Debt</a> | 7    |
| <a href="#">Funds From Operations (FFO)</a>                                                | 8    |
| <a href="#">Supplemental Balance Sheet Detail</a>                                          | 9    |
| <a href="#">NOI &amp; Supplemental Statement of Operations Detail</a>                      | 10   |
| <a href="#">Same Property NOI Analysis</a>                                                 | 11   |
| <a href="#">Capital Expenditures</a>                                                       | 12   |
| <a href="#">Capitalization, Liquidity &amp; Debt Ratios</a>                                | 13   |
| <a href="#">Debt Obligations</a>                                                           | 14   |
| <a href="#">Covenant Disclosure</a>                                                        | 15   |
| <a href="#">Investment Summary</a>                                                         |      |
| <a href="#">Acquisitions</a>                                                               | 17   |
| <a href="#">Dispositions</a>                                                               | 18   |
| <a href="#">Anchor Space Repositioning Summary</a>                                         | 19   |
| <a href="#">Outparcel Development Summary</a>                                              | 20   |
| <a href="#">Redevelopment Summary</a>                                                      | 21   |
| <a href="#">Future Redevelopment Opportunities</a>                                         | 23   |
| <a href="#">Portfolio Summary</a>                                                          |      |
| <a href="#">Portfolio Overview</a>                                                         | 26   |
| <a href="#">Portfolio Composition</a>                                                      | 27   |
| <a href="#">Top Forty Retailers Ranked by ABR</a>                                          | 28   |
| <a href="#">New &amp; Renewal Lease Summary</a>                                            | 29   |
| <a href="#">New Lease Net Effective Rent &amp; Leases Signed But Not Yet Commenced</a>     | 30   |
| <a href="#">Lease Expiration Schedule</a>                                                  | 31   |
| <a href="#">Major CBSA Detail</a>                                                          | 32   |
| <a href="#">Properties by State</a>                                                        | 35   |
| <a href="#">Property List</a>                                                              | 36   |

Note: Financial and operational information is unaudited.

For additional information, please visit <https://www.brixmor.com>; follow Brixmor on LinkedIn at <https://www.linkedin.com/company/brixmor>, Facebook at <https://www.facebook.com/Brixmor>, Instagram at <https://www.instagram.com/brixmorpropertygroup>, and YouTube at <https://www.youtube.com/user/Brixmor>.

This Supplemental Disclosure 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," "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, 2024, as such factors may be updated from time to time in the Company's periodic filings with the SEC, which are accessible on the SEC's website at [www.sec.gov](http://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 other periodic filings with the SEC. The forward looking statements speak only as of the date of this release, and the Company expressly disclaims any obligation or undertaking to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except to the extent otherwise required by law.

| Term                                                                                                                                                                                        | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjusted SOFR                                                                                                                                                                               | Secured Overnight Financing Rate, plus 0.10%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Anchor Spaces                                                                                                                                                                               | Spaces equal to or greater than 10,000 square feet ("SF") of GLA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Anchor Space Repositioning                                                                                                                                                                  | Anchor leasing that is primarily focused on reconfiguring or significantly remerchandising existing space with minimal work required outside of normal tenant improvement and landlord costs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Annualized Base Rent ("ABR")                                                                                                                                                                | Contractual monthly base rent as of a specified date, under leases that have been signed or commenced as of the specified date, multiplied by 12. Annualized base rent differs from how rent is calculated in accordance with GAAP for purposes of financial statements. See Straight-line Rent definition for additional information. For purposes of calculating ABR, all signed or commenced leases with an initial term of one year or greater are included and all signed leases on space that will be vacated by existing tenants in the near term are excluded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ABR PSF                                                                                                                                                                                     | ABR divided by leased GLA, excluding the GLA of lessee-owned leasehold improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Billed GLA                                                                                                                                                                                  | Aggregate GLA of all commenced leases with an initial term of one year or greater, as of a specified date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Core-Based Statistical Areas ("CBSA")                                                                                                                                                       | Defined by the United States Census Bureau as the collection of both Metropolitan and Micropolitan Statistical Areas. Metropolitan Statistical Areas are defined as a region associated with at least one urbanized area that has a population of at least 50,000 and comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting. Micropolitan Statistical Areas are defined as a region with at least one urbanized area that has a population of at least 10,000 but less than 50,000, plus adjacent territories that have a high degree of social and economic integration with the central county or counties as measured through commuting. References to CBSA rank are based on population estimates from Synergos Technologies, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| EBITDA, EBITDAre, Adjusted EBITDA, Cash Adjusted EBITDA, Net Principal Debt to Adjusted EBITDA, current quarter annualized, & Net Principal Debt to Adjusted EBITDA, trailing twelve months | Supplemental, non-GAAP performance measures. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of net income (calculated in accordance with GAAP) before non-controlling interests to each of these measures is provided on page 7. EBITDA is calculated as the sum of net income (calculated in accordance with GAAP) before non-controlling interests excluding (i) interest expense, (ii) federal and state taxes, and (iii) depreciation and amortization. EBITDAre, which is computed in accordance with Nareit's definition, represents EBITDA excluding (i) gains and losses from the sale of certain real estate assets, (ii) gains and losses from change in control, (iii) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. Adjusted EBITDA represents EBITDAre excluding (i) gain (loss) on extinguishment of debt, net and (ii) other items that the Company believes are not indicative of the Company's operating performance. Cash Adjusted EBITDA represents Adjusted EBITDA excluding (i) straight-line rental income, net, (ii) accretion of below-market leases, net of amortization of above-market leases and tenant inducements and (iii) straight-line ground rent expense, net. Net Principal Debt to Adjusted EBITDA, current quarter annualized and Net Principal Debt to Adjusted EBITDA, trailing twelve months are calculated as Net Principal Debt divided by quarterly annualized Adjusted EBITDA or trailing twelve month Adjusted EBITDA, respectively. EBITDA, EBITDAre, Adjusted EBITDA, Cash Adjusted EBITDA, Net Principal Debt to Adjusted EBITDA, current quarter annualized, and Net Principal Debt to Adjusted EBITDA, trailing twelve months are calculated after adjustments for unconsolidated joint ventures to reflect each measure on the same basis. |
| Generally Accepted Accounting Principles ("GAAP")                                                                                                                                           | GAAP refers to a common set of United States of America accounting rules, standards, and procedures issued by the Financial Accounting Standards Board.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Gross Leasable Area ("GLA")                                                                                                                                                                 | Represents the total amount of leasable property square footage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Leased GLA                                                                                                                                                                                  | Aggregate GLA of all signed or commenced leases with an initial term of one year or greater, as of a specified date, excluding all signed leases on space that will be vacated by existing tenants in the near term.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Local Tenants                                                                                                                                                                               | Single-state operators with fewer than 20 locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Major Tenants                                                                                                                                                                               | Any grocer and all national / regional anchor tenants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Nareit                                                                                                                                                                                      | National Association of Real Estate Investment Trusts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Nareit Funds From Operations ("FFO")                                                                                                                                                        | A supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of net income (calculated in accordance with GAAP) to Nareit FFO is provided on page 8. Nareit defines FFO as net income (calculated in accordance with GAAP) excluding (i) depreciation and amortization related to real estate, (ii) gains and losses from the sale of certain real estate assets, (iii) gains and losses from change in control, (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity and (v) after adjustments for unconsolidated joint ventures calculated to reflect FFO on the same basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| National / Regional Tenants                                                                                                                                                                 | Multi-state operators or single-state operators with 20 or more locations and state agencies and government offices. Includes franchise locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Net Effective Rent Before Tenant Specific Landlord Work                                                                                                                                     | Average ABR PSF over the lease term adjusted for tenant improvements and allowances (excluding base building costs) and third-party leasing commissions. For purposes of calculating net effective rent before tenant specific landlord work, ABR PSF includes the GLA of lessee-owned leasehold improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Net Operating Income ("NOI")                                                                                                                                                                | A supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of net income (calculated in accordance with GAAP) to NOI is provided on page 10. Calculated as total property revenues (base rent, expense reimbursements, adjustments for revenues deemed uncollectible, ancillary and other rental income, percentage rents, and other revenues) less direct property operating expenses (operating costs and real estate taxes). NOI excludes (i) lease termination fees, (ii) straight-line rental income, net, (iii) accretion of below-market leases, net of amortization of above-market leases and tenant inducements, (iv) straight-line ground rent expense, net, (v) depreciation and amortization, (vi) impairment of real estate assets, (vii) general and administrative expense, and (viii) other income and expense (including interest expense and gain on sale of real estate assets).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Net Principal Debt                                                                                                                                                                          | Debt obligations, net, calculated in accordance with GAAP, excluding net unamortized premium or discount and deferred financing fees less cash, cash equivalents, and restricted cash. A reconciliation of debt obligations, net to Net Principal Debt is provided on page 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| New Development                                                                                                                                                                             | Refers to ground up development of new shopping centers. Does not refer to outparcel development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| New Development & Reinvestment Stabilization                                                                                                                                                | New Development and Reinvestment projects are deemed stabilized upon reaching 90.0% billed occupancy of the impacted space. New Development projects are included in the operating portfolio upon the earlier of (i) reaching 90.0% billed occupancy of the impacted space or (ii) one year after the associated assets are placed in service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| NOI Yield                                                                                                                                                                                   | Calculated as the projected incremental NOI as a percentage of the estimated incremental third-party costs of a specified project, net of any project specific credits (lease termination fees or other ancillary credits).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Non-controlling Interests                                                                                                                                                                   | Relate to the portion of Brixmor Property Group Inc. held by the non-controlling interest holders.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Non-owned Major Tenants                                                                                                                                                                     | Also known as shadow anchors. Refers to tenants that are situated on parcels that are owned by unrelated third parties, but, due to their location within or immediately adjacent to a shopping center, appear to the consumer as a retail tenant of the shopping center and, as a result, attract additional consumer traffic to the center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Outparcel(s)                                                                                                                                                                                | Refers to a portion of a shopping center, separate from the main retail buildings and generally located on the outer edge of a property, which may currently, or in the future, contain one or several freestanding buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Outparcel Development                                                                                                                                                                       | Construction of a new outparcel. May also refer to the demolition of an existing outparcel building to accommodate the construction of a new outparcel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Percent Billed                                                                                                                                                                              | Billed GLA as a percentage of total GLA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Term                  | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Percent Leased        | Leased GLA as a percentage of total GLA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PSF                   | Per square foot of GLA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Redevelopment         | Larger scale projects that typically involve new construction, reconfiguration, significant remerchandising, and upgrades or demolition of a portion of the shopping center to accommodate new retailers.                                                                                                                                                                                                                                                                                                                                                                 |
| Reinvestment Projects | Represents anchor space repositioning, outparcel development, and/or redevelopment projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Rent Spread           | Represents the percentage change in contractual ABR PSF in the first year of the new lease relative to contractual ABR PSF in the last year of the old lease. Rent spreads are presented only for leases deemed comparable. For purposes of calculating rent spreads, ABR PSF includes the GLA of lessee-owned leasehold improvements.                                                                                                                                                                                                                                    |
| New Rent Spread       | Includes new leases signed on units that were occupied within the prior 12 months. New leases signed on units that have been vacant for longer than 12 months, new leases signed on first generation space, and new leases that are ancillary in nature regardless of term are deemed non-comparable and excluded from New Rent Spreads.                                                                                                                                                                                                                                  |
| Renewal Rent Spread   | Includes renewal leases signed with the same tenant in all or a portion of the same location or that include the expansion into space that was occupied within the prior 12 months. Renewals that include the expansion of an existing tenant into space that has been vacant for longer than 12 months and renewals that are ancillary in nature regardless of term are deemed non-comparable and excluded from Renewal Rent Spreads.                                                                                                                                    |
| Option Rent Spread    | Includes contractual renewal options exercised by tenants in the same location to extend the term of an expiring lease.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Total Rent Spread     | Combined spreads for new, renewal, and option leases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Same Property NOI     | A supplemental, non-GAAP performance measure. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of net income (calculated in accordance with GAAP) to Same Property NOI is provided on page 11. Represents NOI of properties owned for the entirety of both periods and excluding properties under development and completed New Development properties that have been stabilized for less than one year. Same Property NOI excludes income or expense associated with the Company's captive insurance company. |

| Number of Properties in Same Property NOI Analysis:                                                                                                                                                                                                                                                                                                             |  | Three Months Ended 3/31/25 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|
| Total properties in Brixmor Property Group portfolio                                                                                                                                                                                                                                                                                                            |  | 361                        |
| Acquired properties excluded from Same Property NOI                                                                                                                                                                                                                                                                                                             |  | (7)                        |
| Additional exclusions (1)                                                                                                                                                                                                                                                                                                                                       |  | (6)                        |
| <b>Same Property NOI pool (2)</b>                                                                                                                                                                                                                                                                                                                               |  | <b>348</b>                 |
| (1) Additional exclusions for the three months ended March 31, 2025 and 2024 include five properties that were subject to partial dispositions in 2024 and one property that was subject to partial disposition in 2025.                                                                                                                                        |  |                            |
| (2) The Same Property NOI pool includes the balance of a shopping center when an outparcel has been acquired or if a partial disposition can be disaggregated from the remaining property. One outparcel acquired in 2024 and one land parcel acquired in 2025 are excluded from the Same Property NOI pool for the three months ended March 31, 2025 and 2024. |  |                            |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Small Shop Spaces                         | Spaces less than 10,000 SF of GLA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Secured Overnight Financing Rate ("SOFR") | SOFR is a benchmark interest rate for dollar-denominated derivatives and loans that replaced the London Interbank Offered Rate ("LIBOR").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Straight-line Rent                        | Non-cash revenue recognized related to the GAAP requirement to average a tenant's contractual base rent over the life of the lease. The Company commences recognizing rental revenue based on the date it makes the underlying asset available for use by the tenant. The cumulative difference between rental revenue recognized and contractual payment terms is recognized as deferred rent and included in Receivables, net on the Consolidated Balance Sheets. The Company periodically evaluates the collectability of its receivables related to straight-line rent. Any receivables that are deemed to be uncollectible are recognized as a reduction to straight-line rental income, net. |
| Year Built                                | Year of most recent redevelopment or year built if no redevelopment has occurred.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Non-GAAP Performance Measures

The Company presents the non-GAAP performance measures set forth below. These measures should not be considered as alternatives to, or more meaningful than, net income (calculated in accordance with GAAP) or other GAAP financial measures, as an indicator of financial performance and are not alternatives to, or more meaningful than, cash flow from operating activities (calculated in accordance with GAAP) as a measure of liquidity. Non-GAAP performance measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental financial results to those calculated in accordance with GAAP. The Company's computation of these non-GAAP performance measures may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to similarly titled measures presented by such other REITs. Investors are cautioned that items excluded from these non-GAAP performance measures are relevant to understanding and addressing financial performance.

The Company believes that the non-GAAP performance measures it presents are useful to investors for the following reasons:

- EBITDA, EBITDAre, Adjusted EBITDA, Cash Adjusted EBITDA, Net Principal Debt to Adjusted EBITDA, current quarter annualized, & Net Principal Debt to Adjusted EBITDA, trailing twelve months  
Considering the nature of its business as a real estate owner and operator, the Company believes that EBITDA, EBITDAre, Adjusted EBITDA, Cash Adjusted EBITDA, Net Principal Debt to Adjusted EBITDA, current quarter annualized, and Net Principal Debt to Adjusted EBITDA, trailing twelve months, are useful to investors in measuring its operating performance because they exclude items included in net income (calculated in accordance with GAAP) before non-controlling interests that do not relate to or are not indicative of the operating performance of the Company's real estate. The Company believes EBITDA, EBITDAre, Adjusted EBITDA, Cash Adjusted EBITDA, Net Principal Debt to Adjusted EBITDA, current quarter annualized, and Net Principal Debt to Adjusted EBITDA, trailing twelve months are widely known and understood measures of performance, independent of a company's capital structure and items which can make periodic and peer analyses of performance more difficult, and that these metrics can provide investors with a more consistent basis by which to compare the Company with its peers.
- Nareit FFO  
Considering the nature of its business as a real estate owner and operator, the Company believes that Nareit FFO is useful to investors in measuring its operating and financial performance because the definition excludes items included in net income (calculated in accordance with GAAP) that do not relate to or are not indicative of the Company's operating and financial performance, such as depreciation and amortization related to real estate, and items which can make periodic and peer analyses of operating and financial performance more difficult, such as gains and losses from the sale of certain real estate assets and impairment write-downs of certain real estate assets.
- NOI and Same Property NOI  
Considering the nature of its business as a real estate owner and operator, the Company believes that NOI is useful to investors in measuring the operating performance of its portfolio because the definition excludes various items included in net income (calculated in accordance with GAAP) that do not relate to, or are not indicative of, the operating performance of the Company's properties, such as lease termination fees, straight-line rental income, net, accretion of below-market leases, net of amortization of above-market leases and tenant inducements, straight-line ground rent expense, net, income or expense associated with the Company's captive insurance company, depreciation and amortization, impairment of real estate assets, general and administrative expense, and other income and expense (including interest expense and gain on sale of real estate assets). The Company believes that Same Property NOI is also useful to investors because it further eliminates disparities in NOI by only including NOI of properties owned for the entirety of both periods presented and excluding properties under development and completed New Development properties that have been stabilized for less than one year and therefore provides a more consistent metric for comparing the operating performance of the Company's real estate between periods.

# RESULTS OVERVIEW & GUIDANCE

[↩ Table of Contents](#)

Unaudited, dollars in thousands, except per share and per square foot amounts

| Summary Financial Results                                                         | Three Months Ended |            |
|-----------------------------------------------------------------------------------|--------------------|------------|
|                                                                                   | 3/31/25            | 3/31/24    |
| Total revenues (page 6)                                                           | \$ 337,512         | \$ 320,241 |
| Net income attributable to Brixmor Property Group Inc. (page 6)                   | 69,729             | 88,905     |
| Net income attributable to Brixmor Property Group Inc. per diluted share (page 6) | 0.23               | 0.29       |
| NOI (page 10)                                                                     | 239,435            | 232,002    |
| EBITDA (page 7)                                                                   | 230,125            | 232,322    |
| EBITDAre (page 7)                                                                 | 227,055            | 217,180    |
| Adjusted EBITDA (page 7)                                                          | 227,076            | 217,225    |
| Cash Adjusted EBITDA (page 7)                                                     | 217,214            | 207,941    |
| Nareit FFO (page 8)                                                               | 171,107            | 163,436    |
| Nareit FFO per diluted share (page 8)                                             | 0.56               | 0.54       |
| Items that impact FFO comparability, net per share (page 8)                       | (0.00)             | (0.00)     |
| Dividends declared per share (page 8)                                             | 0.2875             | 0.2725     |
| Dividend payout ratio (as % of Nareit FFO) (page 8)                               | 51.4 %             | 50.2 %     |

| Summary Operating and Financial Ratios                                         | Three Months Ended |          |         |         |         |
|--------------------------------------------------------------------------------|--------------------|----------|---------|---------|---------|
|                                                                                | 3/31/25            | 12/31/24 | 9/30/24 | 6/30/24 | 3/31/24 |
| NOI margin (page 10)                                                           | 74.0 %             | 72.9 %   | 74.4 %  | 76.0 %  | 74.7 %  |
| Same property NOI performance (page 11) (1)                                    | 2.8 %              | 4.7 %    | 4.1 %   | 5.5 %   | 5.9 %   |
| Fixed charge coverage, current quarter annualized (page 13)                    | 4.2x               | 4.0x     | 3.9x    | 4.1x    | 4.2x    |
| Fixed charge coverage, trailing twelve months (page 13)                        | 4.0x               | 4.0x     | 4.1x    | 4.2x    | 4.3x    |
| Net Principal Debt to Adjusted EBITDA, current quarter annualized (page 7) (2) | 5.5x               | 5.7x     | 5.7x    | 5.6x    | 5.6x    |
| Net Principal Debt to Adjusted EBITDA, trailing twelve months (page 7) (2)     | 5.7x               | 5.7x     | 5.7x    | 5.8x    | 5.9x    |

| Outstanding Classes of Stock        | As of 3/31/25 | As of 12/31/24 | As of 9/30/24 | As of 6/30/24 | As of 3/31/24 |
|-------------------------------------|---------------|----------------|---------------|---------------|---------------|
| Common shares outstanding (page 13) | 306,060       | 305,492        | 302,063       | 301,345       | 301,299       |

| Summary Acquisitions and Dispositions                     | Three Months Ended |            |           |           |         |
|-----------------------------------------------------------|--------------------|------------|-----------|-----------|---------|
|                                                           | 3/31/25            | 12/31/24   | 9/30/24   | 6/30/24   | 3/31/24 |
| Aggregate purchase price of acquisitions (page 17)        | \$ 3,100           | \$ 211,835 | \$ 63,925 | \$ 17,250 | \$ —    |
| Aggregate sale price of dispositions (page 18)            | 22,750             | 69,300     | 73,760    | 345       | 68,960  |
| NOI adjustment for acquisitions and dispositions, net (3) | (1,157)            |            |           |           |         |

| Summary Portfolio Statistics (4)                          | As of 3/31/25 | As of 12/31/24 | As of 9/30/24 | As of 6/30/24 | As of 3/31/24 |
|-----------------------------------------------------------|---------------|----------------|---------------|---------------|---------------|
| Number of properties (page 26)                            | 361           | 363            | 360           | 360           | 359           |
| Percent billed (page 26)                                  | 90.0 %        | 91.4 %         | 91.9 %        | 91.4 %        | 90.6 %        |
| Percent leased (page 26)                                  | 94.1 %        | 95.2 %         | 95.6 %        | 95.4 %        | 95.1 %        |
| ABR PSF (page 26)                                         | \$ 17.94      | \$ 17.66       | \$ 17.44      | \$ 17.26      | \$ 17.12      |
| New lease rent spread (page 29)                           | 47.5 %        | 34.4 %         | 31.8 %        | 50.2 %        | 39.7 %        |
| New & renewal lease rent spread (page 29)                 | 20.5 %        | 21.0 %         | 21.8 %        | 27.7 %        | 19.5 %        |
| Total - new, renewal & option lease rent spread (page 29) | 15.0 %        | 16.1 %         | 15.9 %        | 19.7 %        | 14.1 %        |
| Total - new, renewal & option GLA (page 29)               | 2,247,394     | 2,531,648      | 2,073,869     | 2,343,546     | 2,626,599     |

| 2025 Guidance                 | Current         | Previous (at 2/10/25) | YTD    |
|-------------------------------|-----------------|-----------------------|--------|
| Nareit FFO per diluted share  | \$2.19 - \$2.24 | \$2.19 - \$2.24       | \$0.56 |
| Same property NOI performance | 3.50% - 4.50%   | 3.50% - 4.50%         | 2.8%   |

(1) Reflects same property NOI as reported for the specified period.

(2) Net Principal Debt is as of the end of each specified period.

(3) Represents an estimate of the incremental NOI that the Company would have recognized if the assets that were acquired during the quarter had been owned for the full quarter, adjusted for one-time items, net of NOI recognized during the quarter for the assets that were disposed of during the quarter.

(4) Reflects portfolio statistics as reported for the specified period.

## **FINANCIAL SUMMARY**

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Supplemental Disclosure

Three Months Ended March 31, 2025

# CONSOLIDATED BALANCE SHEETS

[↩ Table of Contents](#)

Unaudited, dollars in thousands, except share information

|                                                                                                                                                                     | As of<br>3/31/25    | As of<br>12/31/24   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Assets</b>                                                                                                                                                       |                     |                     |
| Real estate                                                                                                                                                         |                     |                     |
| Land                                                                                                                                                                | \$ 1,833,408        | \$ 1,834,814        |
| Buildings and tenant improvements                                                                                                                                   | 8,951,610           | 8,895,571           |
| Construction in progress                                                                                                                                            | 110,072             | 152,260             |
| Lease intangibles                                                                                                                                                   | 515,063             | 526,412             |
|                                                                                                                                                                     | 11,410,153          | 11,409,057          |
| Accumulated depreciation and amortization                                                                                                                           | (3,445,994)         | (3,410,179)         |
| Real estate, net                                                                                                                                                    | 7,964,159           | 7,998,878           |
| Cash and cash equivalents                                                                                                                                           | 106,534             | 377,616             |
| Restricted cash                                                                                                                                                     | 894                 | 1,076               |
| Marketable securities                                                                                                                                               | 19,913              | 20,301              |
| Receivables, net, including straight-line rent receivables of \$216,074 and \$208,785, respectively                                                                 | 274,082             | 281,947             |
| Deferred charges and prepaid expenses, net                                                                                                                          | 165,172             | 167,080             |
| Real estate assets held for sale                                                                                                                                    | 4,976               | 4,189               |
| Other assets                                                                                                                                                        | 59,029              | 57,827              |
| Total assets                                                                                                                                                        | <u>\$ 8,594,759</u> | <u>\$ 8,908,914</u> |
| <b>Liabilities</b>                                                                                                                                                  |                     |                     |
| Debt obligations, net                                                                                                                                               | \$ 5,104,112        | \$ 5,339,751        |
| Accounts payable, accrued expenses and other liabilities                                                                                                            | 536,618             | 585,241             |
| Total liabilities                                                                                                                                                   | <u>5,640,730</u>    | <u>5,924,992</u>    |
| <b>Equity</b>                                                                                                                                                       |                     |                     |
| Common stock, \$0.01 par value; authorized 3,000,000,000 shares;<br>315,187,135 and 314,619,008 shares issued and 306,060,143 and 305,492,016<br>shares outstanding | 3,061               | 3,055               |
| Additional paid-in capital                                                                                                                                          | 3,424,042           | 3,431,043           |
| Accumulated other comprehensive income                                                                                                                              | 4,075               | 8,218               |
| Distributions in excess of net income                                                                                                                               | (477,401)           | (458,638)           |
| Total stockholders' equity                                                                                                                                          | 2,953,777           | 2,983,678           |
| Non-controlling interests                                                                                                                                           | 252                 | 244                 |
| Total equity                                                                                                                                                        | <u>2,954,029</u>    | <u>2,983,922</u>    |
| Total liabilities and equity                                                                                                                                        | <u>\$ 8,594,759</u> | <u>\$ 8,908,914</u> |

# CONSOLIDATED STATEMENTS OF OPERATIONS

[↩ Table of Contents](#)

Unaudited, dollars in thousands, except per share amounts

|                                                                          | Three Months Ended |                  |
|--------------------------------------------------------------------------|--------------------|------------------|
|                                                                          | 3/31/25            | 3/31/24          |
| Revenues                                                                 |                    |                  |
| Rental income                                                            | \$ 337,241         | \$ 319,489       |
| Other revenues                                                           | 271                | 752              |
| Total revenues                                                           | 337,512            | 320,241          |
| Operating expenses                                                       |                    |                  |
| Operating costs                                                          | 39,211             | 37,157           |
| Real estate taxes                                                        | 44,893             | 41,408           |
| Depreciation and amortization                                            | 105,597            | 91,218           |
| General and administrative                                               | 28,173             | 28,491           |
| Total operating expenses                                                 | 217,874            | 198,274          |
| Other income (expense)                                                   |                    |                  |
| Dividends and interest                                                   | 1,706              | 3,877            |
| Interest expense                                                         | (54,084)           | (51,488)         |
| Gain on sale of real estate assets                                       | 3,070              | 15,142           |
| Other                                                                    | (593)              | (593)            |
| Total other expense                                                      | (49,901)           | (33,062)         |
| Net income                                                               | 69,737             | 88,905           |
| Net income attributable to non-controlling interests                     | (8)                | —                |
| Net income attributable to Brixmor Property Group Inc.                   | <u>\$ 69,729</u>   | <u>\$ 88,905</u> |
| Net income attributable to Brixmor Property Group Inc. per common share: |                    |                  |
| Basic                                                                    | <u>\$ 0.23</u>     | <u>\$ 0.29</u>   |
| Diluted                                                                  | <u>\$ 0.23</u>     | <u>\$ 0.29</u>   |
| Weighted average shares:                                                 |                    |                  |
| Basic                                                                    | <u>306,766</u>     | <u>302,021</u>   |
| Diluted                                                                  | <u>307,252</u>     | <u>302,712</u>   |

# EBITDA & RECONCILIATION OF DEBT OBLIGATIONS, NET TO NET PRINCIPAL DEBT

[↩ Table of Contents](#)

Unaudited, dollars in thousands

|                                                                                                     | Three Months Ended |                   |
|-----------------------------------------------------------------------------------------------------|--------------------|-------------------|
|                                                                                                     | 3/31/25            | 3/31/24           |
| Net income                                                                                          | \$ 69,737          | \$ 88,905         |
| Interest expense                                                                                    | 54,084             | 51,488            |
| Federal and state taxes                                                                             | 707                | 711               |
| Depreciation and amortization                                                                       | 105,597            | 91,218            |
| EBITDA                                                                                              | 230,125            | 232,322           |
| Gain on sale of real estate assets                                                                  | (3,070)            | (15,142)          |
| EBITDAre                                                                                            | <u>\$ 227,055</u>  | <u>\$ 217,180</u> |
| EBITDAre                                                                                            | \$ 227,055         | \$ 217,180        |
| Transaction expenses, net                                                                           | 21                 | 45                |
| Adjusted EBITDA                                                                                     | <u>\$ 227,076</u>  | <u>\$ 217,225</u> |
| Adjusted EBITDA                                                                                     | \$ 227,076         | \$ 217,225        |
| Straight-line rental income, net                                                                    | (7,481)            | (7,555)           |
| Accretion of below-market leases, net of amortization of above-market leases and tenant inducements | (2,515)            | (1,724)           |
| Straight-line ground rent expense, net (1)                                                          | 134                | (5)               |
| Total adjustments                                                                                   | (9,862)            | (9,284)           |
| Cash Adjusted EBITDA                                                                                | <u>\$ 217,214</u>  | <u>\$ 207,941</u> |

(1) Straight-line ground rent expense, net is included in Operating costs on the Consolidated Statements of Operations.

## Reconciliation of Debt Obligations, Net to Net Principal Debt

|                                                                   | As of<br>3/31/25    |
|-------------------------------------------------------------------|---------------------|
| Debt obligations, net                                             | \$ 5,104,112        |
| Less: Net unamortized premium                                     | (12,907)            |
| Add: Deferred financing fees                                      | 27,248              |
| Less: Cash, cash equivalents and restricted cash                  | (107,428)           |
| Net Principal Debt                                                | <u>\$ 5,011,025</u> |
| Adjusted EBITDA, current quarter annualized                       | \$ 908,304          |
| Net Principal Debt to Adjusted EBITDA, current quarter annualized | 5.5x                |
| Adjusted EBITDA, trailing twelve months                           | \$ 882,661          |
| Net Principal Debt to Adjusted EBITDA, trailing twelve months     | 5.7x                |

# FUNDS FROM OPERATIONS (FFO)

[↩ Table of Contents](#)

Unaudited, dollars in thousands, except per share amounts

|                                                                                                     | Three Months Ended |                   |
|-----------------------------------------------------------------------------------------------------|--------------------|-------------------|
|                                                                                                     | 3/31/25            | 3/31/24           |
| Net income attributable to Brixmor Property Group Inc.                                              | \$ 69,729          | \$ 88,905         |
| Depreciation and amortization related to real estate                                                | 104,448            | 89,673            |
| Gain on sale of real estate assets                                                                  | (3,070)            | (15,142)          |
| Nareit FFO                                                                                          | <u>\$ 171,107</u>  | <u>\$ 163,436</u> |
| Nareit FFO per diluted share                                                                        | <u>\$ 0.56</u>     | <u>\$ 0.54</u>    |
| Weighted average diluted shares outstanding                                                         | <u>307,252</u>     | <u>302,712</u>    |
| Items that impact FFO comparability                                                                 |                    |                   |
| Transaction expenses, net                                                                           | \$ (21)            | \$ (45)           |
| Total items that impact FFO comparability                                                           | <u>\$ (21)</u>     | <u>\$ (45)</u>    |
| Items that impact FFO comparability, net per share                                                  | <u>\$ (0.00)</u>   | <u>\$ (0.00)</u>  |
| <b>Additional Disclosures</b>                                                                       |                    |                   |
| Straight-line rental income, net                                                                    | \$ 7,481           | \$ 7,555          |
| Accretion of below-market leases, net of amortization of above-market leases and tenant inducements | 2,515              | 1,724             |
| Straight-line ground rent expense, net (1)                                                          | (134)              | 5                 |
| Dividends declared per share                                                                        | <u>\$ 0.2875</u>   | <u>\$ 0.2725</u>  |
| Dividends declared                                                                                  | <u>\$ 87,991</u>   | <u>\$ 82,104</u>  |
| Dividend payout ratio (as % of Nareit FFO)                                                          | <u>51.4 %</u>      | <u>50.2 %</u>     |

(1) Straight-line ground rent expense, net is included in Operating costs on the Consolidated Statements of Operations.

# SUPPLEMENTAL BALANCE SHEET DETAIL

[↩ Table of Contents](#)

Unaudited, dollars in thousands

|                                                                | As of<br>3/31/25  | As of<br>12/31/24 |
|----------------------------------------------------------------|-------------------|-------------------|
| Deferred charges and prepaid expenses, net                     |                   |                   |
| Deferred charges, net                                          | \$ 141,891        | \$ 143,611        |
| Prepaid expenses, net                                          | 23,281            | 23,469            |
| Total deferred charges and prepaid expenses, net               | <u>\$ 165,172</u> | <u>\$ 167,080</u> |
| Other assets                                                   |                   |                   |
| Right-of-use asset                                             | \$ 41,136         | \$ 38,784         |
| Furniture, fixtures and leasehold improvements, net            | 14,450            | 13,827            |
| Interest rate swaps                                            | 197               | 1,974             |
| Other                                                          | 3,246             | 3,242             |
| Total other assets                                             | <u>\$ 59,029</u>  | <u>\$ 57,827</u>  |
| Accounts payable, accrued expenses and other liabilities       |                   |                   |
| Accounts payable and other accrued expenses                    | \$ 231,145        | \$ 280,819        |
| Below market leases, net                                       | 116,775           | 120,261           |
| Dividends payable                                              | 90,832            | 91,805            |
| Lease liability                                                | 43,941            | 41,467            |
| Interest rate swaps                                            | 2,940             | 598               |
| Other                                                          | 50,985            | 50,291            |
| Total accounts payable, accrued expenses and other liabilities | <u>\$ 536,618</u> | <u>\$ 585,241</u> |

# NOI & SUPPLEMENTAL STATEMENT OF OPERATIONS DETAIL

[↩ Table of Contents](#)

Unaudited, dollars in thousands

|                                                                                                         | Three Months Ended |                   |
|---------------------------------------------------------------------------------------------------------|--------------------|-------------------|
|                                                                                                         | 3/31/25            | 3/31/24           |
| <b>Net Operating Income Detail</b>                                                                      |                    |                   |
| Base rent                                                                                               | \$ 237,392         | \$ 227,476        |
| Expense reimbursements                                                                                  | 78,711             | 72,255            |
| Revenues deemed uncollectible                                                                           | (2,628)            | 143               |
| Ancillary and other rental income / Other revenues                                                      | 5,952              | 6,438             |
| Percentage rents                                                                                        | 3,978              | 4,260             |
| Operating costs                                                                                         | (39,077)           | (37,162)          |
| Real estate taxes                                                                                       | (44,893)           | (41,408)          |
| Net operating income                                                                                    | <u>\$ 239,435</u>  | <u>\$ 232,002</u> |
| <b>Operating Ratios</b>                                                                                 |                    |                   |
| NOI margin (NOI / revenues)                                                                             | 74.0 %             | 74.7 %            |
| Expense recovery ratio (expense reimbursements / (operating costs + real estate taxes))                 | 93.7 %             | 92.0 %            |
| <b>Reconciliation of Net Income attributable to Brixmor Property Group Inc. to Net Operating Income</b> |                    |                   |
| Net income attributable to Brixmor Property Group Inc.                                                  | \$ 69,729          | \$ 88,905         |
| Lease termination fees                                                                                  | (4,111)            | (390)             |
| Straight-line rental income, net                                                                        | (7,481)            | (7,555)           |
| Accretion of below-market leases, net of amortization of above-market leases and tenant inducements     | (2,515)            | (1,724)           |
| Straight-line ground rent expense, net (1)                                                              | 134                | (5)               |
| Depreciation and amortization                                                                           | 105,597            | 91,218            |
| General and administrative                                                                              | 28,173             | 28,491            |
| Total other expense                                                                                     | 49,901             | 33,062            |
| Net income attributable to non-controlling interests                                                    | 8                  | —                 |
| Net operating income                                                                                    | <u>\$ 239,435</u>  | <u>\$ 232,002</u> |
| <b>Supplemental Statement of Operations Detail</b>                                                      |                    |                   |
| <b>Rental income</b>                                                                                    |                    |                   |
| Base rent                                                                                               | \$ 237,392         | \$ 227,476        |
| Expense reimbursements                                                                                  | 78,711             | 72,255            |
| Revenues deemed uncollectible                                                                           | (2,628)            | 143               |
| Lease termination fees                                                                                  | 4,111              | 390               |
| Straight-line rental income, net                                                                        | 7,481              | 7,555             |
| Accretion of below-market leases, net of amortization of above-market leases and tenant inducements     | 2,515              | 1,724             |
| Ancillary and other rental income                                                                       | 5,681              | 5,686             |
| Percentage rents                                                                                        | 3,978              | 4,260             |
| Total rental income                                                                                     | <u>\$ 337,241</u>  | <u>\$ 319,489</u> |
| Other revenues                                                                                          | \$ 271             | \$ 752            |
| <b>Interest expense</b>                                                                                 |                    |                   |
| Note interest                                                                                           | \$ 46,010          | \$ 45,625         |
| Unsecured credit facility and term loan interest                                                        | 8,267              | 5,715             |
| Capitalized interest                                                                                    | (1,264)            | (920)             |
| Deferred financing cost amortization                                                                    | 1,766              | 1,796             |
| Debt premium and discount accretion, net                                                                | (695)              | (728)             |
| Total interest expense                                                                                  | <u>\$ 54,084</u>   | <u>\$ 51,488</u>  |
| <b>Other</b>                                                                                            |                    |                   |
| Federal and state taxes                                                                                 | \$ 707             | \$ 711            |
| Other                                                                                                   | (114)              | (118)             |
| Total other                                                                                             | <u>\$ 593</u>      | <u>\$ 593</u>     |
| <b>Additional Disclosures</b>                                                                           |                    |                   |
| Capitalized construction compensation costs                                                             | \$ 4,511           | \$ 4,935          |
| Capitalized real estate taxes, insurance, and utilities                                                 | 726                | 983               |
| Capitalized leasing legal costs (2)                                                                     | 331                | 1,006             |
| Capitalized leasing commission costs                                                                    | 1,816              | 2,079             |
| Equity compensation expense, net                                                                        | 4,113              | 3,359             |

(1) Straight-line ground rent expense, net is included in Operating costs on the Consolidated Statements of Operations.

(2) Capitalized leasing legal costs represent incremental direct costs associated with the execution of a lease.

# SAME PROPERTY NOI ANALYSIS

[↩ Table of Contents](#)

Unaudited, dollars in thousands

|                                                    | Three Months Ended |            |        |
|----------------------------------------------------|--------------------|------------|--------|
|                                                    | 3/31/25            | 3/31/24    | Change |
| Same Property NOI Analysis                         |                    |            |        |
| Number of properties                               | 348                | 348        | —      |
| Percent billed                                     | 90.1 %             | 90.7 %     | (0.6)% |
| Percent leased                                     | 94.3 %             | 95.3 %     | (1.0)% |
| Revenues                                           |                    |            |        |
| Base rent                                          | \$ 228,448         | \$ 219,174 |        |
| Expense reimbursements                             | 75,453             | 69,668     |        |
| Revenues deemed uncollectible                      | (2,426)            | 269        |        |
| Ancillary and other rental income / Other revenues | 5,697              | 6,184      |        |
| Percentage rents                                   | 3,824              | 4,203      |        |
|                                                    | 310,996            | 299,498    | 3.8 %  |
| Operating expenses                                 |                    |            |        |
| Operating costs                                    | (37,456)           | (35,481)   |        |
| Real estate taxes                                  | (42,955)           | (39,720)   |        |
|                                                    | (80,411)           | (75,201)   | 6.9 %  |
| Same property NOI                                  | \$ 230,585         | \$ 224,297 | 2.8 %  |
| NOI margin                                         |                    |            |        |
|                                                    | 74.1 %             | 74.9 %     |        |
| Expense recovery ratio                             | 93.8 %             | 92.6 %     |        |

## Percent Contribution to Same Property NOI Performance:

|                                                    | Change   | Percent Contribution |
|----------------------------------------------------|----------|----------------------|
| Base rent                                          | \$ 9,274 | 4.1 %                |
| Revenues deemed uncollectible                      | (2,695)  | (1.2)%               |
| Net expense reimbursements                         | 575      | 0.3 %                |
| Ancillary and other rental income / Other revenues | (487)    | (0.2)%               |
| Percentage rents                                   | (379)    | (0.2)%               |
|                                                    |          | 2.8 %                |

## Reconciliation of Net Income attributable to Brixmor Property Group Inc. to Same Property NOI

|                                                                                                     |                   |                   |
|-----------------------------------------------------------------------------------------------------|-------------------|-------------------|
| Net income attributable to Brixmor Property Group Inc.                                              | \$ 69,729         | \$ 88,905         |
| Adjustments:                                                                                        |                   |                   |
| Non-same property NOI                                                                               | (8,850)           | (7,705)           |
| Lease termination fees                                                                              | (4,111)           | (390)             |
| Straight-line rental income, net                                                                    | (7,481)           | (7,555)           |
| Accretion of below-market leases, net of amortization of above-market leases and tenant inducements | (2,515)           | (1,724)           |
| Straight-line ground rent expense, net                                                              | 134               | (5)               |
| Depreciation and amortization                                                                       | 105,597           | 91,218            |
| General and administrative                                                                          | 28,173            | 28,491            |
| Total other expense                                                                                 | 49,901            | 33,062            |
| Net income attributable to non-controlling interests                                                | 8                 | —                 |
| Same property NOI                                                                                   | <u>\$ 230,585</u> | <u>\$ 224,297</u> |

# CAPITAL EXPENDITURES

[↩ Table of Contents](#)

Unaudited, dollars in thousands

|                                                            | Three Months Ended |                  |
|------------------------------------------------------------|--------------------|------------------|
|                                                            | 3/31/25            | 3/31/24          |
| Leasing related:                                           |                    |                  |
| Tenant improvements and tenant inducements                 | \$ 20,274          | \$ 21,749        |
| External leasing commissions                               | 2,889              | 3,507            |
|                                                            | <u>23,163</u>      | <u>25,256</u>    |
| Maintenance capital expenditures                           | 2,554              | 5,961            |
| Total leasing related and maintenance capital expenditures | <u>\$ 25,717</u>   | <u>\$ 31,217</u> |
| Value-enhancing:                                           |                    |                  |
| Anchor space repositionings                                | \$ 14,758          | \$ 12,126        |
| Outparcel developments                                     | 3,583              | 2,159            |
| Redevelopments                                             | 29,805             | 20,752           |
| Other (1)                                                  | 2,898              | 7,744            |
| Total value-enhancing capital expenditures                 | <u>\$ 51,044</u>   | <u>\$ 42,781</u> |

(1) Includes, but is not limited to, minor value-enhancing projects, LED lighting upgrades, and solar projects.

# CAPITALIZATION, LIQUIDITY & DEBT RATIOS

[↩ Table of Contents](#)

Unaudited, dollars and shares in thousands except per share amounts

|                                                                                                                         | As of<br>3/31/25 | As of<br>12/31/24 |
|-------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|
| Equity Capitalization:                                                                                                  |                  |                   |
| Common shares outstanding                                                                                               | 306,060          | 305,492           |
| Common share price                                                                                                      | \$ 26.55         | \$ 27.84          |
| Total equity capitalization                                                                                             | \$ 8,125,893     | \$ 8,504,897      |
| Debt:                                                                                                                   |                  |                   |
| Revolving credit facility                                                                                               | \$ —             | \$ —              |
| Term loan facility                                                                                                      | 500,000          | 500,000           |
| Unsecured notes                                                                                                         | 4,618,453        | 4,850,765         |
| Total principal debt                                                                                                    | 5,118,453        | 5,350,765         |
| Add: Net unamortized premium                                                                                            | 12,907           | 14,279            |
| Less: Deferred financing fees                                                                                           | (27,248)         | (25,293)          |
| Debt obligations, net                                                                                                   | 5,104,112        | 5,339,751         |
| Less: Cash, cash equivalents and restricted cash                                                                        | (107,428)        | (378,692)         |
| Net debt                                                                                                                | \$ 4,996,684     | \$ 4,961,059      |
| Total market capitalization                                                                                             | \$ 13,122,577    | \$ 13,465,956     |
| Liquidity:                                                                                                              |                  |                   |
| Cash, cash equivalents and restricted cash                                                                              | \$ 107,428       | \$ 378,692        |
| Available under Revolving Credit Facility (1)                                                                           | 1,248,597        | 1,248,597         |
|                                                                                                                         | \$ 1,356,025     | \$ 1,627,289      |
| Ratios:                                                                                                                 |                  |                   |
| Principal debt to total market capitalization                                                                           | 39.0%            | 39.7%             |
| Principal debt to total assets, before depreciation                                                                     | 42.5%            | 43.4%             |
| Unencumbered assets to unsecured debt                                                                                   | 2.4x             | 2.3x              |
| Net Principal Debt to Adjusted EBITDA, current quarter annualized (2)                                                   | 5.5x             | 5.7x              |
| Net Principal Debt to Adjusted EBITDA, trailing twelve months (2)                                                       | 5.7x             | 5.7x              |
| Interest coverage, current quarter annualized (Adjusted EBITDA / interest expense)                                      | 4.2x             | 4.0x              |
| Interest coverage, trailing twelve months (Adjusted EBITDA / interest expense)                                          | 4.0x             | 4.0x              |
| Fixed charge coverage, current quarter annualized (Adjusted EBITDA / (interest expense + scheduled principal payments)) | 4.2x             | 4.0x              |
| Fixed charge coverage, trailing twelve months (Adjusted EBITDA / (interest expense + scheduled principal payments))     | 4.0x             | 4.0x              |

|                                    | As of<br>3/31/25 | As of<br>12/31/24 |
|------------------------------------|------------------|-------------------|
| Percentage of total debt: (3)      |                  |                   |
| Fixed                              | 100.0%           | 100.0%            |
| Variable                           | —%               | —%                |
| Unencumbered summary:              |                  |                   |
| Percent of properties, ABR and NOI | 100.0%           | 100.0%            |
| Weighted average maturity (years): |                  |                   |
| Fixed                              | 4.8              | 4.3               |
| Variable                           | —                | —                 |
| Total                              | 4.8              | 4.3               |

|                               |      |        |
|-------------------------------|------|--------|
| Credit Ratings & Outlook: (4) |      |        |
| Fitch Ratings                 | BBB  | Stable |
| Moody's Investors Service     | Baa2 | Stable |
| S&P Global Ratings            | BBB  | Stable |

(1) Funds available under the Revolving Credit Facility are reduced by outstanding letters of credit totaling \$1.4 million.

(2) Net Principal Debt is as of the end of each specified period.

(3) Includes the impact of the Company's interest rate swap agreements.

(4) As of April 28, 2025.

# DEBT OBLIGATIONS

[↩ Table of Contents](#)

Unaudited, dollars in thousands

## Maturity Schedule - Debt Obligations

| Year                          | Maturities          | Weighted Average Stated Interest Rate (1) |
|-------------------------------|---------------------|-------------------------------------------|
| 2025                          | \$ —                | —%                                        |
| 2026                          | 607,542             | 4.17%                                     |
| 2027                          | 900,000             | 4.46%                                     |
| 2028                          | 357,708             | 2.35%                                     |
| 2029                          | 753,203             | 4.14%                                     |
| 2030                          | 800,000             | 4.05%                                     |
| 2031                          | 500,000             | 2.50%                                     |
| 2032                          | 400,000             | 5.20%                                     |
| 2033                          | —                   | —%                                        |
| 2034                          | 400,000             | 5.50%                                     |
| 2035+                         | 400,000             | 5.75%                                     |
| <b>Total Debt Obligations</b> | <b>\$ 5,118,453</b> | <b>4.22%</b>                              |
| Net unamortized premium       | 12,907              |                                           |
| Deferred financing costs      | (27,248)            |                                           |
| <b>Debt Obligations, Net</b>  | <b>\$ 5,104,112</b> |                                           |

## Summary of Outstanding Debt Obligations

| Loan                                                               | Outstanding Principal Balance | Weighted Average Stated Interest Rate (1) | Maturity Date | Percent of Total Indebtedness |
|--------------------------------------------------------------------|-------------------------------|-------------------------------------------|---------------|-------------------------------|
| <b>Fixed Rate Debt:</b>                                            |                               |                                           |               |                               |
| Term Loan Facility (Adjusted SOFR + 93 basis points) (2)(3)(4)(5)  | \$ 500,000                    | 4.91%                                     | 7/26/27       | 9.77%                         |
| <b>Unsecured Notes</b>                                             |                               |                                           |               |                               |
| 4.13% 2026 Brixmor OP Notes                                        | 600,000                       | 4.13%                                     | 6/15/26       | 11.72%                        |
| 7.97% 2026 Brixmor LLC Notes                                       | 694                           | 7.97%                                     | 8/14/26       | 0.01%                         |
| 7.65% 2026 Brixmor LLC Notes                                       | 6,100                         | 7.65%                                     | 11/2/26       | 0.12%                         |
| 7.68% 2026 Brixmor LLC Notes I                                     | 748                           | 7.68%                                     | 11/2/26       | 0.01%                         |
| 3.90% 2027 Brixmor OP Notes                                        | 400,000                       | 3.90%                                     | 3/15/27       | 7.82%                         |
| 6.90% 2028 Brixmor LLC Notes I                                     | 2,222                         | 6.90%                                     | 2/15/28       | 0.04%                         |
| 6.90% 2028 Brixmor LLC Notes II                                    | 5,486                         | 6.90%                                     | 2/15/28       | 0.10%                         |
| 2.25% 2028 Brixmor OP Notes                                        | 350,000                       | 2.25%                                     | 4/1/28        | 6.84%                         |
| 4.13% 2029 Brixmor OP Notes                                        | 750,000                       | 4.13%                                     | 5/15/29       | 14.65%                        |
| 7.50% 2029 Brixmor LLC Notes                                       | 3,203                         | 7.50%                                     | 7/30/29       | 0.06%                         |
| 4.05% 2030 Brixmor OP Notes                                        | 800,000                       | 4.05%                                     | 7/1/30        | 15.63%                        |
| 2.50% 2031 Brixmor OP Notes                                        | 500,000                       | 2.50%                                     | 8/16/31       | 9.77%                         |
| 5.20% 2032 Brixmor OP Notes                                        | 400,000                       | 5.20%                                     | 4/1/32        | 7.82%                         |
| 5.50%, 2034 Brixmor OP Notes                                       | 400,000                       | 5.50%                                     | 2/15/34       | 7.82%                         |
| 5.75%, 2035 Brixmor OP Notes                                       | 400,000                       | 5.75%                                     | 2/15/35       | 7.82%                         |
| Total Fixed Rate Unsecured Notes                                   | 4,618,453                     | 4.14%                                     |               | 90.23%                        |
| <b>Total Fixed Rate Debt</b>                                       | <b>\$ 5,118,453</b>           | <b>4.22%</b>                              |               | <b>100.00%</b>                |
| <b>Variable Rate Debt:</b>                                         |                               |                                           |               |                               |
| Revolving Credit Facility (Adjusted SOFR + 83 basis points) (4)(5) | \$ —                          | 5.34%                                     | 6/30/26       | —%                            |
| <b>Total Variable Rate Debt</b>                                    | <b>\$ —</b>                   | <b>5.34%</b>                              |               | <b>—%</b>                     |
| <b>Total Debt Obligations</b>                                      | <b>\$ 5,118,453</b>           | <b>4.22%</b>                              |               | <b>100.00%</b>                |
| Net unamortized premium                                            | 12,907                        |                                           |               |                               |
| Deferred financing costs                                           | (27,248)                      |                                           |               |                               |
| <b>Debt Obligations, Net</b>                                       | <b>\$ 5,104,112</b>           |                                           |               |                               |

(1) Weighted average stated interest rate includes the impact of the Company's interest rate swap agreements.

(2) Effective July 26, 2024, \$300.0 million of the Term Loan Facility is swapped from SOFR to a fixed, combined rate of 4.08% (plus a spread, currently 93 basis points, and SOFR adjustment of 10 basis points) through the maturity of the loan on July 26, 2027.

(3) Effective May 1, 2023, \$200.0 million of the Term Loan Facility is swapped from SOFR to a fixed, combined rate of 3.59% (plus a spread, currently 93 basis points, and SOFR adjustment of 10 basis points) through the maturity of the loan on July 26, 2027.

(4) Effective July 8, 2024, the Term Loan Facility and Revolving Credit Facility qualify for a 2 basis point rate reduction due to the achievement of certain sustainability metric targets for the year ended December 31, 2023.

(5) On April 24, 2025, the Company amended and restated its Revolving Credit Facility and Term Loan Facility. See Fourth Amended and Restated Revolving Credit and Second Amended and Restated Term Loan agreements, dated as of April 24, 2025 as Exhibits 10.1 and 10.2, respectively, to Form 10-Q, filed with the Securities and Exchange Commission on April 28, 2025.

# COVENANT DISCLOSURE

[↩ Table of Contents](#)

Unaudited, dollars in thousands

## Unsecured OP Notes Covenant Disclosure

|                               | Covenants | 3/31/25             |                              |
|-------------------------------|-----------|---------------------|------------------------------|
| I. Aggregate debt test        | < 65%     | 43.5%               |                              |
| Total Debt                    |           | 5,104,112           |                              |
| Total Assets                  |           | 11,725,517          |                              |
| II. Secured debt test (1)     | < 40%     | N/A                 |                              |
| Total Secured Debt (1)        |           | —                   |                              |
| Total Assets                  |           | 11,725,517          |                              |
| III. Unencumbered asset ratio | > 150%    | 229.7%              |                              |
| Total Unencumbered Assets     |           | 11,725,517          |                              |
| Unsecured Debt                |           | 5,104,112           |                              |
| IV. Debt service test (2)     | > 1.5x    | Prior Twelve Months | Prior Six Months, Annualized |
| Consolidated EBITDA           |           | 3.7x                | 3.6x                         |
| Annual Debt Service Charge    |           | 882,661             | 893,340                      |
|                               |           | 241,372             | 248,535                      |

(1) The Company had no secured debt as of March 31, 2025.

(2) For the OP's 2.250% 2028 Notes, 4.050% 2030 Notes, 2.500% 2031 Notes, 5.200% 2032 Notes, 5.500% 2034 Notes, and 5.750% 2035 Notes, the covenant calculation reference period for calculating EBITDA and Debt Service Charge is the most recent twelve months for which it reported financial results. For all other OP Notes, the reference period is the most recent six months for which it reported financial results, annualized.

For detailed descriptions of the unsecured OP notes covenant calculations and definitions of capitalized terms please refer to the Prospectus Supplement filed by the OP with the Securities and Exchange Commission on March 4, 2025 and the notes and indenture incorporated therein by reference.

## Unsecured Credit Facility Covenant Disclosure

|                                 | Covenants | 3/31/25    |
|---------------------------------|-----------|------------|
| I. Leverage ratio               | < 60%     | 34.0%      |
| Total Outstanding Indebtedness  |           | 5,118,453  |
| Balance Sheet Cash (1)          |           | 108,386    |
| Total Asset Value               |           | 14,721,329 |
| II. Secured leverage ratio (2)  | < 40%     | N/A        |
| Total Secured Indebtedness (2)  |           | —          |
| Balance Sheet Cash (1)          |           | 108,386    |
| Total Asset Value               |           | 14,721,329 |
| III. Unsecured leverage ratio   | < 60%     | 34.0%      |
| Total Unsecured Indebtedness    |           | 5,118,453  |
| Unrestricted Cash (3)           |           | 107,492    |
| Unencumbered Asset Value        |           | 14,721,329 |
| IV. Fixed charge coverage ratio | > 1.5x    | 4.3x       |
| Total Net Operating Income      |           | 956,323    |
| Capital Expenditure Reserve     |           | 9,553      |
| Fixed Charges                   |           | 220,307    |

(1) Balance Sheet Cash consists of the OP's Cash and cash equivalents, Restricted cash, and certain Marketable securities.

(2) The Company had no secured indebtedness as of March 31, 2025.

(3) Unrestricted Cash consists of the OP's Cash and cash equivalents and certain Marketable securities.

For detailed descriptions of the Unsecured Credit Facility covenant calculations and definitions of capitalized terms please refer to the Third Amended and Restated Revolving Credit and Term Loan Agreement, dated as of April 28, 2022 filed as Exhibit 10.1 to Form 10-Q, filed with the Securities and Exchange Commission on May 2, 2022.

## **INVESTMENT SUMMARY**

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Supplemental Disclosure

Three Months Ended March 31, 2025

# ACQUISITIONS

[↩ Table of Contents](#)

Dollars in thousands, except ABR PSF

| Property Name                                    | CBSA                               | Purchase Date | Purchase Price  | GLA / Acres (1)  | Percent Leased (1) | ABR PSF (1)(2) | Major Tenants (1)(3) |
|--------------------------------------------------|------------------------------------|---------------|-----------------|------------------|--------------------|----------------|----------------------|
| <b>Three Months Ended March 31, 2025</b>         |                                    |               |                 |                  |                    |                |                      |
| Land at Suffolk Plaza (4)                        | New York-Newark-Jersey City, NY-NJ | 1/27/25       | \$ 3,100        | 1.3 Acres        | — %                | —              | -                    |
|                                                  |                                    |               | \$ 3,100        | 1.3 Acres        |                    |                |                      |
| <b>TOTAL - THREE MONTHS ENDED MARCH 31, 2025</b> |                                    |               | <b>\$ 3,100</b> | <b>1.3 Acres</b> |                    |                |                      |

(1) Data presented is as of the quarter end subsequent to the acquisition date.

(2) ABR PSF excludes the GLA of lessee-owned leasehold improvements.

(3) Major tenants exclude non-owned major tenants.

(4) Acquired in connection with future redevelopment project.

# DISPOSITIONS

[↩ Table of Contents](#)

Dollars in thousands, except ABR PSF

| Property Name                                          | CBSA                                        | Sale Date | Sale Price       | GLA / Acres (1) | Percent Leased (1) | ABR PSF (1)(2) | Major Tenants (1)(3)                         |
|--------------------------------------------------------|---------------------------------------------|-----------|------------------|-----------------|--------------------|----------------|----------------------------------------------|
| <b>Three Months Ended March 31, 2025</b>               |                                             |           |                  |                 |                    |                |                                              |
| Rollins Crossing - Buffalo Wild Wings (4)              | Chicago-Naperville-Elgin, IL-IN             | 1/10/25   | \$ 2,450         | 10,000          | 100.0 %            | \$ 18.20       | Buffalo Wild Wings                           |
| Southland Shopping Center - multi-tenant outparcel (4) | Cleveland, OH                               | 2/6/25    | 850              | 149,891         | 85.1 %             | 4.00           | Treasure Hunt                                |
| Chalfont Village Shopping Center                       | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2/28/25   | 4,700            | 46,051          | 59.5 %             | 11.57          | -                                            |
| Rollins Crossing                                       | Chicago-Naperville-Elgin, IL-IN             | 3/25/25   | 14,750           | 110,292         | 90.3 %             | 14.46          | Esporta Fitness, Harbor Freight Tools, Petco |
|                                                        |                                             |           | \$ 22,750        | 316,234         |                    |                |                                              |
| <b>TOTAL - THREE MONTHS ENDED MARCH 31, 2025</b>       |                                             |           | <b>\$ 22,750</b> | <b>316,234</b>  |                    |                |                                              |

(1) Data presented is as of the quarter end prior to the sale date.

(2) ABR PSF excludes the GLA of lessee-owned leasehold improvements.

(3) Major tenants exclude non-owned major tenants.

(4) Represents partial sale of property. Data presented reflects only the portion of property sold.

# ANCHOR SPACE REPOSITIONING SUMMARY

[↩ Table of Contents](#)

Dollars in thousands

| Property Name                                                                                 | CBSA                                    | Description                                                                                                                             |
|-----------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>IN PROCESS ANCHOR SPACE REPOSITIONINGS</b>                                                 |                                         |                                                                                                                                         |
| <b>New Projects Added To In Process Pipeline During The Three Months Ended March 31, 2025</b> |                                         |                                                                                                                                         |
| 1 Northeast Plaza                                                                             | Atlanta-Sandy Springs-Roswell, GA       | Combine adjacent spaces for a 24K SF Burlington Stores                                                                                  |
| <b>In Process Projects (1)</b>                                                                |                                         |                                                                                                                                         |
| 2 Springdale                                                                                  | Mobile, AL                              | Remerchandise former Michaels with a 10K SF Five Below and additional retailers                                                         |
| 3 Carmen Plaza                                                                                | Oxnard-Thousand Oaks-Ventura, CA        | Remerchandise former 24 Hour Fitness with a 37K SF specialty grocer                                                                     |
| 4 Rivercrest Shopping Center                                                                  | Chicago-Naperville-Elgin, IL-IN         | Remerchandise former Best Buy with a 55K SF Tony's Fresh Market (Heritage Grocers)                                                      |
| 5 Pine Tree Shopping Center                                                                   | Portland-South Portland, ME             | Remerchandise former Big Lots with a 25K SF ALDI                                                                                        |
| 6 Arborland Center                                                                            | Ann Arbor, MI                           | Remerchandise former Bed Bath & Beyond with a 22K SF Marshalls, a 20K SF HomeGoods and additional retailers                             |
| 7 Sun Ray Shopping Center - Project II                                                        | Minneapolis-St. Paul-Bloomington, MN-WI | Remerchandise former TJ Maxx and adjacent small shop space with a 19K SF Burlington Stores and additional retailers                     |
| 8 Capitol Shopping Center                                                                     | Concord, NH                             | Rightsize existing Burlington Stores to 23K SF to accommodate the addition of a 13K SF Boot Barn, a 10K SF Five Below, and a 9K SF Ulta |
| 9 Bedford Grove                                                                               | Manchester-Nashua, NH                   | Remerchandise former Bed Bath & Beyond with a 29K SF Planet Fitness and additional retailers                                            |
| 10 Roanoke Plaza                                                                              | New York-Newark-Jersey City, NY-NJ      | Remerchandise former TJ Maxx with a 15K SF Boot Barn and a junior anchor                                                                |
| 11 Western Hills Plaza                                                                        | Cincinnati, OH-KY-IN                    | Remerchandise former Staples with a 20K SF Ross Dress for Less and a 7K SF Rally House                                                  |
| 12 Kingston Overlook                                                                          | Knoxville, TN                           | Remerchandise former Badcock Furniture with a 24K SF Sprouts Farmers Market                                                             |
| 13 Ridglea Plaza                                                                              | Dallas-Fort Worth-Arlington, TX         | Combine adjacent spaces for a 53K SF EoS Fitness                                                                                        |
| 14 Northshore - Project II                                                                    | Houston-Pasadena-The Woodlands, TX      | Remerchandise and expand former Sellers Bros. with a 30K SF El Rancho (Heritage Grocers)                                                |

|                         | Number of Projects | Net Estimated Costs (2) | Gross Costs to Date | Expected NOI Yield (2) |
|-------------------------|--------------------|-------------------------|---------------------|------------------------|
| <b>Total In Process</b> | <b>14</b>          | <b>\$ 66,700</b>        | <b>\$ 19,800</b>    | <b>7% - 14%</b>        |

## STABILIZED ANCHOR SPACE REPOSITIONINGS

### Projects Stabilized During the Three Months Ended March 31, 2025

|                                              |                                     |                                                                                        |
|----------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------|
| 1 Gateway Plaza                              | Los Angeles-Long Beach-Anaheim, CA  | Remerchandise former Party City with an 11K SF Five Below and a 4K SF Wells Fargo      |
| 2 Arapahoe Crossings                         | Denver-Aurora-Centennial, CO        | Remerchandise former Stein Mart with a 17K SF Ace Hardware and a 13K SF Activate       |
| 3 Coastal Way - Coastal Landing - Project II | Tampa-St. Petersburg-Clearwater, FL | Demolish former Sears to accommodate construction of a 104K SF BJ's Wholesale Club     |
| 4 Franklin Square                            | Charlotte-Concord-Gastonia, NC-SC   | Rightsize existing Pep Boys to 8K SF to accommodate the addition of a 14K SF Boot Barn |

|                         | Number of Projects | Net Project Costs (2) | NOI Yield (2) |
|-------------------------|--------------------|-----------------------|---------------|
| <b>Total Stabilized</b> | <b>4</b>           | <b>\$ 20,900</b>      | <b>11%</b>    |

(1) As a result of evolving project plans, Culpeper Town Square was removed from the Company's in process projects.

(2) Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits).

The in process projects listed above are actively underway and reflect projects for which leases have been signed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these projects or that the net estimated costs or expected NOI yields will be the amounts shown. The net estimated costs and expected NOI yields are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2024.

# OUTPARCEL DEVELOPMENT SUMMARY

[↩ Table of Contents](#)

Dollars in thousands

| Property Name                                                                                 | CBSA                                        | Project Description                                                                                                                                                                     | Stabilization Quarter | Net Estimated Costs (1) | Gross Costs to Date | Expected NOI Yield (1) |
|-----------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|---------------------|------------------------|
| <b>IN PROCESS OUTPARCEL DEVELOPMENTS</b>                                                      |                                             |                                                                                                                                                                                         |                       |                         |                     |                        |
| <b>New Projects Added To In Process Pipeline During The Three Months Ended March 31, 2025</b> |                                             |                                                                                                                                                                                         |                       |                         |                     |                        |
| 1 Redford Plaza                                                                               | Detroit-Warren-Dearborn, MI                 | Construction of a 4K SF Clean Express Auto Wash                                                                                                                                         | Jun-25                | \$ 350                  | \$ 300              | 26 %                   |
| 2 Crown Point                                                                                 | Columbus, OH                                | Construction of a 0.3K SF Biggby Coffee with drive-thru                                                                                                                                 | Dec-25                | 150                     | —                   | 38 %                   |
| 3 Whitehall Square                                                                            | Allentown-Bethlehem-Easton, PA-NJ           | Construction of an 6K SF Mister Car Wash                                                                                                                                                | Dec-25                | 200                     | 200                 | 93 %                   |
| 4 Paradise Pavilion                                                                           | Milwaukee-Waukesha, WI                      | Construction of a 1K SF 7 Brew with drive-thru                                                                                                                                          | Dec-25                | 750                     | 500                 | 9 %                    |
| 5 Laurel Square                                                                               | New York-Newark-Jersey City, NY-NJ          | Construction of a 5K SF multi-tenant outparcel, including a 3K SF Chipotle with drive-thru and a 2K SF Quickway Japanese Hibachi; and construction of a 3K SF Starbucks with drive-thru | Jun-26                | 3,200                   | 650                 | 15 %                   |
| <b>In Process Projects</b>                                                                    |                                             |                                                                                                                                                                                         |                       |                         |                     |                        |
| 6 Collegeville Shopping Center - Project I                                                    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Demolition of former outparcel and construction of a 2K SF Chase Bank                                                                                                                   | Sep-25                | 100                     | 100                 | 81 %                   |
| 7 Collegeville Shopping Center - Project II                                                   | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Construction of a 1K SF 7 Brew with drive-thru                                                                                                                                          | Sep-25                | 100                     | 100                 | 80 %                   |
| 8 Pacoima Center                                                                              | Los Angeles-Long Beach-Anaheim, CA          | Construction of a 3K SF Starbucks with a drive-thru                                                                                                                                     | Mar-26                | 900                     | 450                 | 29 %                   |
| TOTAL IN PROCESS OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE                          |                                             |                                                                                                                                                                                         |                       | \$ 5,750                | \$ 2,300            | 23 %                   |

| Property Name                                                           | CBSA                              | Project Description                                         | Stabilization Quarter | Net Project Costs (1,2) | NOI Yield (1,2) |
|-------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------|-----------------------|-------------------------|-----------------|
| <b>STABILIZED OUTPARCEL DEVELOPMENTS</b>                                |                                   |                                                             |                       |                         |                 |
| <b>Projects Stabilized During the Three Months Ended March 31, 2025</b> |                                   |                                                             |                       |                         |                 |
| 1 Panama City Square                                                    | Panama City-Panama City Beach, FL | Construction of a 6K SF LongHorn Steakhouse                 | Mar-25                | \$ 1,600                | 9 %             |
| 2 Mansell Crossing                                                      | Atlanta-Sandy Springs-Roswell, GA | Construction of an 11K SF Cooper's Hawk Winery & Restaurant | Mar-25                | 5,000                   | 10 %            |
| TOTAL STABILIZED OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE    |                                   |                                                             |                       | \$ 6,600                | 9 %             |

(1) Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits).

(2) Net project costs and NOI yields may vary from those previously disclosed due to final project reconciliations.

The in process projects listed above are actively underway and reflect projects for which leases have been signed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these projects, that the net estimated costs or expected NOI yields will be the amounts shown, or that stabilization will occur as anticipated. The net estimated costs, expected NOI yields, and anticipated stabilization dates are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2024.

# REDEVELOPMENT SUMMARY

[↩ Table of Contents](#)

Dollars in thousands

| Property Name                                                                                 | CBSA                                        | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Property Acreage | Stabilization Quarter | Net Estimated Costs (1) | Gross Costs to Date | Expected NOI Yield (1) |
|-----------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|-------------------------|---------------------|------------------------|
| <b>IN PROCESS REDEVELOPMENTS</b>                                                              |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                       |                         |                     |                        |
| <b>New Projects Added To In Process Pipeline During The Three Months Ended March 31, 2025</b> |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                       |                         |                     |                        |
| 1 Sunrise Town Center                                                                         | Miami-Fort Lauderdale-West Palm Beach, FL   | Demolition of 52K SF former fitness center to accommodate construction of a 47K SF Publix; reconfigure and remerchandise several small shop spaces; and shopping center upgrades including façade renovations and parking lot improvements                                                                                                                                                                                                                                                                                                                                                   | 17               | Mar-27                | \$ 12,100               | \$ 450              | 14 %                   |
| 2 Dalewood I, II & III Shopping Center                                                        | New York-Newark-Jersey City, NY-NJ          | Redevelopment of former Christmas Tree Shops with a 21K SF Sprouts Farmers Market and an additional retailer; remerchandise 19K SF of retail space with restaurants; and shopping center upgrades including facade renovations and parking lot reconfiguration                                                                                                                                                                                                                                                                                                                               | 6                | Mar-27                | 10,750                  | 550                 | 7 %                    |
| <b>In Process Projects</b>                                                                    |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                       |                         |                     |                        |
| 3 WaterTower Plaza                                                                            | Worcester, MA                               | Redevelopment of former Shaw's with a 46K SF grocer; reconfigure and remerchandise adjacent small shop space including an 11K SF Five Below and a 9K SF Ulta; and shopping center upgrades including the addition of patio areas, façade renovations, and parking enhancements                                                                                                                                                                                                                                                                                                               | 27               | Jun-25                | 11,200                  | 10,800              | 10 %                   |
| 4 Puente Hills Town Center                                                                    | Los Angeles-Long Beach-Anaheim, CA          | Redevelopment and expansion of several in-line retail spaces to accommodate a 20K SF ALDI; remerchandise existing adjacent small shop space including a 9K SF Five Below, an 8K SF Skechers, and a 5K SF Bath and Body Works; and shopping center upgrades including parking and sidewalk improvements                                                                                                                                                                                                                                                                                       | 11               | Sep-25                | 4,900                   | 4,300               | 8 %                    |
| 5 College Plaza                                                                               | New York-Newark-Jersey City, NY-NJ          | Redevelopment of former Bob's Stores and adjacent retail space with a 21K SF Burlington Stores; remerchandise former Blink Fitness with a 10K SF Five Below and additional retailers; construction of outparcels including a 5K SF Chick-fil-A and a 4K SF Aspen Dental; and shopping center upgrades including façade and sidewalk renovations                                                                                                                                                                                                                                              | 25               | Sep-25                | 12,900                  | 10,750              | 10 %                   |
| 6 Jones Plaza                                                                                 | Houston-Pasadena-The Woodlands, TX          | Relocation and expansion of existing Aaron's to 14K SF to accommodate a 15K SF La Michoacana Supermarket; and shopping center upgrades including façade renovations                                                                                                                                                                                                                                                                                                                                                                                                                          | 9                | Sep-25                | 2,150                   | 2,000               | 15 %                   |
| 7 The Davis Collection                                                                        | Sacramento-Roseville-Folsom, CA             | Extensive redevelopment, reconfiguration, and rebranding of center including demolition of 92K SF to accommodate construction of a 25K SF Nordstrom Rack, a 17K SF PetSmart, a 10K SF Ulta, and approximately 20K SF of additional retail surrounding an outdoor community courtyard; construction of two multi-tenant outparcel buildings including a 4K SF Urban Plates, a 3K SF The Melt, a 2K SF Mendocino Farms, and additional retailers; and shopping center upgrades including construction of pedestrian plazas and walkways, new landscaping and signage, and parking enhancements | 8                | Dec-25                | 45,950                  | 34,750              | 8 %                    |
| 8 Burlington Square I, II & III                                                               | Boston-Cambridge-Newton, MA-NH              | Redevelopment and reconfiguration of center to accommodate new retailers including a 5K SF Tatte Bakery & Cafe, a 4K SF Life Alive Organic Cafe, and a 2K SF YogaSix; and shopping center upgrades including façade and sidewalk renovations, new landscaping and stormwater improvements, and common area enhancements                                                                                                                                                                                                                                                                      | 7                | Dec-25                | 8,450                   | 3,950               | 12 %                   |
| 9 Barn Plaza                                                                                  | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Remerchandise former anchor space with a 44K SF Whole Foods Market (Amazon) and an 11K SF Barnes & Noble; demolition of 5K SF to accommodate construction of an 8K SF multi-tenant outparcel including a 4K SF First Watch, a 2K SF Chipotle, and additional retailers; and shopping center upgrades including facade renovations and common area enhancements                                                                                                                                                                                                                               | 42               | Dec-25                | 14,400                  | 11,350              | 8 %                    |
| 10 Preston Park Village                                                                       | Dallas-Fort Worth-Arlington, TX             | Redevelopment of former Kroger with a 24K SF HomeGoods and a 13K SF Petco; construction of a 3K SF outparcel; and shopping center upgrades including expansion and upgrade of existing outdoor dining patios, façade renovations, parking reconfiguration, and landscaping and signage enhancements                                                                                                                                                                                                                                                                                          | 26               | Mar-26                | 35,050                  | 26,750              | 8 %                    |
| 11 Tinley Park Plaza (2)                                                                      | Chicago-Naperville-Elgin, IL-IN             | Redevelopment of former Walt's and adjacent space with a 22K SF Ross Dress for Less, a 9K SF Five Below, and additional retailers; construction of a 5K SF Fifth Third Bank outparcel; and shopping center upgrades including façade and roof renovations                                                                                                                                                                                                                                                                                                                                    | 22               | Jun-26                | 11,550                  | 10,500              | 13 %                   |
| 12 Hillcrest Market Place                                                                     | Spartanburg, SC                             | Redevelopment and reconfiguration of adjacent small shop space to accommodate addition of a 6K SF J.Crew, a 5K SF Hallmark, and additional retailers surrounding a newly constructed outdoor community courtyard; and shopping center upgrades including facade, landscaping, and common area enhancements                                                                                                                                                                                                                                                                                   | 38               | Jun-26                | 5,000                   | 1,250               | 10 %                   |
| 13 Wynnewood Village - Phase IV (3)                                                           | Dallas-Fort Worth-Arlington, TX             | Ground-up construction of a 111K SF Target; remerchandise of existing anchor space with a 26K SF Burlington Stores; reconfiguration to accommodate new retailers including a 20K SF junior anchor; construction of two multi-tenant outparcel buildings; and shopping center upgrades including façade renovations, landscaping enhancements, signage upgrades, and parking lot improvements                                                                                                                                                                                                 | 65               | Jun-26                | 52,400                  | 16,650              | 9 %                    |
| 14 Pointe Orlando - Phase II                                                                  | Orlando-Kissimmee-Sanford, FL               | Remerchandise with relevant retailers including a 10K SF Activate and a 10K SF Dick's Last Resort; rebranding and reconfiguration of first level to match Phase I improvements including an entry roadway and valet; and extensive shopping center upgrades including façade, landscaping and lighting upgrades and common area enhancements including public seating areas and improved pedestrian plazas                                                                                                                                                                                   | 17               | Sep-26                | 38,400                  | 15,450              | 12 %                   |

# REDEVELOPMENT SUMMARY

[↩ Table of Contents](#)

Dollars in thousands

|                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Property | Stabilization | Net        | Gross      | Expected  |
|--------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|------------|------------|-----------|
|                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acreage  | Quarter       | Estimated  | Costs      | NOI       |
| Property Name                                                | CBSA                            | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |               | Costs (1)  | to Date    | Yield (1) |
| 15 Westridge Court / Block 59                                | Chicago-Naperville-Elgin, IL-IN | Redevelopment, reconfiguration, and rebranding of center, including the demolition of an underutilized two-story building, to accommodate the addition of a vibrant restaurant and entertainment district with an event plaza through the construction of multiple outparcels including a 9K SF The Cheesecake Factory, an 8K SF Yard House, an 8K SF Ruth's Chris Steak House, a 3K SF Shake Shack, and a 2K SF Stan's Donuts; construction of additional multi-tenant outparcels including a 7K SF Piccolo Buco and a 4K SF First Watch and a 3K SF Velvet Taco, a 2K SF Crisp & Green, and a 2K SF Fresh Fin; and shopping center upgrades including new landscaping, signage, lighting, and improved vehicular and pedestrian circulation and connectivity | 82       | Sep-26        | 53,200     | 23,950     | 9 %       |
| TOTAL IN PROCESS REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |               | \$ 318,400 | \$ 173,450 | 9 %       |

(1) Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits).  
(2) Net project costs exclude \$2.5M of project specific credits (lease termination fees or other ancillary credits).  
(3) Net project costs exclude \$2.7M of project specific credits (lease termination fees or other ancillary credits).

The in process projects listed above are actively underway and reflect projects for which leases have been signed with the tenant(s) listed in the project descriptions. There is no guarantee that the Company will complete any or all of these projects, that the net estimated costs or expected NOI yields will be the amounts shown, or that stabilization will occur as anticipated. The net estimated costs, expected NOI yields, and anticipated stabilization dates are management's best estimates based on current information and may change over time. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2024.

# FUTURE REDEVELOPMENT OPPORTUNITIES

[↩ Table of Contents](#)

| Property Name                                        | CBSA                                        | Project Description                                                                                                                             |
|------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MAJOR REDEVELOPMENTS</b>                          |                                             |                                                                                                                                                 |
| 1 Village at Mira Mesa                               | San Diego-Chula Vista-Carlsbad, CA          | Redevelopment of existing anchor space for potential residential rental component                                                               |
| 2 Venetian Isle Shopping Ctr                         | Miami-Fort Lauderdale-West Palm Beach, FL   | Redevelopment of existing anchor space for new anchor prototype, potential outparcel development                                                |
| 3 Britton Plaza                                      | Tampa-St. Petersburg-Clearwater, FL         | Redevelopment and repositioning of existing center with new anchor prototype                                                                    |
| 4 Dolphin Village                                    | Tampa-St. Petersburg-Clearwater, FL         | Extensive repositioning and reconfiguration, densification of site                                                                              |
| 5 Kings Market                                       | Atlanta-Sandy Springs-Roswell, GA           | Redevelopment and repositioning of shopping center, densification of site                                                                       |
| 6 Kings Park Plaza                                   | New York-Newark-Jersey City, NY-NJ          | Redevelopment of shopping center to leverage proximity to area transit, remerchandise with multiple retailers, potential multi-family component |
| 7 Morris Hills Shopping Center                       | New York-Newark-Jersey City, NY-NJ          | Densification of site, including multi-tenant outparcel development, potential multi-family component                                           |
| 8 Rockland Plaza                                     | New York-Newark-Jersey City, NY-NJ          | Extensive redevelopment and repositioning of shopping center, multiple outparcel developments                                                   |
| 9 Three Village Shopping Center                      | New York-Newark-Jersey City, NY-NJ          | Extensive repositioning and reconfiguration, densification of site                                                                              |
| 10 Roosevelt Mall - Future Phases                    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Extensive repositioning and reconfiguration, densification of site                                                                              |
| 11 Market Plaza                                      | Dallas-Fort Worth-Arlington, TX             | Extensive redevelopment and repositioning of shopping center, remerchandise with potential medical office component                             |
| 12 Wynnewood Village - Future Phases                 | Dallas-Fort Worth-Arlington, TX             | Redevelopment and repositioning of shopping center, densification of site                                                                       |
| <b>MINOR REDEVELOPMENTS</b>                          |                                             |                                                                                                                                                 |
| 1 Brea Gateway                                       | Los Angeles-Long Beach-Anaheim, CA          | Reposition of former anchor which may include site densification with addition of outparcel pad development                                     |
| 2 Metro 580                                          | San Francisco-Oakland-Fremont, CA           | Redevelopment of existing anchor space for multiple retailers                                                                                   |
| 3 Arvada Plaza                                       | Denver-Aurora-Centennial, CO                | Redevelopment and repositioning of shopping center                                                                                              |
| 4 Colonial Commons - Orange                          | New Haven, CT                               | Redevelopment and repositioning of shopping center                                                                                              |
| 5 East Port Plaza                                    | Port St. Lucie, FL                          | Redevelopment and repositioning of shopping center                                                                                              |
| 6 Rutland Plaza (1)                                  | Tampa-St. Petersburg-Clearwater, FL         | Redevelopment and repositioning of shopping center                                                                                              |
| 7 Tyrone Gardens                                     | Tampa-St. Petersburg-Clearwater, FL         | Redevelopment and repositioning of shopping center                                                                                              |
| 8 Northeast Plaza - Future Phases                    | Atlanta-Sandy Springs-Roswell, GA           | Redevelopment of existing anchor space for multiple retailers, densification of site                                                            |
| 9 Vineyards at Chateau Elan                          | Atlanta-Sandy Springs-Roswell, GA           | Redevelopment and repositioning of shopping center                                                                                              |
| 10 High Point Centre                                 | Chicago-Naperville-Elgin, IL-IN             | Redevelopment and repositioning of shopping center                                                                                              |
| 11 North Riverside Plaza                             | Chicago-Naperville-Elgin, IL-IN             | Redevelopment and repositioning of shopping center                                                                                              |
| 12 Ridge Plaza (1)                                   | Chicago-Naperville-Elgin, IL-IN             | Redevelopment and repositioning of shopping center                                                                                              |
| 13 Meridian Village (1)                              | Indianapolis-Carmel-Greenwood, IN           | Redevelopment and repositioning of shopping center                                                                                              |
| 14 Burlington Square I, II & III - Future Phases (1) | Boston-Cambridge-Newton, MA-NH              | Redevelopment and repositioning of shopping center                                                                                              |
| 15 Maple Village (1)                                 | Ann Arbor, MI                               | Redevelopment and repositioning of shopping center, densification of site                                                                       |
| 16 Richfield Hub                                     | Minneapolis-St. Paul-Bloomington, MN-WI     | Redevelopment of existing anchor space, inline shop space and outparcel development                                                             |
| 17 Sun Ray Shopping Center - Future Phases           | Minneapolis-St. Paul-Bloomington, MN-WI     | Redevelopment and repositioning of shopping center                                                                                              |
| 18 Walkkill Plaza                                    | Kiryas Joel-Poughkeepsie-Newburgh, NY       | Redevelopment of existing anchor spaces, remerchandise shop space and facade renovation                                                         |
| 19 Suffolk Plaza (1)                                 | New York-Newark-Jersey City, NY-NJ          | Densification of site, including multi-tenant outparcel development                                                                             |
| 20 Tinton Falls Plaza (1)                            | New York-Newark-Jersey City, NY-NJ          | Redevelopment and repositioning of shopping center                                                                                              |
| 21 West Center                                       | New York-Newark-Jersey City, NY-NJ          | Redevelopment and repositioning of shopping center, densification of site                                                                       |
| 22 North Ridge Shopping Center (1)                   | Raleigh-Cary, NC                            | Redevelopment of existing anchor space for multiple retailers, densification of site                                                            |
| 23 Parkway Plaza                                     | Winston-Salem, NC                           | Reposition of former anchors which may include site densification with addition of outparcel pad development                                    |
| 24 South Towne Centre                                | Dayton-Kettering-Beavercreek, OH            | Redevelopment of existing anchor space for multiple retailers                                                                                   |
| 25 69th Street Plaza                                 | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Redevelopment of existing anchor space for multiple retailers, densification of site                                                            |
| 26 Barn Plaza - Future Phases                        | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Redevelopment of existing anchor space for multiple retailers, densification of site                                                            |
| 27 Bristol Park                                      | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Redevelopment of existing anchor space, inline shop space and facade renovation                                                                 |

# FUTURE REDEVELOPMENT OPPORTUNITIES

[↩ Table of Contents](#)

| Property Name                           | CBSA                                        | Project Description                                                                  |
|-----------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------|
| 28 Valley Fair                          | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Reposition of former anchor and façade renovation                                    |
| 29 Warminster Towne Center (1)          | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | Redevelopment and repositioning of shopping center, densification of site            |
| 30 Circle Center                        | Hilton Head Island-Bluffton-Port Royal, SC  | Redevelopment and repositioning of shopping center                                   |
| 31 Arboretum Village                    | Dallas-Fort Worth-Arlington, TX             | Densification of site, including multi-tenant outparcel development                  |
| 32 Preston Park Village - Future Phases | Dallas-Fort Worth-Arlington, TX             | Redevelopment and repositioning of shopping center                                   |
| 33 Stevens Park Village                 | Dallas-Fort Worth-Arlington, TX             | Redevelopment and repositioning of shopping center                                   |
| 34 Braesgate                            | Houston-Pasadena-The Woodlands, TX          | Redevelopment of existing anchor space for multiple retailers                        |
| 35 Clear Lake Camino South              | Houston-Pasadena-The Woodlands, TX          | Redevelopment of existing anchor space for multiple retailers, densification of site |
| 36 Lake Pointe Village                  | Houston-Pasadena-The Woodlands, TX          | Reposition of existing vacant space and site densification                           |
| 37 Maplewood                            | Houston-Pasadena-The Woodlands, TX          | Redevelopment of existing anchor space for multiple retailers, densification of site |
| 38 Merchants Park                       | Houston-Pasadena-The Woodlands, TX          | Redevelopment of existing anchor space for multiple retailers                        |
| 39 Hanover Square                       | Richmond, VA                                | Densification of site, including multi-tenant outparcel development                  |

(1) Indicates project added to the pipeline during the three months ended March 31, 2025.

*The Company has identified potential future reinvestment opportunities at the properties listed above. Many of these opportunities are, or will soon be, in preliminary planning phases and as such, may not ultimately become active reinvestments. Proceeding with these reinvestments could be subject to factors outside of the Company's control which could delay, suspend, or defer the expected opportunity or timing of execution. While the Company believes that these projects are likely to become active in the near-term, it should be noted that this list will fluctuate as projects become active, or are suspended or otherwise rescheduled. For more information, please refer to the "Risk Factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2024.*

## **PORTFOLIO SUMMARY**

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Supplemental Disclosure

Three Months Ended March 31, 2025

# PORTFOLIO OVERVIEW

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|                      | As of:       |              |            |            |            |
|----------------------|--------------|--------------|------------|------------|------------|
|                      | 3/31/25      | 12/31/24     | 9/30/24    | 6/30/24    | 3/31/24    |
| Number of properties | 361          | 363          | 360        | 360        | 359        |
| GLA                  | 63,687,360   | 64,016,521   | 63,445,487 | 63,750,978 | 63,870,524 |
| Percent billed       | 90.0%        | 91.4%        | 91.9%      | 91.4%      | 90.6%      |
| Percent leased       | 94.1%        | 95.2%        | 95.6%      | 95.4%      | 95.1%      |
| TOTAL ≥ 10,000 SF    | 95.7%        | 97.2%        | 97.7%      | 97.5%      | 97.3%      |
| TOTAL < 10,000 SF    | 90.8%        | 91.1%        | 91.1%      | 90.8%      | 90.5%      |
| ABR                  | \$ 1,008,053 | \$ 1,010,148 | \$ 994,562 | \$ 987,681 | \$ 978,178 |
| ABR PSF              | \$ 17.94     | \$ 17.66     | \$ 17.44   | \$ 17.26   | \$ 17.12   |

## PORTFOLIO BY UNIT SIZE AS OF 3/31/25

|                    | Number of<br>Units | GLA        | Percent of GLA | Percent Billed | Percent Leased | ABR          | Percent of ABR | ABR PSF  |
|--------------------|--------------------|------------|----------------|----------------|----------------|--------------|----------------|----------|
| ≥ 35,000 SF        | 393                | 22,264,939 | 35.0%          | 93.5%          | 97.5%          | \$ 220,443   | 21.9%          | \$ 11.65 |
| 20,000 - 34,999 SF | 480                | 12,510,150 | 19.6%          | 88.0%          | 93.3%          | 150,570      | 14.9%          | 13.00    |
| 10,000 - 19,999 SF | 613                | 8,402,882  | 13.2%          | 90.9%          | 94.3%          | 127,302      | 12.6%          | 16.49    |
| 5,000 - 9,999 SF   | 1,095              | 7,571,223  | 11.9%          | 86.9%          | 91.2%          | 148,749      | 14.8%          | 22.40    |
| < 5,000 SF         | 5,997              | 12,938,166 | 20.3%          | 87.0%          | 90.6%          | 360,989      | 35.8%          | 31.91    |
| TOTAL              | 8,578              | 63,687,360 | 100.0%         | 90.0%          | 94.1%          | \$ 1,008,053 | 100.0%         | \$ 17.94 |
| TOTAL ≥ 10,000 SF  | 1,486              | 43,177,971 | 67.8%          | 91.4%          | 95.7%          | \$ 498,315   | 49.4%          | \$ 13.03 |
| TOTAL < 10,000 SF  | 7,092              | 20,509,389 | 32.2%          | 87.0%          | 90.8%          | 509,738      | 50.6%          | 28.39    |

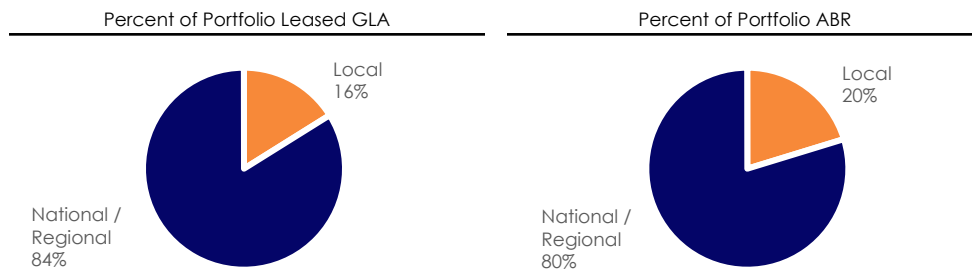
Reflects portfolio statistics as reported for the specified period.

# PORTFOLIO COMPOSITION

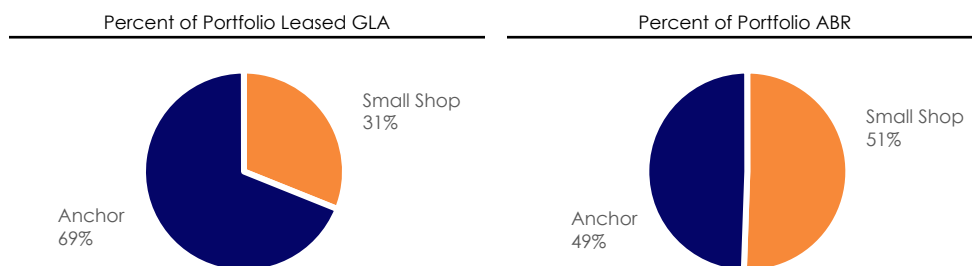
Dollars in thousands

[↩ Table of Contents](#)

## NATIONAL / REGIONAL AND LOCAL TENANTS



## ANCHOR AND SMALL SHOP TENANTS



| Merchandise Mix                              | ABR                 | Percent of ABR |
|----------------------------------------------|---------------------|----------------|
| Restaurants                                  | 174,360             | 17 %           |
| Grocery                                      | 141,446             | 14 %           |
| Personal services                            | 81,668              | 8 %            |
| Off-price apparel                            | 67,763              | 7 %            |
| Fitness / sports                             | 63,611              | 6 %            |
| Medical                                      | 56,105              | 6 %            |
| Value apparel, shoes, accessories            | 52,052              | 5 %            |
| General merchandise (department, gift, etc.) | 45,108              | 4 %            |
| Home décor                                   | 41,533              | 4 %            |
| Health & beauty                              | 33,323              | 3 %            |
| Hobby & crafts                               | 28,178              | 3 %            |
| Pet                                          | 27,590              | 3 %            |
| Entertainment                                | 26,638              | 3 %            |
| Financial services                           | 26,150              | 3 %            |
| General merchandise (discount / dollar)      | 23,888              | 2 %            |
| Electronics & appliance                      | 21,669              | 2 %            |
| Home improvement                             | 17,293              | 2 %            |
| Sporting goods                               | 16,267              | 2 %            |
| Other (1)                                    | 63,411              | 6 %            |
| <b>TOTAL</b>                                 | <b>\$ 1,008,053</b> | <b>100 %</b>   |

(1) Other represents categories with percent of ABR of 1% or less including auto, liquor, mail / shipping and other services, office supply, party, pharmacy, and professional services.

# TOP FORTY RETAILERS RANKED BY ABR

Dollars in thousands, except per square foot amounts

[↩ Table of Contents](#)

| Retailer                                               | Owned Leases (1) | Leased GLA (1)    | Percent of GLA (1) | ABR (1)           | Percent of ABR (1) | ABR PSF (1)     |
|--------------------------------------------------------|------------------|-------------------|--------------------|-------------------|--------------------|-----------------|
| 1 The TJX Companies, Inc. (2)                          | 89               | 2,561,244         | 4.0 %              | \$ 33,031         | 3.3 %              | \$ 12.90        |
| 2 The Kroger Co. (3)                                   | 45               | 3,037,909         | 4.8 %              | 23,239            | 2.3 %              | 7.65            |
| 3 Burlington Stores, Inc.                              | 45               | 1,776,711         | 2.8 %              | 21,014            | 2.1 %              | 11.83           |
| 4 Dollar Tree Stores, Inc. (4)                         | 118              | 1,345,279         | 2.1 %              | 16,467            | 1.6 %              | 12.24           |
| 5 Publix Super Markets, Inc.                           | 32               | 1,490,442         | 2.3 %              | 14,903            | 1.5 %              | 10.00           |
| 6 Ross Stores, Inc (5)                                 | 46               | 1,166,763         | 1.8 %              | 14,846            | 1.5 %              | 12.72           |
| 7 Five Below, Inc.                                     | 65               | 622,769           | 1.0 %              | 12,677            | 1.3 %              | 20.36           |
| 8 Amazon.com, Inc. / Whole Foods Market Services, Inc. | 18               | 654,782           | 1.0 %              | 12,093            | 1.2 %              | 18.47           |
| 9 L.A Fitness International, LLC (6)                   | 14               | 562,162           | 0.9 %              | 11,014            | 1.1 %              | 19.59           |
| 10 PetSmart, Inc.                                      | 27               | 587,611           | 0.9 %              | 10,144            | 1.0 %              | 17.26           |
|                                                        | <b>499</b>       | <b>13,805,672</b> | <b>21.6 %</b>      | <b>169,428</b>    | <b>16.9 %</b>      | <b>12.27</b>    |
| 11 Ulta Beauty, Inc.                                   | 37               | 405,313           | 0.6 %              | 9,936             | 1.0 %              | 24.51           |
| 12 Albertson's Companies, Inc (7)                      | 14               | 750,202           | 1.2 %              | 9,877             | 1.0 %              | 13.17           |
| 13 Ahold Delhaize (8)                                  | 14               | 776,178           | 1.2 %              | 8,844             | 0.9 %              | 11.39           |
| 14 Kohl's Corporation                                  | 14               | 1,051,137         | 1.7 %              | 8,766             | 0.9 %              | 8.34            |
| 15 PETCO Animal Supplies, Inc.                         | 34               | 468,911           | 0.7 %              | 8,473             | 0.8 %              | 18.07           |
| 16 The Michaels Companies, Inc.                        | 23               | 515,734           | 0.8 %              | 7,020             | 0.7 %              | 13.61           |
| 17 Barnes & Noble, Inc. (9)                            | 17               | 332,382           | 0.5 %              | 5,755             | 0.6 %              | 17.31           |
| 18 Sprouts Farmers Market, Inc.                        | 8                | 224,086           | 0.4 %              | 5,198             | 0.5 %              | 23.20           |
| 19 JOANN Stores, Inc.                                  | 17               | 389,550           | 0.6 %              | 5,153             | 0.5 %              | 13.23           |
| 20 JP Morgan Chase & Co.                               | 25               | 95,032            | 0.1 %              | 5,109             | 0.5 %              | 53.76           |
|                                                        | <b>702</b>       | <b>18,814,197</b> | <b>29.4 %</b>      | <b>243,559</b>    | <b>24.3 %</b>      | <b>12.95</b>    |
| 21 CVS Health                                          | 14               | 218,744           | 0.3 %              | 5,095             | 0.5 %              | 23.29           |
| 22 Best Buy Co., Inc. (10)                             | 10               | 381,261           | 0.6 %              | 4,757             | 0.5 %              | 12.48           |
| 23 Harbor Freight Tools                                | 22               | 388,512           | 0.6 %              | 4,743             | 0.5 %              | 12.21           |
| 24 Gap, Inc. (11)                                      | 14               | 233,319           | 0.4 %              | 4,681             | 0.5 %              | 20.06           |
| 25 ALDI (12)                                           | 17               | 474,794           | 0.7 %              | 4,624             | 0.5 %              | 9.74            |
| 26 Bath & Body Works, Inc.                             | 44               | 188,300           | 0.3 %              | 4,562             | 0.5 %              | 24.23           |
| 27 Hobby Lobby Stores, Inc.                            | 11               | 604,732           | 0.9 %              | 4,503             | 0.4 %              | 7.45            |
| 28 Chipotle Mexican Grill, Inc.                        | 36               | 87,649            | 0.1 %              | 4,443             | 0.4 %              | 50.69           |
| 29 Trader Joe's Company, Inc.                          | 12               | 159,055           | 0.2 %              | 4,287             | 0.4 %              | 26.95           |
| 30 National Vision, Inc. (13)                          | 38               | 139,899           | 0.2 %              | 4,121             | 0.4 %              | 29.46           |
| 31 Starbucks Corporation                               | 38               | 73,266            | 0.1 %              | 4,044             | 0.4 %              | 55.20           |
| 32 JD Sports Fashion Plc (14)                          | 32               | 199,585           | 0.3 %              | 4,040             | 0.4 %              | 20.24           |
| 33 Staples, Inc.                                       | 15               | 302,603           | 0.5 %              | 3,952             | 0.4 %              | 13.06           |
| 34 DICK'S Sporting Goods, Inc. (15)                    | 9                | 305,476           | 0.5 %              | 3,896             | 0.4 %              | 12.75           |
| 35 AMC Entertainment                                   | 4                | 200,955           | 0.3 %              | 3,863             | 0.4 %              | 19.22           |
| 36 Wells Fargo & Company                               | 17               | 73,104            | 0.1 %              | 3,851             | 0.4 %              | 52.68           |
| 37 Designer Brands, Inc. (DSW)                         | 12               | 232,077           | 0.4 %              | 3,788             | 0.4 %              | 16.32           |
| 38 Wakefern Food Corporation (16)                      | 4                | 230,254           | 0.4 %              | 3,500             | 0.3 %              | 15.20           |
| 39 Bank of America, NA                                 | 24               | 79,073            | 0.1 %              | 3,466             | 0.3 %              | 43.83           |
| 40 At Home Stores LLC                                  | 5                | 453,656           | 0.7 %              | 3,410             | 0.3 %              | 7.52            |
| <b>TOTAL TOP 40 RETAILERS</b>                          | <b>1,080</b>     | <b>23,840,511</b> | <b>37.1 %</b>      | <b>\$ 327,185</b> | <b>32.6 %</b>      | <b>\$ 13.72</b> |

(1) Includes only locations which are owned or guaranteed by the parent company. Excludes all franchise locations.

(2) Includes T.J. Maxx-29, Marshalls-27, HomeGoods-20, Sierra Trading Post-5, Marshalls/HomeGoods-4, HomeSense-2, and T.J. Maxx/HomeGoods-2.

(3) Includes Kroger-32, King Soopers-4, Ralphs-3, Harris Teeter-2, Dillons-1, Food 4 Less-1, Pay Less-1, and Pick 'N Save-1.

(4) Includes Dollar Tree-109 and Family Dollar-9.

(5) Includes Ross Dress for Less-41 and dd's Discounts-5.

(6) Includes LA Fitness-7, Esporta Fitness-4, XSport Fitness-2, and City Sports Club-1.

(7) Includes Tom Thumb-3, Vons-3, Acme-2, Jewel-Osco-2, Albertsons-1, El Rancho (sublease)-1, Shop & Save Market-1, and Star Market-1.

(8) Includes Giant Food-6, Super Stop & Shop-4, Food Lion-2, ShopRite (sublease)-1, and non-grocer (sublease)-1.

(9) Includes Barnes & Noble-15 and Paper Source-2.

(10) Includes Best Buy-9 and Yardbird-1.

(11) Includes Old Navy-12 and Gap Factory-2.

(12) Includes ALDI-14 and Winn-Dixie-3 (expected banner conversion).

(13) Includes America's Best Contacts & Eyeglasses-36 and Eyeglass World-2.

(14) Includes Hibbett-18, JD Sports-6, DTLR-4, City Gear-2, and Shoe Palace-2.

(15) Includes Golf Galaxy-4, DICK'S Sporting Goods Warehouse Sale-3, and DICK'S Sporting Goods-2.

(16) Includes ShopRite-3 and Price Rite Marketplace-1.

# NEW & RENEWAL LEASE SUMMARY

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|                                      | Leases                     | GLA       | New ABR    | New ABR PSF | Tenant Improvements and Allowances PSF | Third-Party Leasing Commissions PSF | Weighted Average Lease Term (years) | Comparable Only             |           |             |             |             |                 |
|--------------------------------------|----------------------------|-----------|------------|-------------|----------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|-----------|-------------|-------------|-------------|-----------------|
|                                      |                            |           |            |             |                                        |                                     |                                     | Leases                      | GLA       | New ABR PSF | Old ABR PSF | Rent Spread |                 |
| TOTAL - NEW, RENEWAL & OPTION LEASES |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Three months ended 3/31/25           | 334                        | 2,247,394 | \$ 42,614  | \$ 18.96    | \$ 2.42                                | \$ 1.71                             | 6.4                                 | 278                         | 1,949,529 | \$ 18.29    | \$ 15.91    | 15.0 %      |                 |
| Three months ended 12/31/24          | 366                        | 2,531,648 | 44,320     | 17.51       | 2.31                                   | 2.23                                | 7.0                                 | 300                         | 2,226,695 | 16.77       | 14.45       | 16.1 %      |                 |
| Three months ended 9/30/24           | 316                        | 2,073,869 | 36,141     | 17.43       | 3.05                                   | 2.08                                | 6.7                                 | 248                         | 1,731,207 | 16.52       | 14.25       | 15.9 %      |                 |
| Three months ended 6/30/24           | 383                        | 2,343,546 | 43,608     | 18.61       | 3.72                                   | 2.28                                | 6.5                                 | 317                         | 1,919,675 | 18.57       | 15.52       | 19.7 %      |                 |
| TOTAL - TWELVE MONTHS ENDED 3/31/25  | 1,399                      | 9,196,457 | \$ 166,683 | \$ 18.12    | \$ 2.86                                | \$ 2.08                             | 6.6                                 | 1,143                       | 7,827,106 | \$ 17.53    | \$ 15.03    | 16.6 %      |                 |
| NEW & RENEWAL LEASES ONLY            |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Three months ended 3/31/25           | 269                        | 1,294,992 | \$ 28,892  | \$ 22.31    | \$ 4.20                                | \$ 2.97                             | 7.4                                 | 213                         | 997,127   | \$ 21.99    | \$ 18.25    | 20.5 %      |                 |
| Three months ended 12/31/24          | 313                        | 1,525,365 | 31,794     | 20.84       | 3.83                                   | 3.69                                | 8.2                                 | 247                         | 1,220,412 | 20.33       | 16.80       | 21.0 %      |                 |
| Three months ended 9/30/24           | 263                        | 1,123,202 | 25,815     | 22.98       | 5.64                                   | 3.84                                | 8.1                                 | 195                         | 780,540   | 23.42       | 19.23       | 21.8 %      |                 |
| Three months ended 6/30/24           | 328                        | 1,434,942 | 30,733     | 21.42       | 6.07                                   | 3.72                                | 7.3                                 | 262                         | 1,011,071 | 22.52       | 17.63       | 27.7 %      |                 |
| TOTAL - TWELVE MONTHS ENDED 3/31/25  | 1,173                      | 5,378,501 | \$ 117,234 | \$ 21.80    | \$ 4.89                                | \$ 3.56                             | 7.8                                 | 917                         | 4,009,150 | \$ 21.90    | \$ 17.85    | 22.7 %      |                 |
| NEW LEASES                           |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Three months ended 3/31/25           | 104                        | 535,386   | \$ 12,181  | \$ 22.75    | \$ 9.63                                | \$ 7.16                             | 10.7                                | 48                          | 237,521   | \$ 21.97    | \$ 14.89    | 47.5 %      |                 |
| Three months ended 12/31/24          | 137                        | 828,952   | 16,845     | 20.32       | 6.23                                   | 6.77                                | 10.3                                | 72                          | 529,064   | 18.89       | 14.06       | 34.4 %      |                 |
| Three months ended 9/30/24           | 110                        | 561,826   | 12,739     | 22.67       | 8.88                                   | 7.68                                | 10.3                                | 43                          | 223,076   | 23.64       | 17.93       | 31.8 %      |                 |
| Three months ended 6/30/24           | 133                        | 603,593   | 14,376     | 23.82       | 13.36                                  | 8.67                                | 9.3                                 | 69                          | 310,779   | 24.11       | 16.05       | 50.2 %      |                 |
| TOTAL - TWELVE MONTHS ENDED 3/31/25  | 484                        | 2,529,757 | \$ 56,141  | \$ 22.19    | \$ 9.24                                | \$ 7.51                             | 10.1                                | 232                         | 1,300,440 | \$ 21.52    | \$ 15.35    | 40.2 %      |                 |
| RENEWAL LEASES                       |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Three months ended 3/31/25           | 165                        | 759,606   | \$ 16,711  | \$ 22.00    | \$ 0.38                                | \$ 0.02                             | 5.1                                 | 165                         | 759,606   | \$ 22.00    | \$ 19.30    | 14.0 %      |                 |
| Three months ended 12/31/24          | 176                        | 696,413   | 14,949     | 21.47       | 0.97                                   | 0.03                                | 5.7                                 | 175                         | 691,348   | 21.43       | 18.90       | 13.4 %      |                 |
| Three months ended 9/30/24           | 153                        | 561,376   | 13,076     | 23.29       | 2.39                                   | —                                   | 5.8                                 | 152                         | 557,464   | 23.33       | 19.75       | 18.1 %      |                 |
| Three months ended 6/30/24           | 195                        | 831,349   | 16,357     | 19.68       | 0.77                                   | 0.12                                | 6.0                                 | 193                         | 700,292   | 21.81       | 18.34       | 18.9 %      |                 |
| TOTAL - TWELVE MONTHS ENDED 3/31/25  | 689                        | 2,848,744 | \$ 61,093  | \$ 21.45    | \$ 1.04                                | \$ 0.05                             | 5.6                                 | 685                         | 2,708,710 | \$ 22.08    | \$ 19.04    | 16.0 %      |                 |
| OPTION LEASES                        |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Three months ended 3/31/25           | 65                         | 952,402   | \$ 13,722  | \$ 14.41    | \$ —                                   | \$ —                                | 5.0                                 | 65                          | 952,402   | \$ 14.41    | \$ 13.45    | 7.1 %       |                 |
| Three months ended 12/31/24          | 53                         | 1,006,283 | 12,526     | 12.45       | —                                      | —                                   | 5.1                                 | 53                          | 1,006,283 | 12.45       | 11.59       | 7.4 %       |                 |
| Three months ended 9/30/24           | 53                         | 950,667   | 10,326     | 10.86       | —                                      | —                                   | 5.0                                 | 53                          | 950,667   | 10.86       | 10.16       | 6.9 %       |                 |
| Three months ended 6/30/24           | 55                         | 908,604   | 12,875     | 14.17       | —                                      | —                                   | 5.2                                 | 55                          | 908,604   | 14.17       | 13.16       | 7.7 %       |                 |
| TOTAL - TWELVE MONTHS ENDED 3/31/25  | 226                        | 3,817,956 | \$ 49,449  | \$ 12.95    | \$ —                                   | \$ —                                | 5.1                                 | 226                         | 3,817,956 | \$ 12.95    | \$ 12.07    | 7.3 %       |                 |
| LEASES BY ANCHOR AND SMALL SHOP      |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
|                                      | Three Months Ended 3/31/25 |           |            |             |                                        |                                     |                                     | Twelve Months Ended 3/31/25 |           |             |             |             |                 |
|                                      | % of Leases                | GLA       | % of GLA   | % of ABR    | New ABR PSF                            | Rent Spread (1)                     |                                     | % of Leases                 | GLA       | % of GLA    | % of ABR    | New ABR PSF | Rent Spread (1) |
| Anchor Leases (≥ 10,000 SF)          |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Total - New, Renewal & Option Leases | 16 %                       | 1,477,592 | 66 %       | 49 %        | \$ 14.16                               | 13.5 %                              |                                     | 16 %                        | 6,108,274 | 66 %        | 47 %        | \$ 12.84    | 16.0 %          |
| New & Renewal Leases Only            | 10 %                       | 686,140   | 53 %       | 40 %        | 16.86                                  | 23.2 %                              |                                     | 10 %                        | 2,750,157 | 51 %        | 35 %        | 15.07       | 29.8 %          |
| New Leases                           | 11 %                       | 284,172   | 53 %       | 41 %        | 17.49                                  | 88.6 %                              |                                     | 11 %                        | 1,376,712 | 54 %        | 38 %        | 15.43       | 55.7 %          |
| Renewal Leases                       | 10 %                       | 401,968   | 53 %       | 39 %        | 16.41                                  | 12.2 %                              |                                     | 8 %                         | 1,373,445 | 48 %        | 33 %        | 14.70       | 17.6 %          |
| Option Leases                        | 40 %                       | 791,452   | 83 %       | 68 %        | 11.82                                  | 6.0 %                               |                                     | 48 %                        | 3,358,117 | 88 %        | 75 %        | 11.02       | 6.4 %           |
| Small Shop Leases (< 10,000 SF)      |                            |           |            |             |                                        |                                     |                                     |                             |           |             |             |             |                 |
| Total - New, Renewal & Option Leases | 84 %                       | 769,802   | 34 %       | 51 %        | \$ 28.18                               | 16.5 %                              |                                     | 84 %                        | 3,088,183 | 34 %        | 53 %        | \$ 28.57    | 17.3 %          |
| New & Renewal Leases Only            | 90 %                       | 608,852   | 47 %       | 60 %        | 28.46                                  | 18.9 %                              |                                     | 90 %                        | 2,628,344 | 49 %        | 65 %        | 28.84       | 19.1 %          |
| New Leases                           | 89 %                       | 251,214   | 47 %       | 59 %        | 28.71                                  | 31.9 %                              |                                     | 89 %                        | 1,153,045 | 46 %        | 62 %        | 30.27       | 30.5 %          |
| Renewal Leases                       | 90 %                       | 357,638   | 47 %       | 61 %        | 28.28                                  | 15.1 %                              |                                     | 92 %                        | 1,475,299 | 52 %        | 67 %        | 27.72       | 15.2 %          |
| Option Leases                        | 60 %                       | 160,950   | 17 %       | 32 %        | 27.14                                  | 9.6 %                               |                                     | 52 %                        | 459,839   | 12 %        | 25 %        | 27.02       | 9.7 %           |

(1) Comparable leases only.

Excludes leases signed for terms of less than one year.

ABR PSF includes the GLA of lessee-owned leasehold improvements.

Reflects portfolio statistics as reported for the specified period.

# NEW LEASE NET EFFECTIVE RENT & LEASES SIGNED BUT NOT YET COMMENCED

[↔ Table of Contents](#)

Dollars in thousands, except per square foot amounts

## NEW LEASE NET EFFECTIVE RENT

|                                                                     | Twelve Months Ended | Three Months Ended |                 |                 |                 |                 |
|---------------------------------------------------------------------|---------------------|--------------------|-----------------|-----------------|-----------------|-----------------|
|                                                                     | 3/31/25             | 3/31/25            | 12/31/24        | 9/30/24         | 6/30/24         | 3/31/24         |
| NEW LEASES                                                          |                     |                    |                 |                 |                 |                 |
| Weighted average over lease term:                                   |                     |                    |                 |                 |                 |                 |
| Base rent                                                           | \$ 24.54            | \$ 24.76           | \$ 23.04        | \$ 25.13        | \$ 25.87        | \$ 22.96        |
| Tenant improvements and allowances                                  | (1.14)              | (1.19)             | (0.76)          | (1.14)          | (1.63)          | (1.22)          |
| Third-party leasing commissions                                     | (0.75)              | (0.71)             | (0.69)          | (0.76)          | (0.88)          | (0.65)          |
| <b>NET EFFECTIVE RENT BEFORE TENANT SPECIFIC LANDLORD WORK</b>      | <b>22.65</b>        | <b>22.86</b>       | <b>21.59</b>    | <b>23.23</b>    | <b>23.36</b>    | <b>21.09</b>    |
| Tenant specific landlord work (1)                                   | (1.95)              | (1.51)             | (2.12)          | (1.91)          | (2.15)          | (2.67)          |
| <b>NET EFFECTIVE RENT</b>                                           | <b>\$ 20.70</b>     | <b>\$ 21.35</b>    | <b>\$ 19.47</b> | <b>\$ 21.32</b> | <b>\$ 21.21</b> | <b>\$ 18.42</b> |
| Net effective rent before tenant specific landlord work /           |                     |                    |                 |                 |                 |                 |
| base rent                                                           | 92%                 | 92%                | 94%             | 92%             | 90%             | 92%             |
| Net effective rent / base rent                                      | 84%                 | 86%                | 85%             | 85%             | 82%             | 80%             |
| Weighted average term (years)                                       | 10.1                | 10.7               | 10.3            | 10.3            | 9.3             | 9.8             |
| <b>PERCENT OF TOTAL NET EFFECTIVE RENT BY ANCHOR AND SMALL SHOP</b> |                     |                    |                 |                 |                 |                 |
| ≥ 10,000 SF                                                         | 37%                 | 42%                | 41%             | 33%             | 33%             | 46%             |
| < 10,000 SF                                                         | 63%                 | 58%                | 59%             | 67%             | 67%             | 54%             |

## LEASES SIGNED BUT NOT YET COMMENCED (2) (3)

| As of 3/31/2025 | Leases     | GLA              | ABR              | ABR PSF         |
|-----------------|------------|------------------|------------------|-----------------|
| ≥ 10,000 SF     | 70         | 2,010,563        | \$ 27,693        | \$ 13.77        |
| < 10,000 SF     | 297        | 919,401          | 32,714           | 35.58           |
| <b>TOTAL</b>    | <b>367</b> | <b>2,929,964</b> | <b>\$ 60,407</b> | <b>\$ 20.62</b> |

## EXPECTED TIMING OF THE LEASES SIGNED BUT NOT YET COMMENCED

|                               | 2025<br>(remaining) | 2026      | 2027+    | Total     |
|-------------------------------|---------------------|-----------|----------|-----------|
| Projected Lease Commencements | \$ 47,571           | \$ 10,515 | \$ 2,321 | \$ 60,407 |

(1) Represents base building costs funded through tenant allowances.

(2) Signed but not commenced population represents approximately 460 basis points of total portfolio GLA (\$60.4M in ABR), 50 basis points (\$8.1M in ABR) of which represents leases on space that will be vacated by existing tenants in the near term.

(3) Includes only new leases and expansions of existing leases.

ABR PSF includes the GLA of lessee-owned leasehold improvements.

Reflects portfolio statistics as reported for the specified period.

# LEASE EXPIRATION SCHEDULE

[↩ Table of Contents](#)

## ASSUMES NO EXERCISE OF RENEWAL OPTIONS

|       | TOTAL PORTFOLIO  |            |                 |                   |                  |                       | SPACES ≥ 10,000 SF |            |                 |                   |                  |                       | SPACES < 10,000 SF |            |                 |                   |                  |                       |
|-------|------------------|------------|-----------------|-------------------|------------------|-----------------------|--------------------|------------|-----------------|-------------------|------------------|-----------------------|--------------------|------------|-----------------|-------------------|------------------|-----------------------|
|       | Number of Leases | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration | Number of Leases   | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration | Number of Leases   | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration |
| M-M   | 211              | 864,953    | 1.4 %           | 1.4 %             | \$ 16.75         | \$ 16.75              | 17                 | 386,934    | 0.9 %           | 0.9 %             | \$ 11.89         | \$ 11.89              | 194                | 478,019    | 2.6 %           | 1.9 %             | \$ 20.69         | \$ 20.69              |
| 2025  | 601              | 2,988,499  | 5.0 %           | 4.2 %             | 14.10            | 14.10                 | 62                 | 1,548,795  | 3.7 %           | 2.6 %             | 8.28             | 8.28                  | 539                | 1,439,704  | 7.7 %           | 5.8 %             | 20.36            | 20.37                 |
| 2026  | 1,029            | 6,964,058  | 11.6 %          | 10.8 %            | 15.65            | 15.76                 | 153                | 4,634,124  | 11.2 %          | 9.8 %             | 10.57            | 10.59                 | 876                | 2,329,934  | 12.5 %          | 11.8 %            | 25.75            | 26.04                 |
| 2027  | 1,100            | 8,237,730  | 13.7 %          | 13.1 %            | 16.03            | 16.32                 | 186                | 5,681,811  | 13.8 %          | 13.3 %            | 11.62            | 11.68                 | 914                | 2,555,919  | 13.7 %          | 13.0 %            | 25.84            | 26.62                 |
| 2028  | 1,018            | 6,831,993  | 11.4 %          | 11.9 %            | 17.58            | 18.12                 | 164                | 4,589,606  | 11.1 %          | 11.3 %            | 12.29            | 12.37                 | 854                | 2,242,387  | 12.0 %          | 12.5 %            | 28.40            | 29.90                 |
| 2029  | 970              | 8,444,320  | 14.1 %          | 13.2 %            | 15.75            | 16.31                 | 191                | 6,250,825  | 15.1 %          | 14.5 %            | 11.60            | 11.72                 | 779                | 2,193,495  | 11.8 %          | 11.9 %            | 27.58            | 29.41                 |
| 2030  | 747              | 6,984,765  | 11.7 %          | 10.7 %            | 15.47            | 16.57                 | 171                | 5,211,969  | 12.6 %          | 11.9 %            | 11.39            | 11.88                 | 576                | 1,772,796  | 9.5 %           | 9.5 %             | 27.45            | 30.35                 |
| 2031  | 360              | 3,009,345  | 5.0 %           | 5.1 %             | 17.04            | 18.99                 | 73                 | 2,068,901  | 5.0 %           | 5.3 %             | 12.74            | 13.87                 | 287                | 940,444    | 5.0 %           | 4.9 %             | 26.50            | 30.26                 |
| 2032  | 367              | 2,653,054  | 4.4 %           | 4.9 %             | 18.47            | 20.69                 | 58                 | 1,698,599  | 4.1 %           | 4.2 %             | 12.42            | 13.45                 | 309                | 954,455    | 5.1 %           | 5.5 %             | 29.26            | 33.57                 |
| 2033  | 403              | 3,085,454  | 5.1 %           | 5.7 %             | 18.87            | 21.40                 | 82                 | 2,010,376  | 4.9 %           | 5.4 %             | 13.26            | 14.58                 | 321                | 1,075,078  | 5.8 %           | 6.1 %             | 29.35            | 34.14                 |
| 2034  | 435              | 3,620,138  | 6.1 %           | 6.6 %             | 18.25            | 20.95                 | 85                 | 2,500,039  | 6.1 %           | 6.5 %             | 12.81            | 14.01                 | 350                | 1,120,099  | 6.0 %           | 6.7 %             | 30.37            | 36.44                 |
| 2035+ | 594              | 6,245,413  | 10.5 %          | 12.4 %            | 19.96            | 23.79                 | 164                | 4,720,498  | 11.5 %          | 14.3 %            | 15.13            | 17.27                 | 430                | 1,524,915  | 8.3 %           | 10.4 %            | 34.90            | 43.99                 |

## ASSUMES EXERCISE OF ALL RENEWAL OPTIONS (1)

|       | TOTAL PORTFOLIO  |            |                 |                   |                  |                       | SPACES ≥ 10,000 SF |            |                 |                   |                  |                       | SPACES < 10,000 SF |            |                 |                   |                  |                       |
|-------|------------------|------------|-----------------|-------------------|------------------|-----------------------|--------------------|------------|-----------------|-------------------|------------------|-----------------------|--------------------|------------|-----------------|-------------------|------------------|-----------------------|
|       | Number of Leases | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration | Number of Leases   | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration | Number of Leases   | Leased GLA | % of Leased GLA | % of In-Place ABR | In-place ABR PSF | ABR PSF at Expiration |
| M-M   | 211              | 864,953    | 1.4 %           | 1.4 %             | \$ 16.75         | \$ 16.75              | 17                 | 386,934    | 0.9 %           | 0.9 %             | \$ 11.89         | \$ 11.89              | 194                | 478,019    | 2.6 %           | 1.9 %             | \$ 20.69         | \$ 20.69              |
| 2025  | 523              | 2,301,171  | 3.8 %           | 3.2 %             | 14.04            | 14.05                 | 44                 | 1,077,860  | 2.6 %           | 1.5 %             | 7.13             | 7.13                  | 479                | 1,223,311  | 6.6 %           | 4.8 %             | 20.14            | 20.14                 |
| 2026  | 730              | 3,083,711  | 5.1 %           | 5.3 %             | 17.44            | 17.64                 | 55                 | 1,443,280  | 3.5 %           | 2.6 %             | 8.97             | 9.01                  | 675                | 1,640,431  | 8.8 %           | 8.0 %             | 24.89            | 25.23                 |
| 2027  | 737              | 2,806,662  | 4.7 %           | 6.0 %             | 21.52            | 22.19                 | 54                 | 1,146,715  | 2.8 %           | 3.1 %             | 13.62            | 13.82                 | 683                | 1,659,947  | 8.9 %           | 8.8 %             | 26.97            | 27.97                 |
| 2028  | 695              | 2,302,071  | 3.8 %           | 5.3 %             | 23.40            | 24.72                 | 39                 | 802,535    | 1.9 %           | 2.2 %             | 13.45            | 13.75                 | 656                | 1,499,536  | 8.1 %           | 8.5 %             | 28.73            | 30.60                 |
| 2029  | 601              | 2,036,601  | 3.4 %           | 4.6 %             | 22.70            | 24.53                 | 29                 | 625,106    | 1.5 %           | 1.6 %             | 12.62            | 13.46                 | 572                | 1,411,495  | 7.6 %           | 7.5 %             | 27.17            | 29.43                 |
| 2030  | 458              | 2,181,442  | 3.6 %           | 4.3 %             | 19.79            | 21.96                 | 43                 | 1,045,687  | 2.5 %           | 2.8 %             | 13.17            | 14.12                 | 415                | 1,135,755  | 6.1 %           | 5.8 %             | 25.87            | 29.18                 |
| 2031  | 316              | 1,757,506  | 2.9 %           | 3.1 %             | 17.99            | 19.88                 | 30                 | 935,456    | 2.3 %           | 2.0 %             | 10.81            | 11.38                 | 286                | 822,050    | 4.4 %           | 4.2 %             | 26.15            | 29.56                 |
| 2032  | 314              | 1,904,879  | 3.2 %           | 3.6 %             | 18.97            | 20.96                 | 49                 | 1,104,754  | 2.7 %           | 2.9 %             | 13.12            | 14.16                 | 265                | 800,125    | 4.3 %           | 4.2 %             | 27.06            | 30.36                 |
| 2033  | 314              | 2,076,633  | 3.5 %           | 3.7 %             | 18.20            | 20.71                 | 60                 | 1,290,904  | 3.2 %           | 3.2 %             | 12.44            | 13.60                 | 254                | 785,729    | 4.2 %           | 4.3 %             | 27.66            | 32.39                 |
| 2034  | 342              | 2,422,797  | 4.1 %           | 4.3 %             | 17.68            | 20.39                 | 57                 | 1,584,635  | 3.8 %           | 3.8 %             | 11.96            | 13.11                 | 285                | 838,162    | 4.4 %           | 4.7 %             | 28.49            | 34.17                 |
| 2035+ | 2,594            | 36,191,296 | 60.5 %          | 55.2 %            | 15.35            | 19.83                 | 929                | 29,858,611 | 72.3 %          | 73.4 %            | 12.24            | 15.60                 | 1,665              | 6,332,685  | 34.0 %          | 37.3 %            | 30.01            | 39.82                 |

(1) ABR for leases whose future option rent is based on fair market value or on a percentage change in CPI is reported as the ABR for the last year of the current lease term.  
ABR PSF includes the GLA of lessee-owned leasehold improvements.

### LEASE RETENTION RATE AT NATURAL EXPIRATION

|                             | By Count | By GLA |
|-----------------------------|----------|--------|
| Twelve Months Ended 3/31/25 | 78.2%    | 83.5%  |

# MAJOR CBSA DETAIL

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

## PROPERTIES BY LARGEST US CBSAs

| <b>Largest US CBSAs by 2024 Population</b> | Number of Properties | GLA               | Percent Billed | Percent Leased | ABR                 | ABR PSF         | Percent of Number of Properties | Percent of GLA | Percent of ABR |
|--------------------------------------------|----------------------|-------------------|----------------|----------------|---------------------|-----------------|---------------------------------|----------------|----------------|
| Top 50 Largest US CBSAs by Population      | 249                  | 43,394,665        | 89.6 %         | 94.3 %         | \$ 715,916          | \$ 18.60        | 69.0 %                          | 68.1 %         | 71.0 %         |
| CBSAs Ranked 51 - 100 by Population        | 38                   | 7,412,025         | 88.6 %         | 93.0 %         | 101,451             | 16.56           | 10.5 %                          | 11.6 %         | 10.1 %         |
| Other CBSAs                                | 74                   | 12,880,670        | 92.0 %         | 94.2 %         | 190,686             | 16.49           | 20.5 %                          | 20.3 %         | 18.9 %         |
| <b>TOTAL</b>                               | <b>361</b>           | <b>63,687,360</b> | <b>90.0 %</b>  | <b>94.1 %</b>  | <b>\$ 1,008,053</b> | <b>\$ 17.94</b> | <b>100.0 %</b>                  | <b>100.0 %</b> | <b>100.0 %</b> |

## BRIXMOR LARGEST CBSAs BY ABR

| <b>Largest CBSAs by ABR</b>                       | CBSA Rank | Number of Properties | GLA               | Percent Billed | Percent Leased | ABR            | ABR PSF      | Percent of Number of Properties | Percent of GLA | Percent of ABR |
|---------------------------------------------------|-----------|----------------------|-------------------|----------------|----------------|----------------|--------------|---------------------------------|----------------|----------------|
| 1 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD     | 8         | 21                   | 3,965,276         | 92.1 %         | 94.8 %         | \$ 75,075      | \$ 23.13     | 5.7 %                           | 6.3 %          | 7.5 %          |
| 2 New York-Newark-Jersey City, NY-NJ              | 1         | 27                   | 3,246,441         | 86.5 %         | 92.5 %         | 70,886         | 23.99        | 7.4 %                           | 5.0 %          | 7.1 %          |
| 3 Houston-Pasadena-The Woodlands, TX              | 5         | 30                   | 4,012,122         | 86.8 %         | 93.2 %         | 58,551         | 16.15        | 8.2 %                           | 6.2 %          | 5.9 %          |
| 4 Chicago-Naperville-Elgin, IL-IN                 | 3         | 15                   | 3,824,500         | 82.9 %         | 89.9 %         | 54,338         | 16.26        | 4.1 %                           | 6.0 %          | 5.5 %          |
| 5 Dallas-Fort Worth-Arlington, TX                 | 4         | 13                   | 2,715,452         | 84.2 %         | 95.9 %         | 53,494         | 21.67        | 3.5 %                           | 4.3 %          | 5.4 %          |
| 6 Los Angeles-Long Beach-Anaheim, CA              | 2         | 11                   | 1,901,253         | 95.3 %         | 98.7 %         | 45,587         | 26.39        | 2.9 %                           | 3.0 %          | 4.5 %          |
| 7 Atlanta-Sandy Springs-Roswell, GA               | 7         | 23                   | 3,304,570         | 92.7 %         | 96.0 %         | 45,545         | 14.90        | 6.3 %                           | 5.2 %          | 4.5 %          |
| 8 Tampa-St. Petersburg-Clearwater, FL             | 17        | 12                   | 2,241,084         | 89.0 %         | 92.7 %         | 33,672         | 17.25        | 3.2 %                           | 3.5 %          | 3.3 %          |
| 9 Cincinnati, OH-KY-IN                            | 30        | 7                    | 1,632,601         | 95.7 %         | 97.9 %         | 23,520         | 19.42        | 1.8 %                           | 2.6 %          | 2.3 %          |
| 10 Naples-Marco Island, FL                        | 135       | 5                    | 1,068,109         | 95.9 %         | 97.4 %         | 21,696         | 21.19        | 1.3 %                           | 1.7 %          | 2.2 %          |
| <b>10 Largest CBSAs by ABR</b>                    | <b>—</b>  | <b>164</b>           | <b>27,911,408</b> | <b>89.0 %</b>  | <b>94.3 %</b>  | <b>482,364</b> | <b>19.60</b> | <b>44.4 %</b>                   | <b>43.8 %</b>  | <b>48.2 %</b>  |
| 11 Orlando-Kissimmee-Sanford, FL                  | 20        | 5                    | 804,051           | 86.9 %         | 97.2 %         | 20,075         | 25.90        | 1.3 %                           | 1.3 %          | 2.0 %          |
| 12 Denver-Aurora-Centennial, CO                   | 19        | 6                    | 1,302,168         | 92.0 %         | 96.1 %         | 19,263         | 16.56        | 1.6 %                           | 2.0 %          | 1.9 %          |
| 13 Miami-Fort Lauderdale-West Palm Beach, FL      | 9         | 7                    | 1,056,132         | 91.1 %         | 94.3 %         | 18,530         | 19.11        | 1.8 %                           | 1.7 %          | 1.8 %          |
| 14 San Diego-Chula Vista-Carlsbad, CA             | 18        | 3                    | 656,948           | 94.0 %         | 98.6 %         | 17,767         | 27.60        | 0.7 %                           | 1.0 %          | 1.8 %          |
| 15 Detroit-Warren-Dearborn, MI                    | 14        | 7                    | 1,360,925         | 94.5 %         | 95.3 %         | 17,408         | 14.68        | 1.9 %                           | 2.1 %          | 1.7 %          |
| 16 Ann Arbor, MI                                  | 152       | 4                    | 942,205           | 89.3 %         | 91.3 %         | 16,166         | 19.01        | 1.1 %                           | 1.5 %          | 1.6 %          |
| 17 Minneapolis-St. Paul-Bloomington, MN-WI        | 16        | 8                    | 1,086,642         | 84.4 %         | 95.4 %         | 16,005         | 17.03        | 2.2 %                           | 1.7 %          | 1.6 %          |
| 18 Charlotte-Concord-Gastonia, NC-SC              | 22        | 4                    | 1,301,277         | 92.8 %         | 94.1 %         | 15,512         | 14.06        | 1.1 %                           | 2.0 %          | 1.5 %          |
| 19 Hartford-West Hartford-East Hartford, CT       | 51        | 4                    | 876,842           | 90.5 %         | 96.4 %         | 13,125         | 16.86        | 1.1 %                           | 1.4 %          | 1.3 %          |
| 20 Boston-Cambridge-Newton, MA-NH                 | 11        | 7                    | 859,859           | 89.4 %         | 91.5 %         | 12,969         | 16.48        | 1.9 %                           | 1.4 %          | 1.3 %          |
| <b>20 Largest CBSAs by ABR</b>                    | <b>—</b>  | <b>219</b>           | <b>38,158,457</b> | <b>89.5 %</b>  | <b>94.4 %</b>  | <b>649,184</b> | <b>19.20</b> | <b>59.1 %</b>                   | <b>59.9 %</b>  | <b>64.7 %</b>  |
| 21 San Francisco-Oakland-Fremont, CA              | 13        | 2                    | 506,513           | 95.8 %         | 96.9 %         | 12,275         | 30.69        | 0.6 %                           | 0.8 %          | 1.2 %          |
| 22 Vallejo, CA                                    | 120       | 1                    | 519,266           | 89.9 %         | 98.7 %         | 11,813         | 23.24        | 0.3 %                           | 0.8 %          | 1.2 %          |
| 23 North Port-Bradenton-Sarasota, FL              | 62        | 5                    | 737,713           | 88.9 %         | 95.3 %         | 11,486         | 16.50        | 1.4 %                           | 1.2 %          | 1.1 %          |
| 24 Port St. Lucie, FL                             | 106       | 5                    | 692,612           | 93.2 %         | 95.8 %         | 11,405         | 17.36        | 1.4 %                           | 1.1 %          | 1.1 %          |
| 25 Binghamton, NY                                 | 202       | 4                    | 751,541           | 95.9 %         | 96.7 %         | 11,164         | 15.35        | 1.1 %                           | 1.2 %          | 1.1 %          |
| 26 Nashville-Davidson--Murfreesboro--Franklin, TN | 35        | 4                    | 797,885           | 89.1 %         | 95.3 %         | 11,000         | 14.53        | 1.1 %                           | 1.3 %          | 1.1 %          |
| 27 Riverside-San Bernardino-Ontario, CA           | 12        | 4                    | 501,668           | 95.9 %         | 98.9 %         | 10,898         | 25.16        | 1.1 %                           | 0.8 %          | 1.1 %          |

# MAJOR CBSA DETAIL

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

## BRIXMOR LARGEST CBSAs BY ABR

|                         |                                            |      |            |            |         |         |         | Percent of |            |         |        |
|-------------------------|--------------------------------------------|------|------------|------------|---------|---------|---------|------------|------------|---------|--------|
|                         |                                            | CBSA | Number of  |            | Percent | Percent |         | Number of  | Percent    | Percent |        |
| Largest CBSAs by ABR    |                                            | Rank | Properties | GLA        | Billed  | Leased  | ABR     | ABR PSF    | Properties | of GLA  | of ABR |
| 28                      | Allentown-Bethlehem-Easton, PA-NJ          | 68   | 3          | 824,148    | 86.8 %  | 95.6 %  | 10,891  | 15.10      | 0.8 %      | 1.3 %   | 1.1 %  |
| 29                      | Memphis, TN-MS-AR                          | 45   | 1          | 649,252    | 90.9 %  | 90.9 %  | 9,701   | 17.36      | 0.3 %      | 1.0 %   | 1.0 %  |
| 30                      | Cleveland, OH                              | 34   | 3          | 643,028    | 91.7 %  | 91.8 %  | 9,129   | 15.59      | 0.8 %      | 1.0 %   | 0.9 %  |
| 31                      | Indianapolis-Carmel-Greenwood, IN          | 33   | 2          | 715,057    | 90.1 %  | 90.6 %  | 8,160   | 12.79      | 0.6 %      | 1.1 %   | 0.8 %  |
| 32                      | Jacksonville, FL                           | 38   | 3          | 693,762    | 90.2 %  | 91.7 %  | 8,094   | 13.31      | 0.8 %      | 1.1 %   | 0.8 %  |
| 33                      | Louisville/Jefferson County, KY-IN         | 43   | 4          | 699,917    | 93.0 %  | 93.9 %  | 8,006   | 12.51      | 1.1 %      | 1.1 %   | 0.8 %  |
| 34                      | Raleigh-Cary, NC                           | 41   | 3          | 462,319    | 97.4 %  | 98.4 %  | 7,678   | 16.96      | 0.8 %      | 0.7 %   | 0.8 %  |
| 35                      | Worcester, MA                              | 69   | 3          | 516,277    | 90.2 %  | 90.8 %  | 6,683   | 17.35      | 0.8 %      | 0.8 %   | 0.7 %  |
| 36                      | Wilmington, NC                             | 114  | 2          | 379,107    | 100.0 % | 100.0 % | 6,398   | 17.05      | 0.6 %      | 0.6 %   | 0.6 %  |
| 37                      | Milwaukee-Waukesha, WI                     | 40   | 3          | 520,769    | 94.4 %  | 94.5 %  | 6,390   | 13.00      | 0.8 %      | 0.8 %   | 0.6 %  |
| 38                      | Scranton--Wilkes-Barre, PA                 | 100  | 2          | 618,431    | 94.9 %  | 95.4 %  | 6,254   | 25.46      | 0.6 %      | 1.0 %   | 0.6 %  |
| 39                      | Greensboro-High Point, NC                  | 78   | 1          | 407,244    | 97.0 %  | 97.4 %  | 6,201   | 15.63      | 0.3 %      | 0.6 %   | 0.6 %  |
| 40                      | Oxnard-Thousand Oaks-Ventura, CA           | 74   | 2          | 319,844    | 76.5 %  | 98.2 %  | 6,141   | 20.25      | 0.6 %      | 0.5 %   | 0.6 %  |
| 41                      | College Station-Bryan, TX                  | 179  | 3          | 433,728    | 93.7 %  | 93.7 %  | 6,035   | 17.95      | 0.8 %      | 0.7 %   | 0.6 %  |
| 42                      | Lexington Park, MD                         | 227  | 2          | 371,986    | 77.6 %  | 83.0 %  | 5,595   | 18.33      | 0.6 %      | 0.6 %   | 0.6 %  |
| 43                      | Atlantic City-Hammonton, NJ                | 151  | 2          | 315,534    | 97.2 %  | 97.2 %  | 5,377   | 17.53      | 0.6 %      | 0.5 %   | 0.5 %  |
| 44                      | Spartanburg, SC                            | 142  | 1          | 376,624    | 93.7 %  | 96.9 %  | 5,283   | 14.80      | 0.3 %      | 0.6 %   | 0.5 %  |
| 45                      | Kiryas Joel-Poughkeepsie-Newburgh, NY      | 84   | 3          | 399,379    | 86.9 %  | 86.9 %  | 5,260   | 16.20      | 0.8 %      | 0.6 %   | 0.5 %  |
| 46                      | Hilton Head Island-Bluffton-Port Royal, SC | 205  | 3          | 318,350    | 84.2 %  | 84.2 %  | 5,171   | 19.28      | 0.8 %      | 0.5 %   | 0.5 %  |
| 47                      | Manchester-Nashua, NH                      | 128  | 2          | 234,324    | 95.4 %  | 98.8 %  | 5,067   | 23.54      | 0.6 %      | 0.4 %   | 0.5 %  |
| 48                      | Cape Coral-Fort Myers, FL                  | 72   | 1          | 281,822    | 98.9 %  | 98.9 %  | 5,011   | 18.44      | 0.3 %      | 0.4 %   | 0.5 %  |
| 49                      | Boulder, CO                                | 163  | 1          | 275,919    | 95.1 %  | 96.5 %  | 4,705   | 17.66      | 0.3 %      | 0.4 %   | 0.5 %  |
| 50                      | Kansas City, MO-KS                         | 31   | 3          | 448,226    | 94.0 %  | 95.3 %  | 4,418   | 10.34      | 0.8 %      | 0.7 %   | 0.4 %  |
| 50 Largest CBSAs by ABR |                                            | —    | 297        | 53,570,702 | 90.2 %  | 94.5 %  | 880,873 | 18.56      | 80.9 %     | 84.1 %  | 87.6 % |
| 51                      | Greenville-Anderson-Greer, SC              | 57   | 2          | 220,723    | 99.4 %  | 99.4 %  | 4,409   | 20.58      | 0.6 %      | 0.3 %   | 0.4 %  |
| 52                      | Norwich-New London-Willimantic, CT         | 177  | 1          | 243,436    | 89.2 %  | 89.2 %  | 4,356   | 20.52      | 0.3 %      | 0.4 %   | 0.4 %  |
| 53                      | Panama City-Panama City Beach, FL          | 219  | 2          | 403,492    | 90.6 %  | 90.6 %  | 4,270   | 11.87      | 0.6 %      | 0.6 %   | 0.4 %  |
| 54                      | Winston-Salem, NC                          | 85   | 2          | 351,938    | 73.0 %  | 81.0 %  | 4,043   | 14.86      | 0.6 %      | 0.6 %   | 0.4 %  |
| 55                      | Dayton-Kettering-Beavercreek, OH           | 76   | 1          | 333,998    | 81.4 %  | 81.4 %  | 3,925   | 14.85      | 0.3 %      | 0.5 %   | 0.4 %  |
| 56                      | Bakersfield-Delano, CA                     | 63   | 1          | 240,068    | 93.6 %  | 95.3 %  | 3,880   | 17.29      | 0.3 %      | 0.4 %   | 0.4 %  |
| 57                      | Greenville, NC                             | 258  | 1          | 233,153    | 99.4 %  | 99.4 %  | 3,652   | 15.76      | 0.3 %      | 0.4 %   | 0.4 %  |
| 58                      | Sacramento-Roseville-Folsom, CA            | 27   | 1          | 93,470     | 14.0 %  | 100.0 % | 3,628   | 38.81      | 0.3 %      | 0.1 %   | 0.4 %  |
| 59                      | Virginia Beach-Chesapeake-Norfolk, VA-NC   | 37   | 1          | 150,014    | 99.8 %  | 99.8 %  | 3,462   | 23.36      | 0.3 %      | 0.2 %   | 0.3 %  |
| 60                      | Springfield, MA                            | 118  | 2          | 321,398    | 93.5 %  | 93.5 %  | 3,446   | 15.73      | 0.6 %      | 0.5 %   | 0.3 %  |
| 61                      | Mobile, AL                                 | 134  | 1          | 398,701    | 73.1 %  | 73.1 %  | 3,355   | 11.87      | 0.3 %      | 0.6 %   | 0.3 %  |
| 62                      | New Haven, CT                              | 101  | 3          | 308,926    | 89.7 %  | 89.7 %  | 3,354   | 12.10      | 0.8 %      | 0.5 %   | 0.3 %  |
| 63                      | Richmond, VA                               | 44   | 1          | 152,279    | 92.0 %  | 99.3 %  | 3,144   | 20.80      | 0.3 %      | 0.2 %   | 0.3 %  |
| 64                      | Columbus, OH                               | 32   | 2          | 277,000    | 92.0 %  | 94.7 %  | 3,090   | 12.16      | 0.6 %      | 0.4 %   | 0.3 %  |
| 65                      | Pittsfield, MA                             | 336  | 1          | 188,493    | 89.7 %  | 99.1 %  | 3,078   | 16.48      | 0.3 %      | 0.3 %   | 0.3 %  |

# MAJOR CBSA DETAIL

[← Table of Contents](#)

Dollars in thousands, except per square foot amounts

## BRIXMOR LARGEST CBSAs BY ABR

|                                                 | CBSA Rank | Number of Properties | GLA               | Percent Billed | Percent Leased | ABR                 | ABR PSF         | Percent of Number of Properties | Percent of GLA | Percent of ABR |
|-------------------------------------------------|-----------|----------------------|-------------------|----------------|----------------|---------------------|-----------------|---------------------------------|----------------|----------------|
| <b>Largest CBSAs by ABR</b>                     |           |                      |                   |                |                |                     |                 |                                 |                |                |
| 66 Savannah, GA                                 | 126       | 2                    | 214,679           | 97.2 %         | 97.9 %         | 3,015               | 14.35           | 0.6 %                           | 0.3 %          | 0.3 %          |
| 67 Roanoke, VA                                  | 165       | 2                    | 311,149           | 100.0 %        | 100.0 %        | 2,954               | 11.71           | 0.6 %                           | 0.5 %          | 0.3 %          |
| 68 Bridgeport-Stamford-Danbury, CT              | 59        | 1                    | 180,507           | 85.2 %         | 95.9 %         | 2,899               | 18.86           | 0.3 %                           | 0.3 %          | 0.3 %          |
| 69 Fresno, CA                                   | 48        | 1                    | 200,166           | 96.2 %         | 96.2 %         | 2,891               | 15.01           | 0.3 %                           | 0.3 %          | 0.3 %          |
| 70 Concord, NH                                  | 285       | 1                    | 196,542           | 100.0 %        | 100.0 %        | 2,798               | 15.02           | 0.3 %                           | 0.3 %          | 0.3 %          |
| 71 Waterbury-Shelton, CT                        | 119       | 1                    | 177,937           | 91.3 %         | 93.7 %         | 2,628               | 15.77           | 0.3 %                           | 0.3 %          | 0.3 %          |
| 72 Santa Maria-Santa Barbara, CA                | 122       | 1                    | 166,696           | 100.0 %        | 100.0 %        | 2,505               | 15.03           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 73 Duluth, MN-WI                                | 176       | 1                    | 183,105           | 93.0 %         | 93.0 %         | 2,411               | 14.16           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 74 Tucson, AZ                                   | 52        | 1                    | 165,350           | 96.6 %         | 100.0 %        | 2,401               | 14.52           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 75 Greeneville, TN                              | 477       | 1                    | 224,139           | 100.0 %        | 100.0 %        | 2,357               | 10.63           | 0.3 %                           | 0.4 %          | 0.2 %          |
| 76 Flint, MI                                    | 137       | 1                    | 164,632           | 97.6 %         | 98.5 %         | 2,274               | 14.11           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 77 Columbus, IN                                 | 440       | 1                    | 143,740           | 98.9 %         | 98.9 %         | 2,265               | 15.93           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 78 Portland-South Portland, ME                  | 102       | 1                    | 287,459           | 91.2 %         | 100.0 %        | 2,265               | 19.03           | 0.3 %                           | 0.5 %          | 0.2 %          |
| 79 Trenton-Princeton, NJ                        | 146       | 1                    | 149,993           | 95.7 %         | 100.0 %        | 2,246               | 14.97           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 80 Rutland, VT                                  | 550       | 1                    | 223,314           | 94.8 %         | 94.8 %         | 2,139               | 10.10           | 0.3 %                           | 0.4 %          | 0.2 %          |
| 81 Manhattan, KS                                | 323       | 1                    | 214,898           | 90.1 %         | 93.4 %         | 2,093               | 17.42           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 82 Crestview-Fort Walton Beach-Destin, FL       | 169       | 1                    | 158,118           | 100.0 %        | 100.0 %        | 2,086               | 13.19           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 83 Austin-Round Rock-San Marcos, TX             | 26        | 1                    | 170,605           | 89.5 %         | 89.5 %         | 1,987               | 13.01           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 84 Charleston-North Charleston, SC              | 70        | 1                    | 174,094           | 100.0 %        | 100.0 %        | 1,934               | 11.26           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 85 Palm Bay-Melbourne-Titusville, FL            | 90        | 1                    | 131,243           | 90.6 %         | 91.3 %         | 1,926               | 16.08           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 86 St. Louis, MO-IL                             | 23        | 2                    | 208,998           | 76.9 %         | 78.4 %         | 1,847               | 11.49           | 0.6 %                           | 0.3 %          | 0.2 %          |
| 87 Murrells Inlet, SC                           | 511       | 1                    | 120,453           | 95.4 %         | 97.7 %         | 1,806               | 15.35           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 88 Ithaca, NY                                   | 384       | 1                    | 204,405           | 58.8 %         | 67.8 %         | 1,741               | 12.57           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 89 Lansing-East Lansing, MI                     | 115       | 1                    | 160,946           | 100.0 %        | 100.0 %        | 1,723               | 10.71           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 90 Corbin, KY                                   | 297       | 1                    | 166,026           | 100.0 %        | 100.0 %        | 1,676               | 10.09           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 91 Toledo, OH                                   | 98        | 1                    | 298,765           | 80.5 %         | 80.5 %         | 1,635               | 12.44           | 0.3 %                           | 0.5 %          | 0.2 %          |
| 92 Deltona-Daytona Beach-Ormond Beach, FL       | 83        | 1                    | 184,379           | 75.6 %         | 75.6 %         | 1,554               | 11.15           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 93 Lafayette-West Lafayette, IN                 | 214       | 1                    | 132,027           | 100.0 %        | 100.0 %        | 1,514               | 11.47           | 0.3 %                           | 0.2 %          | 0.2 %          |
| 94 Knoxville, TN                                | 60        | 1                    | 119,360           | 80.2 %         | 100.0 %        | 1,447               | 12.12           | 0.3 %                           | 0.2 %          | 0.1 %          |
| 95 Muskegon-Norton Shores, MI                   | 257       | 1                    | 104,600           | 83.8 %         | 83.8 %         | 1,403               | 16.00           | 0.3 %                           | 0.2 %          | 0.1 %          |
| 96 Corpus Christi, TX                           | 121       | 1                    | 84,667            | 85.1 %         | 93.3 %         | 1,369               | 17.33           | 0.3 %                           | 0.1 %          | 0.1 %          |
| 97 Modesto, CA                                  | 105       | 1                    | 86,689            | 75.5 %         | 75.5 %         | 1,077               | 17.10           | 0.3 %                           | 0.1 %          | 0.1 %          |
| 98 Washington-Arlington-Alexandria, DC-VA-MD-WV | 6         | 1                    | 132,907           | 81.0 %         | 81.0 %         | 1,061               | 9.85            | 0.3 %                           | 0.2 %          | 0.1 %          |
| 99 Dalton, GA                                   | 307       | 1                    | 78,922            | 100.0 %        | 100.0 %        | 912                 | 12.34           | 0.3 %                           | 0.1 %          | 0.1 %          |
| 100 Parkersburg-Vienna, WV                      | 428       | 1                    | 75,344            | 54.1 %         | 100.0 %        | 884                 | 11.73           | 0.3 %                           | 0.1 %          | 0.1 %          |
| <b>100 Largest CBSAs by ABR</b>                 | —         | <b>357</b>           | <b>63,484,645</b> | <b>90.0 %</b>  | <b>94.1 %</b>  | <b>1,005,688</b>    | <b>17.96</b>    | <b>98.8 %</b>                   | <b>99.7 %</b>  | <b>99.8 %</b>  |
| <b>Other CBSAs</b>                              | —         | <b>4</b>             | <b>202,715</b>    | <b>91.5 %</b>  | <b>91.5 %</b>  | <b>2,365</b>        | <b>12.75</b>    | <b>1.2 %</b>                    | <b>0.3 %</b>   | <b>0.2 %</b>   |
| <b>TOTAL</b>                                    | —         | <b>361</b>           | <b>63,687,360</b> | <b>90.0 %</b>  | <b>94.1 %</b>  | <b>\$ 1,008,053</b> | <b>\$ 17.94</b> | <b>100.0 %</b>                  | <b>100.0 %</b> | <b>100.0 %</b> |

# PROPERTIES BY STATE

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

| State             | Number of Properties | GLA               | Percent Billed | Percent Leased | ABR                 | ABR PSF         | Percent of Number of Properties | Percent of GLA | Percent of ABR |
|-------------------|----------------------|-------------------|----------------|----------------|---------------------|-----------------|---------------------------------|----------------|----------------|
| 1 Florida         | 48                   | 8,452,517         | 90.7 %         | 94.2 %         | \$ 139,805          | \$ 18.08        | 13.3 %                          | 13.3 %         | 13.9 %         |
| 2 Texas           | 48                   | 7,416,574         | 86.3 %         | 94.2 %         | 121,436             | 18.23           | 13.2 %                          | 11.6 %         | 12.0 %         |
| 3 California      | 28                   | 5,192,581         | 91.9 %         | 97.9 %         | 118,462             | 24.91           | 7.7 %                           | 8.2 %          | 11.8 %         |
| 4 Pennsylvania    | 23                   | 4,290,596         | 91.0 %         | 94.9 %         | 71,599              | 21.70           | 6.3 %                           | 6.6 %          | 7.0 %          |
| 5 New York        | 27                   | 3,435,842         | 89.6 %         | 91.6 %         | 70,415              | 22.89           | 7.5 %                           | 5.4 %          | 7.0 %          |
| 6 Illinois        | 15                   | 3,824,500         | 82.9 %         | 89.9 %         | 54,338              | 16.26           | 4.2 %                           | 6.0 %          | 5.4 %          |
| 7 Georgia         | 26                   | 3,598,171         | 93.2 %         | 96.2 %         | 49,472              | 14.81           | 7.2 %                           | 5.6 %          | 4.9 %          |
| 8 New Jersey      | 16                   | 2,821,996         | 88.1 %         | 94.2 %         | 48,039              | 19.17           | 4.4 %                           | 4.4 %          | 4.8 %          |
| 9 North Carolina  | 14                   | 3,164,938         | 93.1 %         | 94.8 %         | 43,830              | 15.34           | 3.9 %                           | 5.0 %          | 4.3 %          |
| 10 Michigan       | 15                   | 2,832,837         | 92.8 %         | 93.9 %         | 39,834              | 15.69           | 4.2 %                           | 4.4 %          | 4.0 %          |
| 11 Ohio           | 13                   | 2,505,753         | 90.1 %         | 91.7 %         | 32,287              | 16.82           | 3.6 %                           | 3.9 %          | 3.2 %          |
| 12 Connecticut    | 10                   | 1,787,648         | 89.7 %         | 93.9 %         | 26,362              | 16.60           | 2.8 %                           | 2.8 %          | 2.6 %          |
| 13 Tennessee      | 7                    | 1,790,636         | 90.6 %         | 94.6 %         | 24,505              | 14.79           | 1.9 %                           | 2.8 %          | 2.4 %          |
| 14 Massachusetts  | 11                   | 1,644,639         | 91.6 %         | 93.9 %         | 24,170              | 17.51           | 3.0 %                           | 2.6 %          | 2.4 %          |
| 15 Colorado       | 7                    | 1,578,087         | 92.5 %         | 96.2 %         | 23,968              | 16.76           | 1.9 %                           | 2.5 %          | 2.4 %          |
| 16 Kentucky       | 6                    | 1,545,582         | 95.6 %         | 96.4 %         | 18,694              | 14.03           | 1.7 %                           | 2.4 %          | 1.9 %          |
| 17 South Carolina | 8                    | 1,210,244         | 93.3 %         | 94.6 %         | 18,603              | 16.48           | 2.2 %                           | 1.9 %          | 1.8 %          |
| 18 Minnesota      | 9                    | 1,269,747         | 85.6 %         | 95.1 %         | 18,416              | 16.59           | 2.5 %                           | 2.0 %          | 1.8 %          |
| 19 Indiana        | 4                    | 990,824           | 92.7 %         | 93.1 %         | 11,939              | 13.09           | 1.1 %                           | 1.6 %          | 1.2 %          |
| 20 Virginia       | 5                    | 746,349           | 94.9 %         | 96.4 %         | 10,621              | 16.11           | 1.4 %                           | 1.2 %          | 1.1 %          |
| 21 New Hampshire  | 5                    | 672,254           | 91.9 %         | 93.1 %         | 9,871               | 16.47           | 1.4 %                           | 1.1 %          | 1.0 %          |
| 22 Wisconsin      | 3                    | 520,769           | 94.4 %         | 94.5 %         | 6,390               | 13.00           | 0.8 %                           | 0.8 %          | 0.6 %          |
| 23 Maryland       | 2                    | 371,986           | 77.6 %         | 83.0 %         | 5,595               | 18.33           | 0.6 %                           | 0.6 %          | 0.6 %          |
| 24 Missouri       | 4                    | 495,523           | 88.6 %         | 90.4 %         | 4,749               | 10.68           | 1.1 %                           | 0.8 %          | 0.5 %          |
| 25 Kansas         | 2                    | 376,599           | 89.5 %         | 91.3 %         | 3,609               | 13.70           | 0.6 %                           | 0.6 %          | 0.4 %          |
| 26 Alabama        | 1                    | 398,701           | 73.1 %         | 73.1 %         | 3,355               | 11.87           | 0.3 %                           | 0.6 %          | 0.3 %          |
| 27 Arizona        | 1                    | 165,350           | 96.6 %         | 100.0 %        | 2,401               | 14.52           | 0.3 %                           | 0.3 %          | 0.2 %          |
| 28 Maine          | 1                    | 287,459           | 91.2 %         | 100.0 %        | 2,265               | 19.03           | 0.3 %                           | 0.5 %          | 0.2 %          |
| 29 Vermont        | 1                    | 223,314           | 94.8 %         | 94.8 %         | 2,139               | 10.10           | 0.3 %                           | 0.4 %          | 0.2 %          |
| 30 West Virginia  | 1                    | 75,344            | 54.1 %         | 100.0 %        | 884                 | 11.73           | 0.3 %                           | 0.1 %          | 0.1 %          |
| <b>TOTAL</b>      | <b>361</b>           | <b>63,687,360</b> | <b>90.0 %</b>  | <b>94.1 %</b>  | <b>\$ 1,008,053</b> | <b>\$ 17.94</b> | <b>100.0 %</b>                  | <b>100.0 %</b> | <b>100.0 %</b> |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|    | Property Name                 | City             | State | Core-Based Statistical Area          | Year  | Percent |         |          |          | Grocer (1) (4)                               | Other Major Tenants (4)                                                                                                                                                  | Non-Owned                               |
|----|-------------------------------|------------------|-------|--------------------------------------|-------|---------|---------|----------|----------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|    |                               |                  |       |                                      | Built | GLA     | Leased  | ABR      | ABR PSF  |                                              |                                                                                                                                                                          | Major Tenants                           |
| 1  | Springdale                    | Mobile           | AL    | Mobile, AL                           | 2004  | 398,701 | 73.1 %  | \$ 3,355 | \$ 11.87 | Sam's Club*                                  | bealls, Burlington Stores, Crunch Fitness, David's Bridal, Five Below, Fresenius Medical Care, Marshalls, Shoe Station, Ulta, World Market                               | Piccadilly                              |
| 2  | Northmall Centre              | Tucson           | AZ    | Tucson, AZ                           | 1996  | 165,350 | 100.0 % | 2,401    | 14.52    | Sam's Club*                                  | Ace Pickleball Club, Big 5 Sporting Goods, CareMore, Dely-Tucson, Dollar Tree                                                                                            | —                                       |
| 3  | Bakersfield Plaza             | Bakersfield      | CA    | Bakersfield-Delano, CA               | 1970  | 240,068 | 95.3 %  | 3,880    | 17.29    | Lassens Natural Foods & Vitamins             | AMC, Burlington Stores, Five Below, In Shape Fitness, Kids Empire, Ross Dress for Less                                                                                   | Hobby Lobby                             |
| 4  | Brea Gateway                  | Brea             | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1994  | 181,819 | 100.0 % | 5,636    | 31.43    | Ralphs (Kroger)                              | HomeGoods, Rite Aid, World Market                                                                                                                                        | —                                       |
| 5  | Carmen Plaza                  | Camarillo        | CA    | Oxnard-Thousand Oaks-Ventura, CA     | 2000  | 128,369 | 100.0 % | 3,471    | 28.50    | TBA, Trader Joe's*                           | CVS, Harbor Freight Tools                                                                                                                                                | —                                       |
| 6  | Plaza Rio Vista               | Cathedral        | CA    | Riverside-San Bernardino-Ontario, CA | 2005  | 75,415  | 98.3 %  | 1,625    | 24.48    | Stater Bros.                                 | —                                                                                                                                                                        | —                                       |
| 7  | Cudahy Plaza                  | Cudahy           | CA    | Los Angeles-Long Beach-Anaheim, CA   | 2021  | 123,200 | 100.0 % | 3,107    | 25.22    | Sprouts Farmers Market                       | Burlington Stores, Chuze Fitness                                                                                                                                         | —                                       |
| 8  | The Davis Collection (3)      | Davis            | CA    | Sacramento-Roseville-Folsom, CA      | 2025  | 93,470  | 100.0 % | 3,628    | 38.81    | Trader Joe's                                 | Nordstrom Rack, PetSmart, Ulta                                                                                                                                           | —                                       |
| 9  | Felicita Plaza                | Escondido        | CA    | San Diego-Chula Vista-Carlsbad, CA   | 2001  | 98,594  | 94.9 %  | 1,729    | 18.47    | Vons (Albertsons)                            | Chuze Fitness                                                                                                                                                            | —                                       |
| 10 | Felicita Town Center          | Escondido        | CA    | San Diego-Chula Vista-Carlsbad, CA   | 1987  | 124,670 | 96.9 %  | 3,391    | 28.08    | Major Market, Trader Joe's                   | FunBox                                                                                                                                                                   | —                                       |
| 11 | Arbor Faire                   | Fresno           | CA    | Fresno, CA                           | 1995  | 200,166 | 96.2 %  | 2,891    | 15.01    | Smart & Final Extra! (Chedraui USA)          | Boot Barn, PetSmart, The Home Depot                                                                                                                                      | DICK's Sporting Goods                   |
| 12 | Lompoc Center                 | Lompoc           | CA    | Santa Maria-Santa Barbara, CA        | 1960  | 166,696 | 100.0 % | 2,505    | 15.03    | ALDI                                         | Boot Barn, Harbor Freight Tools, Marshalls, Michaels, Old Navy, Petco, Ulta                                                                                              | —                                       |
| 13 | Briggsmore Plaza              | Modesto          | CA    | Modesto, CA                          | 1998  | 86,689  | 75.5 %  | 1,077    | 17.10    | Grocery Outlet                               | dd's Discounts (Ross)                                                                                                                                                    | In Shape Fitness                        |
| 14 | Montebello Plaza              | Montebello       | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1974  | 284,331 | 96.2 %  | 6,329    | 23.33    | Albertsons                                   | Best Buy, CVS, Kohl's, Optum Urgent Care, Ross Dress for Less                                                                                                            | —                                       |
| 15 | California Oaks Center        | Murrieta         | CA    | Riverside-San Bernardino-Ontario, CA | 1990  | 124,481 | 97.6 %  | 2,402    | 20.41    | Barons Market                                | Crunch Fitness, Dollar Tree                                                                                                                                              | —                                       |
| 16 | Pacoima Center                | Pacoima          | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1995  | 215,930 | 100.0 % | 2,847    | 13.34    | Food 4 Less (Kroger)                         | AutoZone, Ross Dress for Less, Target                                                                                                                                    | —                                       |
| 17 | Metro 580                     | Pleasanton       | CA    | San Francisco-Oakland-Fremont, CA    | 1996  | 177,573 | 94.5 %  | 2,684    | 33.71    | —                                            | —                                                                                                                                                                        | Walmart                                 |
| 18 | Rose Pavilion                 | Pleasanton       | CA    | San Francisco-Oakland-Fremont, CA    | 2019  | 328,940 | 98.1 %  | 9,591    | 29.94    | 99 Ranch Market, Trader Joe's                | CVS, Fitness 19, Macy's Home Store, Restoration Hardware, Total Wine & More                                                                                              | —                                       |
| 19 | Puente Hills Town Center (3)  | Rowland Heights  | CA    | Los Angeles-Long Beach-Anaheim, CA   | 2025  | 258,685 | 97.8 %  | 6,920    | 27.35    | ALDI                                         | Dollar Tree, East West Bank, Goodwill, Marshalls/ HomeGoods, Planet Fitness                                                                                              | —                                       |
| 20 | Ocean View Plaza              | San Clemente     | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1990  | 169,963 | 100.0 % | 5,835    | 34.33    | Ralphs (Kroger), Trader Joe's                | Crunch Fitness, CVS                                                                                                                                                      | —                                       |
| 21 | Plaza By The Sea              | San Clemente     | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1976  | 48,697  | 100.0 % | 1,466    | 30.10    | Stater Bros.                                 | —                                                                                                                                                                        | —                                       |
| 22 | Village at Mira Mesa          | San Diego        | CA    | San Diego-Chula Vista-Carlsbad, CA   | 2023  | 433,684 | 100.0 % | 12,647   | 29.46    | Sprouts Farmers Market, Vons (Albertsons)    | BevMo, Burlington Stores, CVS, Marshalls, Michaels, Petco                                                                                                                | —                                       |
| 23 | San Dimas Plaza               | San Dimas        | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1986  | 164,757 | 95.6 %  | 4,160    | 26.42    | Smart & Final Extra! (Chedraui USA)          | Harbor Freight Tools, T.J.Maxx                                                                                                                                           | Burlington Stores, Big 5 Sporting Goods |
| 24 | Bristol Plaza                 | Santa Ana        | CA    | Los Angeles-Long Beach-Anaheim, CA   | 2003  | 111,403 | 100.0 % | 3,915    | 35.86    | Trader Joe's                                 | Petco, Rite Aid, Ross Dress for Less                                                                                                                                     | —                                       |
| 25 | Gateway Plaza                 | Santa Fe Springs | CA    | Los Angeles-Long Beach-Anaheim, CA   | 2002  | 289,268 | 100.0 % | 4,079    | 27.43    | El Super (Chedraui USA), Walmart Supercenter | Five Below, Ross Dress for Less                                                                                                                                          | Target                                  |
| 26 | Santa Paula Center            | Santa Paula      | CA    | Oxnard-Thousand Oaks-Ventura, CA     | 1995  | 191,475 | 97.0 %  | 2,670    | 14.71    | Vons (Albertsons)                            | Ace Hardware, Big 5 Sporting Goods, CVS, Dollar Tree, Planet Fitness, Regency Theaters                                                                                   | —                                       |
| 27 | Vail Ranch Center             | Temecula         | CA    | Riverside-San Bernardino-Ontario, CA | 2024  | 201,682 | 99.4 %  | 4,343    | 28.98    | Stater Bros.                                 | Burlington Stores, Dollar Tree, Five Below, Harbor Freight Tools, Kahoots                                                                                                | —                                       |
| 28 | Country Hills Shopping Center | Torrance         | CA    | Los Angeles-Long Beach-Anaheim, CA   | 1977  | 53,200  | 100.0 % | 1,293    | 24.30    | Ralphs (Kroger)                              | —                                                                                                                                                                        | —                                       |
| 29 | Upland Town Square            | Upland           | CA    | Riverside-San Bernardino-Ontario, CA | 1994  | 100,090 | 100.0 % | 2,528    | 25.50    | Sprouts Farmers Market                       | —                                                                                                                                                                        | —                                       |
| 30 | Gateway Plaza - Vallejo (2)   | Vallejo          | CA    | Vallejo, CA                          | 2023  | 519,266 | 98.7 %  | 11,813   | 23.24    | Costco*                                      | Boot Barn, Century Theatres, City Sports Club, DSW, Mancini's Sleepworld, Marshalls, Michaels, OfficeMax, Pep Boys, Petco, PetSmart, Ross Dress for Less, Sky Zone, Ulta | Target                                  |
| 31 | Arvada Plaza                  | Arvada           | CO    | Denver-Aurora-Centennial, CO         | 1994  | 95,236  | 95.5 %  | 778      | 8.56     | King Soopers (Kroger)                        | Arc                                                                                                                                                                      | —                                       |
| 32 | Arapahoe Crossings            | Aurora           | CO    | Denver-Aurora-Centennial, CO         | 1996  | 476,299 | 94.5 %  | 7,981    | 17.91    | King Soopers (Kroger)                        | 2nd & Charles, Ace Hardware, Ace Pickleball, Activate, AMC, Boot Barn, Burlington Stores, Goldfish Swim School, Planet Fitness                                           | —                                       |
| 33 | Aurora Plaza                  | Aurora           | CO    | Denver-Aurora-Centennial, CO         | 1996  | 178,013 | 100.0 % | 2,335    | 13.58    | King Soopers (Kroger)                        | Chuze Fitness, iGen                                                                                                                                                      | —                                       |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|    | Property Name                     | City              | State | Core-Based Statistical Area               | Year  | Percent |         | ABR   | ABR PSF | Grocer (1) (4)                                     | Other Major Tenants (4)                                                                                                                    | Non-Owned                    |
|----|-----------------------------------|-------------------|-------|-------------------------------------------|-------|---------|---------|-------|---------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|    |                                   |                   |       |                                           | Built | GLA     | Leased  |       |         |                                                    |                                                                                                                                            | Major Tenants                |
| 34 | Villa Monaco                      | Denver            | CO    | Denver-Aurora-Centennial, CO              | 1978  | 121,101 | 93.2 %  | 1,951 | 17.29   | —                                                  | Chuze Fitness                                                                                                                              | —                            |
| 35 | Centennial Shopping Center        | Englewood         | CO    | Denver-Aurora-Centennial, CO              | 2013  | 113,830 | 100.0 % | 1,429 | 39.13   | King Soopers (Kroger)                              | —                                                                                                                                          | —                            |
| 36 | Superior Marketplace              | Superior          | CO    | Boulder, CO                               | 1997  | 275,919 | 96.5 %  | 4,705 | 17.66   | Whole Foods Market (Amazon), Costco*, SuperTarget* | Barnes & Noble, Chuck E. Cheese, Goldfish Swim School, Michaels, PetSmart, Restoration Hardware Outlet, Stickley Furniture, T.J.Maxx, Ulta | —                            |
| 37 | Westminster City Center           | Westminster       | CO    | Denver-Aurora-Centennial, CO              | 2024  | 317,689 | 96.2 %  | 4,789 | 15.67   | Trader Joe's                                       | Barnes & Noble, David's Bridal, Dollar Tree, DSW, Golf Galaxy, JOANN, Petco, Ross Dress for Less, Sierra Trading Post, The Tile Shop, Ulta | —                            |
| 38 | The Shoppes at Fox Run            | Glastonbury       | CT    | Hartford-West Hartford-East Hartford, CT  | 1974  | 108,167 | 92.1 %  | 2,959 | 29.70   | Whole Foods Market (Amazon)                        | Petco                                                                                                                                      | —                            |
| 39 | Parkway Plaza                     | Hamden            | CT    | New Haven, CT                             | 2006  | 72,353  | 100.0 % | 1,140 | 15.76   | Price Rite Marketplace (Wakefern)                  | —                                                                                                                                          | The Home Depot               |
| 40 | The Manchester Collection (2)     | Manchester        | CT    | Hartford-West Hartford-East Hartford, CT  | 2001  | 310,649 | 98.1 %  | 3,449 | 11.98   | Walmart Supercenter*                               | Advance Auto Parts, Crazy Hot Deals, DSW, Edge Fitness, Hobby Lobby, Lava Island, Namco, Savers, U.S Furniture                             | Best Buy, The Home Depot     |
| 41 | The Plaza at Buckland Hills       | Manchester        | CT    | Hartford-West Hartford-East Hartford, CT  | 1987  | 308,132 | 95.8 %  | 4,995 | 20.38   | Trader Joe's                                       | Burlington Stores, Dollar Tree, JOANN, K&G Fashion, Marshalls, Michaels, PetSmart, Total Wine & More, Ulta                                 | —                            |
| 42 | Turnpike Plaza                    | Newington         | CT    | Hartford-West Hartford-East Hartford, CT  | 2004  | 149,894 | 97.1 %  | 1,722 | 11.83   | Price Chopper (Northeast Grocery)                  | —                                                                                                                                          | —                            |
| 43 | North Haven Crossing              | North Haven       | CT    | New Haven, CT                             | 1993  | 102,787 | 89.8 %  | 1,641 | 17.77   | —                                                  | Barnes & Noble, Dollar Tree, HomeGoods, PetSmart                                                                                           | —                            |
| 44 | Colonial Commons - Orange         | Orange            | CT    | New Haven, CT                             | 1996  | 133,786 | 84.0 %  | 573   | 5.10    | —                                                  | —                                                                                                                                          | —                            |
| 45 | Stratford Square                  | Stratford         | CT    | Bridgeport-Stamford-Danbury, CT           | 1984  | 180,507 | 95.9 %  | 2,899 | 18.86   | ALDI                                               | Esporta Fitness, Five Below, Marshalls                                                                                                     | —                            |
| 46 | Waterbury Plaza                   | Waterbury         | CT    | Waterbury-Shelton, CT                     | 2000  | 177,937 | 93.7 %  | 2,628 | 15.77   | Super Stop & Shop (Ahold Delhaize)                 | Dollar Tree, Joey's Shopping Spree                                                                                                         | Target                       |
| 47 | Waterford Commons                 | Waterford         | CT    | Norwich-New London-Willimantic, CT        | 2004  | 243,436 | 89.2 %  | 4,356 | 20.52   | —                                                  | Books-A-Million, DICK'S Sporting Goods, DSW, Michaels, Tractor Supply Co., Ulta                                                            | Best Buy, Raymour & Flanigan |
| 48 | Center of Bonita Springs          | Bonita Springs    | FL    | Cape Coral-Fort Myers, FL                 | 2014  | 281,822 | 98.9 %  | 5,011 | 18.44   | Publix                                             | bealls, Burlington Stores, Crunch Fitness, Kohl's, Naples Community Hospital, NewSouth Window Solutions                                    | —                            |
| 49 | Coastal Way - Coastal Landing (2) | Brooksville       | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2008  | 393,249 | 98.9 %  | 6,320 | 19.07   | BJ's Wholesale Club, Sprouts Farmers Market        | Belk, HomeGoods, Marshalls, Michaels, Office Depot, Petco, Ulta                                                                            | —                            |
| 50 | Clearwater Mall                   | Clearwater        | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1973  | 300,729 | 97.3 %  | 7,840 | 26.78   | Costco*, SuperTarget*                              | Burlington Stores, Dollar Tree, Five Below, Golf Galaxy, Michaels, PetSmart, Ross Dress for Less, Ulta                                     | Lowe's                       |
| 51 | Coconut Creek Plaza               | Coconut Creek     | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2005  | 263,646 | 91.3 %  | 4,288 | 17.95   | Publix                                             | Burlington Stores, Harvest Church, Off the Wall Trampoline, Planet Fitness, Sanitas Medical Center                                         | —                            |
| 52 | Century Plaza Shopping Center     | Deerfield Beach   | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2006  | 90,483  | 84.3 %  | 2,018 | 26.47   | —                                                  | Broward County Library, CVS                                                                                                                | —                            |
| 53 | Northgate Shopping Center         | DeLand            | FL    | Deltona-Daytona Beach-Ormond Beach, FL    | 1993  | 184,379 | 75.6 %  | 1,554 | 11.15   | Publix                                             | Planet Fitness, Tractor Supply Co.                                                                                                         | —                            |
| 54 | Sun Plaza                         | Fort Walton Beach | FL    | Crestview-Fort Walton Beach-Destin, FL    | 2004  | 158,118 | 100.0 % | 2,086 | 13.19   | Publix, ALDI*                                      | bealls, Books-A-Million, Office Depot, T.J.Maxx                                                                                            | —                            |
| 55 | Normandy Square                   | Jacksonville      | FL    | Jacksonville, FL                          | 1996  | 89,822  | 100.0 % | 945   | 10.83   | Winn-Dixie (Southeastern Grocers)                  | Ace Hardware, Family Dollar                                                                                                                | —                            |
| 56 | Regency Park Shopping Center      | Jacksonville      | FL    | Jacksonville, FL                          | 1985  | 329,740 | 91.5 %  | 2,969 | 10.61   | —                                                  | American Freight, bealls, Crunch Fitness, Dollar Tree, Ollie's Bargain Outlet, Surplus Warehouse                                           | —                            |
| 57 | Ventura Downs                     | Kissimmee         | FL    | Orlando-Kissimmee-Sanford, FL             | 2018  | 98,191  | 100.0 % | 2,152 | 21.92   | —                                                  | Esporta Fitness, La Familia Pawn & Jewelry                                                                                                 | —                            |
| 58 | Marketplace at Wycliffe           | Lake Worth        | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2002  | 135,820 | 99.0 %  | 2,879 | 21.79   | Walmart Neighborhood Market                        | Walgreens                                                                                                                                  | —                            |
| 59 | Venetian Isle Shopping Ctr        | Lighthouse Point  | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 1992  | 185,134 | 93.8 %  | 2,026 | 11.85   | Publix                                             | City Mattress, Dollar Tree, Staples                                                                                                        | —                            |
| 60 | Marco Town Center                 | Marco Island      | FL    | Naples-Marco Island, FL                   | 2023  | 109,545 | 98.0 %  | 3,194 | 29.77   | Publix                                             | —                                                                                                                                          | —                            |
| 61 | Shops at Palm Lakes               | Miami             | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2023  | 231,536 | 100.0 % | 5,319 | 25.10   | Fresco y Más                                       | ad's Discounts (Ross), LA Fitness, Ross Dress for Less                                                                                     | —                            |
| 62 | Freedom Square                    | Naples            | FL    | Naples-Marco Island, FL                   | 2021  | 193,242 | 100.0 % | 2,878 | 14.89   | Publix                                             | Burlington Stores, HomeGoods, Pet Supplies Plus, Planet Fitness                                                                            | —                            |
| 63 | Granada Shoppes                   | Naples            | FL    | Naples-Marco Island, FL                   | 2011  | 306,579 | 98.2 %  | 6,027 | 20.02   | Trader Joe's                                       | Chuck E. Cheese, Connors Steak and Seafood, Dollar Tree, Haverly's Furniture, Hobby Lobby, HomeSense, Marshalls                            | —                            |
| 64 | Naples Plaza                      | Naples            | FL    | Naples-Marco Island, FL                   | 2013  | 201,795 | 100.0 % | 4,443 | 22.40   | Publix                                             | Marshalls, Office Depot, PGA TOUR Superstore, West Marine                                                                                  | —                            |
| 65 | Park Shore Plaza                  | Naples            | FL    | Naples-Marco Island, FL                   | 2017  | 256,948 | 92.4 %  | 5,154 | 23.01   | The Fresh Market                                   | Barnes & Noble, Burlington Stores, Dollar Tree, HomeGoods, Saks OFF Fifth                                                                  | —                            |
| 66 | Chelsea Place                     | New Port Richey   | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1992  | 81,144  | 94.5 %  | 1,085 | 14.14   | Publix                                             | —                                                                                                                                          | —                            |
| 67 | Colonial Marketplace              | Orlando           | FL    | Orlando-Kissimmee-Sanford, FL             | 1986  | 141,069 | 100.0 % | 2,154 | 15.27   | —                                                  | JAS Furniture Group, LA Fitness                                                                                                            | Target                       |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

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|-----|---------------------------------|------------------|-------|-------------------------------------------|-------|---------|---------|--------|---------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|     |                                 |                  |       |                                           | Built | GLA     | Leased  |        |         |                                   |                                                                                                                                                                                                                 | Major Tenants                                                                   |
| 68  | Conway Crossing                 | Orlando          | FL    | Orlando-Kissimmee-Sanford, FL             | 2002  | 76,321  | 100.0 % | 1,278  | 16.75   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 69  | Hunter's Creek Plaza            | Orlando          | FL    | Orlando-Kissimmee-Sanford, FL             | 1998  | 74,583  | 100.0 % | 1,433  | 19.72   | Seabra Foods                      | Office Depot                                                                                                                                                                                                    | —                                                                               |
| 70  | Pointe Orlando (3)              | Orlando          | FL    | Orlando-Kissimmee-Sanford, FL             | 2025  | 413,887 | 94.6 %  | 13,058 | 33.76   | —                                 | Activate, Capital Grille, Cuba Libre, Dick's Last Resort, Hampton Social, Improv & Fat Fish Blue, Maggiano's Little Italy, Main Event, Monkey Joe's, Regal Cinemas, Rodizio Grill, Sports & Social, Wonderworks | —                                                                               |
| 71  | Martin Downs Town Center        | Palm City        | FL    | Port St. Lucie, FL                        | 1996  | 64,546  | 100.0 % | 875    | 13.56   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 72  | Martin Downs Village Center (2) | Palm City        | FL    | Port St. Lucie, FL                        | 1987  | 167,145 | 95.4 %  | 3,605  | 23.56   | —                                 | Goodwill, Walgreens                                                                                                                                                                                             | —                                                                               |
| 73  | 23rd Street Station             | Panama City      | FL    | Panama City-Panama City Beach, FL         | 1995  | 98,827  | 98.7 %  | 1,577  | 16.17   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 74  | Panama City Square              | Panama City      | FL    | Panama City-Panama City Beach, FL         | 1989  | 304,665 | 88.0 %  | 2,693  | 10.27   | Walmart Supercenter               | Harbor Freight Tools, HomeGoods, T.J.Maxx                                                                                                                                                                       | —                                                                               |
| 75  | East Port Plaza                 | Port St. Lucie   | FL    | Port St. Lucie, FL                        | 2024  | 214,489 | 99.2 %  | 3,404  | 16.00   | Publix                            | Fortis Institute, Goodwill, Urban Air Adventure Park, Walgreens                                                                                                                                                 | —                                                                               |
| 76  | Shoppes of Victoria Square      | Port St. Lucie   | FL    | Port St. Lucie, FL                        | 1990  | 95,186  | 95.1 %  | 1,325  | 14.63   | Winn-Dixie (ALDI)                 | —                                                                                                                                                                                                               | —                                                                               |
| 77  | Lake St. Charles                | Riverview        | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1999  | 61,015  | 100.0 % | 809    | 14.19   | Winn-Dixie (Southeastern Grocers) | —                                                                                                                                                                                                               | —                                                                               |
| 78  | Cobblestone Village             | Royal Palm Beach | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2005  | 39,404  | 96.5 %  | 935    | 24.60   | SuperTarget*                      | —                                                                                                                                                                                                               | —                                                                               |
| 79  | Beneva Village Shoppes          | Sarasota         | FL    | North Port-Bradenton-Sarasota, FL         | 2020  | 144,078 | 100.0 % | 2,978  | 20.67   | Publix                            | Archwell Health, Fitness Premier, Harbor Freight Tools                                                                                                                                                          | —                                                                               |
| 80  | Sarasota Village                | Sarasota         | FL    | North Port-Bradenton-Sarasota, FL         | 1972  | 173,654 | 94.5 %  | 2,385  | 14.92   | Publix                            | Crunch Fitness, HomeGoods, Ross Dress For Less                                                                                                                                                                  | —                                                                               |
| 81  | Atlantic Plaza                  | Satellite Beach  | FL    | Palm Bay-Melbourne-Titusville, FL         | 2008  | 131,243 | 91.3 %  | 1,926  | 16.08   | Publix                            | Home Centric, Planet Fitness                                                                                                                                                                                    | —                                                                               |
| 82  | Seminole Plaza                  | Seminole         | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2020  | 156,718 | 100.0 % | 2,248  | 14.34   | Sprouts Farmers Market            | bealls, Burlington Stores, T.J.Maxx                                                                                                                                                                             | —                                                                               |
| 83  | Cobblestone Village             | St. Augustine    | FL    | Jacksonville, FL                          | 2003  | 274,200 | 89.3 %  | 4,180  | 17.33   | Publix                            | Bealls Florida, Burlington Stores, Michaels, Petco                                                                                                                                                              | —                                                                               |
| 84  | Dolphin Village                 | St. Pete Beach   | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1990  | 135,796 | 90.9 %  | 2,373  | 19.23   | Publix                            | CVS                                                                                                                                                                                                             | —                                                                               |
| 85  | Rutland Plaza                   | St. Petersburg   | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2002  | 149,562 | 76.3 %  | 1,108  | 9.71    | Winn-Dixie (ALDI)                 | bealls                                                                                                                                                                                                          | —                                                                               |
| 86  | Tyrone Gardens                  | St. Petersburg   | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2023  | 174,015 | 81.4 %  | 2,236  | 15.78   | Winn-Dixie (Southeastern Grocers) | Chuck E. Cheese, Crunch Fitness                                                                                                                                                                                 | —                                                                               |
| 87  | Downtown Publix                 | Stuart           | FL    | Port St. Lucie, FL                        | 2000  | 151,246 | 89.9 %  | 2,196  | 16.15   | Publix                            | Revive Health & Wellness                                                                                                                                                                                        | —                                                                               |
| 88  | Sunrise Town Center (3)         | Sunrise          | FL    | Miami-Fort Lauderdale-West Palm Beach, FL | 2025  | 110,109 | 92.4 %  | 1,065  | 10.47   | Patel Brothers                    | Dollar Tree                                                                                                                                                                                                     | Walmart                                                                         |
| 89  | Britton Plaza                   | Tampa            | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1958  | 465,639 | 88.3 %  | 3,809  | 10.92   | Publix                            | Burlington Stores, Conviva Care Center, Dollar Tree, Marshalls, Michaels, Pet Supermarket                                                                                                                       | —                                                                               |
| 90  | Carrollwood Center              | Tampa            | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2002  | 92,678  | 93.3 %  | 1,804  | 20.86   | Publix                            | Phenix Salon Suites                                                                                                                                                                                             | —                                                                               |
| 91  | Ross Plaza                      | Tampa            | FL    | Tampa-St. Petersburg-Clearwater, FL       | 1996  | 84,707  | 91.7 %  | 1,401  | 18.03   | —                                 | Dollar Tree, Ross Dress for Less                                                                                                                                                                                | —                                                                               |
| 92  | Shoppes at Tarpon               | Tarpon Springs   | FL    | Tampa-St. Petersburg-Clearwater, FL       | 2003  | 145,832 | 100.0 % | 2,639  | 18.10   | Publix                            | Petco, T.J.Maxx, Ulta                                                                                                                                                                                           | —                                                                               |
| 93  | Venice Plaza                    | Venice           | FL    | North Port-Bradenton-Sarasota, FL         | 1999  | 132,345 | 98.8 %  | 1,120  | 8.57    | Winn-Dixie (ALDI)                 | T.J.Maxx/HomeGoods                                                                                                                                                                                              | —                                                                               |
| 94  | Venice Shopping Center          | Venice           | FL    | North Port-Bradenton-Sarasota, FL         | 2000  | 109,801 | 78.4 %  | 941    | 10.93   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 95  | Venice Village                  | Venice           | FL    | North Port-Bradenton-Sarasota, FL         | 2022  | 177,835 | 100.0 % | 4,062  | 23.16   | Publix                            | JOANN, Planet Fitness                                                                                                                                                                                           | —                                                                               |
| 96  | Mansell Crossing                | Alpharetta       | GA    | Atlanta-Sandy Springs-Roswell, GA         | 1993  | 291,622 | 95.2 %  | 4,391  | 21.79   | —                                 | American Freight, Barnes & Noble, Cooper's Hawk Winery & Restaurant, DSW, Macy's Furniture Gallery, REI, T.J.Maxx                                                                                               | Burlington Stores, HomeGoods, Michaels, Ross Dress for Less, Studio Movie Grill |
| 97  | Northeast Plaza                 | Atlanta          | GA    | Atlanta-Sandy Springs-Roswell, GA         | 1952  | 422,609 | 94.2 %  | 5,624  | 14.35   | City Farmers Market               | Burlington Stores, dd's Discounts (Ross), Dollar General, Dollar Tree, Goodwill, NCG Cinemas, Octapharma                                                                                                        | —                                                                               |
| 98  | Sweetwater Village              | Austell          | GA    | Atlanta-Sandy Springs-Roswell, GA         | 1985  | 66,197  | 98.2 %  | 584    | 8.99    | Food Depot                        | Dollar Tree                                                                                                                                                                                                     | —                                                                               |
| 99  | Vineyards at Chateau Elan       | Braselton        | GA    | Atlanta-Sandy Springs-Roswell, GA         | 2002  | 79,047  | 100.0 % | 1,375  | 17.39   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 100 | Salem Road Station              | Covington        | GA    | Atlanta-Sandy Springs-Roswell, GA         | 2000  | 67,270  | 100.0 % | 861    | 12.80   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 101 | Keith Bridge Commons            | Cumming          | GA    | Atlanta-Sandy Springs-Roswell, GA         | 2002  | 94,886  | 97.4 %  | 1,424  | 15.41   | Kroger                            | —                                                                                                                                                                                                               | —                                                                               |
| 102 | Northside                       | Dalton           | GA    | Dalton, GA                                | 2001  | 78,922  | 100.0 % | 912    | 12.34   | —                                 | America's Thrift Stores, Dollar Tree                                                                                                                                                                            | —                                                                               |
| 103 | Cosby Station                   | Douglasville     | GA    | Atlanta-Sandy Springs-Roswell, GA         | 1994  | 77,811  | 95.7 %  | 915    | 12.29   | Publix                            | —                                                                                                                                                                                                               | —                                                                               |
| 104 | Park Plaza                      | Douglasville     | GA    | Atlanta-Sandy Springs-Roswell, GA         | 1986  | 46,670  | 95.7 %  | 923    | 20.74   | Kroger*                           | —                                                                                                                                                                                                               | —                                                                               |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|     | Property Name                      | City              | State | Core-Based Statistical Area       | Year  | Percent |         |        |         |                                        | Other Major Tenants (4)                                                                                                                                                                                | Non-Owned      |
|-----|------------------------------------|-------------------|-------|-----------------------------------|-------|---------|---------|--------|---------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|     |                                    |                   |       |                                   | Built | GLA     | Leased  | ABR    | ABR PSF | Grocer (1) (4)                         |                                                                                                                                                                                                        | Major Tenants  |
| 105 | Venture Pointe                     | Duluth            | GA    | Atlanta-Sandy Springs-Roswell, GA | 1995  | 155,172 | 100.0 % | 1,779  | 11.46   | Costco*                                | American Freight, Ollie's Bargain Outlet, Studio Movie Grill                                                                                                                                           | —              |
| 106 | Banks Station                      | Fayetteville      | GA    | Atlanta-Sandy Springs-Roswell, GA | 2006  | 178,871 | 78.8 %  | 1,401  | 11.85   | Food Depot                             | Staples                                                                                                                                                                                                | —              |
| 107 | Barrett Place                      | Kennesaw          | GA    | Atlanta-Sandy Springs-Roswell, GA | 1992  | 220,787 | 100.0 % | 3,235  | 15.19   | ALDI                                   | Best Buy, Michaels, Nordstrom Rack, PetSmart                                                                                                                                                           | —              |
| 108 | Shops of Huntcrest                 | Lawrenceville     | GA    | Atlanta-Sandy Springs-Roswell, GA | 2003  | 97,040  | 100.0 % | 1,488  | 15.33   | Publix                                 | —                                                                                                                                                                                                      | —              |
| 109 | Mableton Walk                      | Mableton          | GA    | Atlanta-Sandy Springs-Roswell, GA | 1994  | 105,884 | 88.8 %  | 1,563  | 16.63   | Publix                                 | —                                                                                                                                                                                                      | —              |
| 110 | The Village at Mableton            | Mableton          | GA    | Atlanta-Sandy Springs-Roswell, GA | 2023  | 221,201 | 96.0 %  | 2,542  | 11.97   | —                                      | Burlington Stores, DashMart, dd's Discounts (Ross), Dollar Tree, Five Below, Michaels, Ollie's Bargain Outlet, Planet Fitness, Ross Dress for Less                                                     | —              |
| 111 | Eastlake Plaza                     | Marietta          | GA    | Atlanta-Sandy Springs-Roswell, GA | 1982  | 56,176  | 100.0 % | 1,055  | 19.19   | —                                      | Crunch Fitness                                                                                                                                                                                         | —              |
| 112 | New Chastain Corners               | Marietta          | GA    | Atlanta-Sandy Springs-Roswell, GA | 2004  | 113,079 | 92.1 %  | 1,368  | 13.13   | Kroger                                 | —                                                                                                                                                                                                      | —              |
| 113 | Pavilions at Eastlake              | Marietta          | GA    | Atlanta-Sandy Springs-Roswell, GA | 1996  | 144,351 | 95.3 %  | 2,287  | 16.63   | Kroger                                 | —                                                                                                                                                                                                      | —              |
| 114 | Creekwood Village                  | Rex               | GA    | Atlanta-Sandy Springs-Roswell, GA | 1990  | 69,778  | 100.0 % | 712    | 10.20   | Food Depot                             | —                                                                                                                                                                                                      | —              |
| 115 | ConneXion                          | Roswell           | GA    | Atlanta-Sandy Springs-Roswell, GA | 2016  | 107,355 | 100.0 % | 2,241  | 20.87   | —                                      | Planet Fitness                                                                                                                                                                                         | —              |
| 116 | Holcomb Bridge Crossing            | Roswell           | GA    | Atlanta-Sandy Springs-Roswell, GA | 1988  | 93,420  | 100.0 % | 1,114  | 11.92   | —                                      | PGA TOUR Superstore                                                                                                                                                                                    | —              |
| 117 | Kings Market                       | Roswell           | GA    | Atlanta-Sandy Springs-Roswell, GA | 2005  | 275,294 | 97.6 %  | 3,402  | 12.67   | Publix                                 | Ace Pickleball Club, Frontgate, Sky Zone                                                                                                                                                               | —              |
| 118 | Victory Square                     | Savannah          | GA    | Savannah, GA                      | 2007  | 113,217 | 98.6 %  | 1,829  | 16.39   | SuperTarget*                           | Citi Trends, Dollar Tree, NCG Cinemas, Staples                                                                                                                                                         | The Home Depot |
| 119 | Stockbridge Village                | Stockbridge       | GA    | Atlanta-Sandy Springs-Roswell, GA | 2008  | 184,185 | 98.5 %  | 3,439  | 18.96   | Kroger                                 | DaVita Dialysis                                                                                                                                                                                        | —              |
| 120 | Stone Mountain Festival            | Stone Mountain    | GA    | Atlanta-Sandy Springs-Roswell, GA | 2006  | 135,865 | 98.4 %  | 1,822  | 13.64   | Walmart Supercenter*                   | Advance Auto Parts, Harbor Freight Tools, NCG Cinemas                                                                                                                                                  | —              |
| 121 | Wilmington Island                  | Wilmington Island | GA    | Savannah, GA                      | 1985  | 101,462 | 97.1 %  | 1,186  | 12.04   | Kroger                                 | —                                                                                                                                                                                                      | —              |
| 122 | Annex of Arlington                 | Arlington Heights | IL    | Chicago-Naperville-Elgin, IL-IN   | 1999  | 199,663 | 91.4 %  | 3,826  | 20.98   | Trader Joe's                           | Binny's Beverage Depot, Chuck E. Cheese, Dollar Tree, Kirkland's, Petco, Ulta                                                                                                                          | —              |
| 123 | Ridge Plaza                        | Arlington Heights | IL    | Chicago-Naperville-Elgin, IL-IN   | 2000  | 151,643 | 92.4 %  | 2,305  | 16.46   | Swadeshi                               | Harbor Freight Tools                                                                                                                                                                                   | Kohl's         |
| 124 | Southfield Plaza                   | Bridgeview        | IL    | Chicago-Naperville-Elgin, IL-IN   | 2006  | 196,445 | 99.5 %  | 2,553  | 13.06   | Shop & Save Market (Albertsons)        | Hobby Lobby, Octapharma, Planet Fitness, Walgreens                                                                                                                                                     | —              |
| 125 | Commons of Chicago Ridge           | Chicago Ridge     | IL    | Chicago-Naperville-Elgin, IL-IN   | 1998  | 211,105 | 97.1 %  | 2,977  | 16.30   | —                                      | Discovery Clothing, Dollar Tree, KPot Korean BBQ & Hot Pot, Marshalls, Pep Boys, Ross Dress for Less, Shoe Carnival, XSport Fitness                                                                    | The Home Depot |
| 126 | Rivercrest Shopping Center         | Crestwood         | IL    | Chicago-Naperville-Elgin, IL-IN   | 1992  | 541,651 | 92.9 %  | 6,103  | 12.87   | Tony's Fresh Market (Heritage Grocers) | AMC, At Home, Burlington Stores, Dollar Tree, Hollywood Park, JOANN, National Tire & Battery, OfficeMax, PetSmart, Planet Fitness, Ross Dress for Less                                                 | —              |
| 127 | The Commons of Crystal Lake        | Crystal Lake      | IL    | Chicago-Naperville-Elgin, IL-IN   | 1987  | 273,060 | 78.8 %  | 2,822  | 13.11   | Jewel-Osco (Albertsons)                | Harbor Freight Tools, VASA Fitness                                                                                                                                                                     | Hobby Lobby    |
| 128 | Elmhurst Crossing                  | Elmhurst          | IL    | Chicago-Naperville-Elgin, IL-IN   | 2005  | 347,503 | 100.0 % | 5,094  | 14.66   | Whole Foods Market (Amazon)            | At Home, Five Below, Kohl's, Petco, Shoe Carnival                                                                                                                                                      | —              |
| 129 | The Quentin Collection             | Kildeer           | IL    | Chicago-Naperville-Elgin, IL-IN   | 2006  | 171,530 | 77.2 %  | 1,953  | 14.75   | —                                      | Bear Paddle Swim School, Lava Island, Painted Tree Marketplace                                                                                                                                         | —              |
| 130 | Butterfield Square                 | Libertyville      | IL    | Chicago-Naperville-Elgin, IL-IN   | 1997  | 106,683 | 76.9 %  | 1,348  | 16.42   | Sunset Foods                           | —                                                                                                                                                                                                      | —              |
| 131 | High Point Centre                  | Lombard           | IL    | Chicago-Naperville-Elgin, IL-IN   | 2019  | 240,345 | 70.1 %  | 2,632  | 15.63   | —                                      | Altitude Trampoline Park, JOANN, LA Fitness                                                                                                                                                            | —              |
| 132 | Long Meadow Commons                | Mundelein         | IL    | Chicago-Naperville-Elgin, IL-IN   | 1997  | 118,281 | 92.5 %  | 1,764  | 17.01   | Jewel-Osco (Albertsons)                | Planet Fitness                                                                                                                                                                                         | —              |
| 133 | Westridge Court / Block 59 (2) (3) | Naperville        | IL    | Chicago-Naperville-Elgin, IL-IN   | 2025  | 535,002 | 87.4 %  | 10,398 | 23.88   | The Fresh Market                       | DICK'S Sporting Goods Warehouse Sale, Discovery Clothing, Edge Fitness, Five Below, Funtopia USA, La-Z-Boy Furniture, Painted Tree Marketplace, Star Cinema Grille, Ulta, Wayfair Outlet, World Market | —              |
| 134 | North Riverside Plaza              | North Riverside   | IL    | Chicago-Naperville-Elgin, IL-IN   | 2007  | 387,873 | 91.7 %  | 4,480  | 12.59   | Amazon Fresh                           | Best Buy, Burlington Stores, Kohl's, Michaels, Petco                                                                                                                                                   | —              |
| 135 | Ravinia Plaza                      | Orland Park       | IL    | Chicago-Naperville-Elgin, IL-IN   | 1990  | 102,289 | 94.5 %  | 1,970  | 20.38   | Whole Foods Market (Amazon)            | Skechers                                                                                                                                                                                               | —              |
| 136 | Tinley Park Plaza (3)              | Tinley Park       | IL    | Chicago-Naperville-Elgin, IL-IN   | 2025  | 241,427 | 97.6 %  | 4,113  | 17.83   | Amazon Fresh                           | Burlington Stores, Dollar Tree, Planet Fitness, Ross Dress for Less, The Tile Shop                                                                                                                     | —              |
| 137 | Meridian Village                   | Carmel            | IN    | Indianapolis-Carmel-Greenwood, IN | 1990  | 130,431 | 97.3 %  | 1,469  | 11.58   | —                                      | Ollie's Bargain Outlet                                                                                                                                                                                 | —              |
| 138 | Columbus Center                    | Columbus          | IN    | Columbus, IN                      | 1964  | 143,740 | 98.9 %  | 2,265  | 15.93   | —                                      | Burlington Stores, Five Below, HomeGoods, T.J.Maxx                                                                                                                                                     | Target         |

# PROPERTY LIST

[↩ Table of Contents](#)

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|     | Property Name                        | City             | State | Core-Based Statistical Area        | Year  | Percent |         | ABR   | ABR PSF | Grocer (1) (4)                     | Other Major Tenants (4)                                                                                                                                                                                                                                                                                   | Non-Owned                                |
|-----|--------------------------------------|------------------|-------|------------------------------------|-------|---------|---------|-------|---------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|     |                                      |                  |       |                                    | Built | GLA     | Leased  |       |         |                                    |                                                                                                                                                                                                                                                                                                           | Major Tenants                            |
| 139 | Speedway Super Center                | Speedway         | IN    | Indianapolis-Carmel-Greenwood, IN  | 2022  | 584,626 | 89.1 %  | 6,691 | 13.09   | Kroger                             | Aaron's, Burlington Stores, Dollar Tree, Empire Beauty School, Harbor Freight Tools, HealthNet, Indiana Bureau of Motor Vehicles, Kohl's, Mattress Firm, Oak Street Health, Petco, pOpshelf, Ross Dress for Less, T.J.Maxx                                                                                | —                                        |
| 140 | Sagamore Park Centre                 | West Lafayette   | IN    | Lafayette-West Lafayette, IN       | 2018  | 132,027 | 100.0 % | 1,514 | 11.47   | Pay Less (Kroger)                  | —                                                                                                                                                                                                                                                                                                         | —                                        |
| 141 | Westchester Square                   | Lenexa           | KS    | Kansas City, MO-KS                 | 1987  | 161,701 | 88.5 %  | 1,516 | 10.59   | Hy-Vee                             | —                                                                                                                                                                                                                                                                                                         | —                                        |
| 142 | West Loop Shopping Center            | Manhattan        | KS    | Manhattan, KS                      | 2013  | 214,898 | 93.4 %  | 2,093 | 17.42   | Dillons (Kroger)                   | JOANN, Marshalls                                                                                                                                                                                                                                                                                          | —                                        |
| 143 | Florence Plaza - Florence Square (2) | Florence         | KY    | Cincinnati, OH-KY-IN               | 2014  | 679,639 | 98.0 %  | 9,012 | 17.11   | Kroger                             | Aaron's, Barnes & Noble, Bob's Discount Furniture, Burlington Stores, Boot Barn, Chuck E. Cheese, Five Below, Harbor Freight Tools, Hobby Lobby, HomeGoods, KPot Korean BBQ & Hot Pot, Old Navy, Ollie's Bargain Outlet, Ross Dress for Less, Shoe Carnival, Sierra Trading Post, Staples, T.J.Maxx, Ulta | —                                        |
| 144 | Jeffersontown Commons                | Jeffersontown    | KY    | Louisville/Jefferson County, KY-IN | 1959  | 208,388 | 85.1 %  | 1,858 | 11.11   | —                                  | Ace Pickleball Club, CVS, Dollar Tree                                                                                                                                                                                                                                                                     | —                                        |
| 145 | London Marketplace                   | London           | KY    | Corbin, KY                         | 1994  | 166,026 | 100.0 % | 1,676 | 10.09   | Kroger                             | bealls, Kohl's, Marshalls, Planet Fitness                                                                                                                                                                                                                                                                 | —                                        |
| 146 | Eastgate Shopping Center             | Louisville       | KY    | Louisville/Jefferson County, KY-IN | 2002  | 174,842 | 98.3 %  | 2,156 | 12.55   | Kroger                             | Petco                                                                                                                                                                                                                                                                                                     | —                                        |
| 147 | Plainview Village                    | Louisville       | KY    | Louisville/Jefferson County, KY-IN | 1997  | 157,747 | 95.3 %  | 1,877 | 13.14   | Kroger                             | Anytime Fitness                                                                                                                                                                                                                                                                                           | —                                        |
| 148 | Stony Brook I & II                   | Louisville       | KY    | Louisville/Jefferson County, KY-IN | 1988  | 158,940 | 99.4 %  | 2,115 | 13.39   | Kroger Marketplace                 | —                                                                                                                                                                                                                                                                                                         | —                                        |
| 149 | Acton Plaza                          | Acton            | MA    | Boston-Cambridge-Newton, MA-NH     | 1972  | 137,572 | 97.8 %  | 2,714 | 20.17   | Roche Bros                         | T.J.Maxx/HomeGoods                                                                                                                                                                                                                                                                                        | —                                        |
| 150 | Points West Plaza                    | Brockton         | MA    | Boston-Cambridge-Newton, MA-NH     | 1960  | 140,488 | 93.2 %  | 1,176 | 8.98    | America's Food Basket              | Citi Trends, Crunch Fitness                                                                                                                                                                                                                                                                               | —                                        |
| 151 | Burlington Square I, II & III (3)    | Burlington       | MA    | Boston-Cambridge-Newton, MA-NH     | 2025  | 79,430  | 96.7 %  | 2,654 | 34.57   | —                                  | Golf Galaxy, Staples                                                                                                                                                                                                                                                                                      | Duluth Trading Co.                       |
| 152 | Holyoke Shopping Center              | Holyoke          | MA    | Springfield, MA                    | 2000  | 195,995 | 90.8 %  | 1,750 | 14.68   | Super Stop & Shop (Ahold Delhaize) | Ocean State Job Lot                                                                                                                                                                                                                                                                                       | —                                        |
| 153 | WaterTower Plaza (3)                 | Leominster       | MA    | Worcester, MA                      | 2025  | 285,714 | 88.8 %  | 3,936 | 16.01   | TBA                                | Barnes & Noble, Five Below, Michaels, Ocean State Job Lot, Petco, Staples, T.J.Maxx, The Paper Store                                                                                                                                                                                                      | —                                        |
| 154 | Lunenburg Crossing                   | Lunenburg        | MA    | Worcester, MA                      | 1994  | 25,515  | 43.1 %  | 178   | 16.18   | Hannaford Bros.*                   | —                                                                                                                                                                                                                                                                                                         | Walmart                                  |
| 155 | Lynn Marketplace                     | Lynn             | MA    | Boston-Cambridge-Newton, MA-NH     | 1968  | 78,225  | 100.0 % | 1,655 | 21.16   | Stop And Compare                   | Crunch Fitness                                                                                                                                                                                                                                                                                            | —                                        |
| 156 | Webster Square                       | Marshfield       | MA    | Boston-Cambridge-Newton, MA-NH     | 2005  | 182,756 | 92.2 %  | 2,764 | 16.40   | Star Market (Albertsons)           | Marshalls/HomeGoods, Ocean State Job Lot                                                                                                                                                                                                                                                                  | —                                        |
| 157 | Berkshire Crossing                   | Pittsfield       | MA    | Pittsfield, MA                     | 1994  | 188,493 | 99.1 %  | 3,078 | 16.48   | Market 32 (Northeast Grocery)      | Barnes & Noble, Burlington Stores, Michaels, Ulta                                                                                                                                                                                                                                                         | The Home Depot, Walmart                  |
| 158 | Westgate Plaza                       | Westfield        | MA    | Springfield, MA                    | 1996  | 125,403 | 97.8 %  | 1,696 | 16.98   | ALDI                               | Ocean State Job Lot, PetSmart, T.J.Maxx                                                                                                                                                                                                                                                                   | —                                        |
| 159 | Perkins Farm Marketplace             | Worcester        | MA    | Worcester, MA                      | 1967  | 205,048 | 99.4 %  | 2,569 | 20.02   | Super Stop & Shop (Ahold Delhaize) | Citi Trends, Crunch Fitness, Ollie's Bargain Outlet                                                                                                                                                                                                                                                       | —                                        |
| 160 | South Plaza Shopping Center          | California       | MD    | Lexington Park, MD                 | 2005  | 92,335  | 100.0 % | 1,866 | 20.21   | —                                  | Best Buy, Old Navy, Petco, Ross Dress for Less                                                                                                                                                                                                                                                            | —                                        |
| 161 | Fox Run                              | Prince Frederick | MD    | Lexington Park, MD                 | 2022  | 279,651 | 77.4 %  | 3,729 | 17.51   | Giant Food (Ahold Delhaize)        | JOANN, Planet Fitness, Ross Dress for Less, Ulta, Z&R Furniture                                                                                                                                                                                                                                           | —                                        |
| 162 | Pine Tree Shopping Center            | Portland         | ME    | Portland-South Portland, ME        | 1958  | 287,459 | 100.0 % | 2,265 | 19.03   | ALDI                               | Dollar Tree, JOANN, Lowe's, O'Reilly Auto Parts                                                                                                                                                                                                                                                           | —                                        |
| 163 | Arborland Center                     | Ann Arbor        | MI    | Ann Arbor, MI                      | 2000  | 403,536 | 91.3 %  | 7,215 | 19.89   | Kroger                             | DSW, HomeGoods, Marshalls, Michaels, Nordstrom Rack, OfficeMax, Old Navy, Petco, Skechers, Ulta                                                                                                                                                                                                           | —                                        |
| 164 | Huron Village                        | Ann Arbor        | MI    | Ann Arbor, MI                      | 2003  | 118,482 | 97.2 %  | 2,948 | 26.68   | Whole Foods Market (Amazon)        | Barnes & Noble, Walgreens                                                                                                                                                                                                                                                                                 | —                                        |
| 165 | Maple Village                        | Ann Arbor        | MI    | Ann Arbor, MI                      | 2020  | 297,425 | 97.6 %  | 5,187 | 17.87   | Plum Market                        | Burlington Stores, Dunham's Sports, HomeGoods, LA Fitness, Sierra Trading Post, Ulta                                                                                                                                                                                                                      | —                                        |
| 166 | Grand Crossing                       | Brighton         | MI    | Detroit-Warren-Dearborn, MI        | 2005  | 85,389  | 94.1 %  | 1,063 | 13.22   | Busch's Fresh Food Market          | Ace Hardware                                                                                                                                                                                                                                                                                              | —                                        |
| 167 | Farmington Crossroads                | Farmington       | MI    | Detroit-Warren-Dearborn, MI        | 1986  | 85,168  | 100.0 % | 1,041 | 12.22   | —                                  | Ollie's Bargain Outlet, True Value                                                                                                                                                                                                                                                                        | —                                        |
| 168 | Silver Pointe Shopping Center (2)    | Fenton           | MI    | Flint, MI                          | 1996  | 164,632 | 98.5 %  | 2,274 | 14.11   | VG's Food (SpartanNash)            | Dunham's Sports                                                                                                                                                                                                                                                                                           | Five Below, Michaels, Old Navy, T.J.Maxx |
| 169 | Cascade East                         | Grand Rapids     | MI    | Grand Rapids-Wyoming-Kentwood, MI  | 1983  | 99,529  | 92.6 %  | 860   | 9.33    | D&W Fresh Market (SpartanNash)     | —                                                                                                                                                                                                                                                                                                         | —                                        |
| 170 | Delta Center                         | Lansing          | MI    | Lansing-East Lansing, MI           | 1985  | 160,946 | 100.0 % | 1,723 | 10.71   | —                                  | DICK'S Sporting Goods Warehouse Sale, Dollar Tree, DXL Destination XL, Funday Adventure Park, Planet Fitness                                                                                                                                                                                              | —                                        |
| 171 | Lakes Crossing                       | Muskegon         | MI    | Muskegon-Norton Shores, MI         | 2008  | 104,600 | 83.8 %  | 1,403 | 16.00   | —                                  | JOANN, Shoe Carnival, Ulta                                                                                                                                                                                                                                                                                | Kohl's                                   |
| 172 | Redford Plaza                        | Redford          | MI    | Detroit-Warren-Dearborn, MI        | 1992  | 308,078 | 94.7 %  | 3,720 | 12.91   | Sun Valley Supermarket             | Aaron's, Burlington Stores, Citi Trends, Dollar Tree, Harbor Freight Tools, Octapharma, Ross Dress for less                                                                                                                                                                                               | —                                        |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|     | Property Name                    | City             | State | Core-Based Statistical Area             | Year  | Percent |         | ABR   | ABR PSF | Grocer (1) (4)                           | Other Major Tenants (4)                                                                                                                  | Non-Owned                             |
|-----|----------------------------------|------------------|-------|-----------------------------------------|-------|---------|---------|-------|---------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|     |                                  |                  |       |                                         | Built | GLA     | Leased  |       |         |                                          |                                                                                                                                          | Major Tenants                         |
| 173 | Hampton Village Centre           | Rochester Hills  | MI    | Detroit-Warren-Dearborn, MI             | 2004  | 465,464 | 97.5 %  | 7,292 | 21.02   | TBA                                      | Barnes & Noble, DSW, Emagine Theatre, Harbor Freight Tools, Kohl's, Old Navy, Petco, T.J.Maxx, Ulta                                      | Target                                |
| 174 | Southfield Plaza                 | Southfield       | MI    | Detroit-Warren-Dearborn, MI             | 1970  | 101,781 | 93.8 %  | 1,246 | 13.05   | —                                        | Citi Trends, Planet Fitness                                                                                                              | Burlington Stores, Forman Mills       |
| 175 | Delco Plaza                      | Sterling Heights | MI    | Detroit-Warren-Dearborn, MI             | 1996  | 154,853 | 100.0 % | 1,217 | 7.86    | —                                        | Dunham's Sports, Tractor Supply Co., Urban Air Adventure Park                                                                            | —                                     |
| 176 | West Ridge                       | Westland         | MI    | Detroit-Warren-Dearborn, MI             | 1989  | 160,192 | 84.3 %  | 1,829 | 13.55   | —                                        | Crunch Fitness, Petco, Rally House, Ross Dress for Less                                                                                  | Burlington Stores, Target             |
| 177 | Washtenaw Fountain Plaza         | Ypsilanti        | MI    | Ann Arbor, MI                           | 2005  | 122,762 | 70.8 %  | 816   | 9.39    | Save-A-Lot (Rabban Brothers)             | Dollar Tree, Planet Fitness                                                                                                              | —                                     |
| 178 | Southport Centre I - VI          | Apple Valley     | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 1985  | 124,260 | 99.0 %  | 2,658 | 21.60   | SuperTarget*                             | Dollar Tree, O'Reilly Auto Parts, Walgreens                                                                                              | —                                     |
| 179 | Champlin Marketplace             | Champlin         | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 2005  | 91,970  | 100.0 % | 1,357 | 15.32   | Cub Foods (United Natural Foods Inc.)    | —                                                                                                                                        | —                                     |
| 180 | Burning Tree Plaza               | Duluth           | MN    | Duluth, MN-WI                           | 1987  | 183,105 | 93.0 %  | 2,411 | 14.16   | —                                        | Best Buy, Dollar Tree, Harbor Freight Tools, HomeGoods, JOANN, T.J.Maxx                                                                  | —                                     |
| 181 | Westwind Plaza                   | Minnetonka       | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 2007  | 91,670  | 97.2 %  | 2,159 | 25.24   | Cub Foods*                               | Ablelight Thrift, MGM Wine and Spirits                                                                                                   | —                                     |
| 182 | Richfield Hub                    | Richfield        | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 1952  | 213,595 | 96.8 %  | 2,709 | 13.10   | Loma Bonita Market                       | Dollar Tree, Marshalls, Michaels, Walgreens                                                                                              | —                                     |
| 183 | Roseville Center                 | Roseville        | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 2021  | 82,576  | 98.8 %  | 1,146 | 20.10   | ALDI, Cub Foods*                         | Dollar Tree                                                                                                                              | —                                     |
| 184 | Marketplace @ 42                 | Savage           | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 1999  | 118,693 | 97.0 %  | 2,007 | 17.42   | Fresh Thyme Farmers Market (Meijer)      | Dollar Tree, Marshalls                                                                                                                   | —                                     |
| 185 | Sun Ray Shopping Center          | St. Paul         | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 1958  | 290,813 | 88.2 %  | 2,823 | 14.81   | Cub Foods (United Natural Foods Inc.)    | BioLife Plasma Services, Burlington Stores, Citi Trends, Dollar Tree, Five Below, Planet Fitness, Ross Dress for Less                    | —                                     |
| 186 | White Bear Hills Shopping Center | White Bear Lake  | MN    | Minneapolis-St. Paul-Bloomington, MN-WI | 1996  | 73,065  | 100.0 % | 1,146 | 15.68   | Festival Foods (Knowlan's Super Markets) | Dollar Tree                                                                                                                              | —                                     |
| 187 | Ellisville Square                | Ellisville       | MO    | St. Louis, MO-IL                        | 1989  | 137,408 | 69.6 %  | 1,365 | 14.77   | ALDI                                     | Chuck E. Cheese, Michaels, Petco                                                                                                         | —                                     |
| 188 | Watts Mill Plaza                 | Kansas City      | MO    | Kansas City, MO-KS                      | 1997  | 161,717 | 98.5 %  | 1,569 | 9.85    | Price Chopper (Associated Wholesale)     | Fowling Warehouse                                                                                                                        | —                                     |
| 189 | Liberty Corners                  | Liberty          | MO    | Kansas City, MO-KS                      | 1987  | 124,808 | 100.0 % | 1,333 | 10.68   | Price Chopper (Associated Wholesale)     | —                                                                                                                                        | —                                     |
| 190 | Maplewood Square                 | Maplewood        | MO    | St. Louis, MO-IL                        | 1998  | 71,590  | 95.4 %  | 482   | 7.06    | Schnucks                                 | —                                                                                                                                        | —                                     |
| 191 | Devonshire Place                 | Cary             | NC    | Raleigh-Cary, NC                        | 1996  | 106,680 | 100.0 % | 1,706 | 16.34   | —                                        | Burlington Stores, Dollar Tree, Harbor Freight Tools, REI                                                                                | —                                     |
| 192 | McMullen Creek Market            | Charlotte        | NC    | Charlotte-Concord-Gastonia, NC-SC       | 1988  | 285,424 | 96.0 %  | 4,817 | 17.58   | Walmart Neighborhood Market              | Burlington Stores, Dollar Tree, pOpshelf, Staples                                                                                        | —                                     |
| 193 | The Commons at Chancellor Park   | Charlotte        | NC    | Charlotte-Concord-Gastonia, NC-SC       | 1994  | 348,604 | 88.3 %  | 1,997 | 9.88    | Patel Brothers                           | Big Air Trampoline, Dollar Tree, Gabe's, The Home Depot, Tokyo Grill and Supreme Buffet, Value City Furniture                            | —                                     |
| 194 | Garner Towne Square              | Garner           | NC    | Raleigh-Cary, NC                        | 1997  | 184,267 | 99.1 %  | 2,914 | 15.95   | LIDL                                     | Boot Barn, Burlington Stores, Harbor Freight Tools, PetSmart                                                                             | Target, The Home Depot                |
| 195 | Franklin Square                  | Gastonia         | NC    | Charlotte-Concord-Gastonia, NC-SC       | 1989  | 317,824 | 94.5 %  | 4,344 | 15.29   | Walmart Supercenter*                     | bealls, Best Buy, Boot Barn, Dollar Tree, Five Below, Michaels, Pep Boys, pOpshelf, Ross Dress for Less                                  | —                                     |
| 196 | Wendover Place                   | Greensboro       | NC    | Greensboro-High Point, NC               | 2000  | 407,244 | 97.4 %  | 6,201 | 15.63   | —                                        | Burlington Stores, DICK'S Sporting Goods, Kohl's, Michaels, Old Navy, PetSmart, Ross Dress for Less, Shoe Carnival, Ulta, Wayfair Outlet | Target                                |
| 197 | University Commons               | Greenville       | NC    | Greenville, NC                          | 1996  | 233,153 | 99.4 %  | 3,652 | 15.76   | Harris Teeter (Kroger)                   | Barnes & Noble, Petco, HomeGoods, Shoe Carnival, T.J.Maxx                                                                                | Target                                |
| 198 | North Ridge Shopping Center      | Raleigh          | NC    | Raleigh-Cary, NC                        | 1980  | 171,372 | 96.7 %  | 3,058 | 18.45   | Harris Teeter (Kroger)                   | Ace Hardware, O2 Fitness                                                                                                                 | —                                     |
| 199 | Roxboro Square                   | Roxboro          | NC    | Durham-Chapel Hill, NC                  | 2005  | 29,900  | 89.0 %  | 346   | 13.01   | —                                        | —                                                                                                                                        | Person County Health & Human Services |
| 200 | Innes Street Market              | Salisbury        | NC    | Charlotte-Concord-Gastonia, NC-SC       | 2002  | 349,425 | 98.1 %  | 4,354 | 12.71   | Food Lion (Ahold Delhaize)               | Lowe's, Marshalls, Old Navy, PetSmart, Staples, Tinseltown                                                                               | —                                     |
| 201 | New Centre Market                | Wilmington       | NC    | Wilmington, NC                          | 1998  | 143,762 | 100.0 % | 2,293 | 16.39   | —                                        | Burlington Stores, PetSmart, Shoe Carnival, Sportsman's Warehouse                                                                        | Target                                |
| 202 | University Commons               | Wilmington       | NC    | Wilmington, NC                          | 2007  | 235,345 | 100.0 % | 4,105 | 17.44   | Lowes Foods (Alex Lee)                   | Dollar Tree, HomeGoods, Skechers, T.J.Maxx                                                                                               | —                                     |
| 203 | Parkway Plaza                    | Winston-Salem    | NC    | Winston-Salem, NC                       | 2005  | 279,630 | 77.4 %  | 2,994 | 14.71   | Compare Foods                            | ArchWell Health, Citi Trends, Office Depot, O'Reilly Auto Parts                                                                          | —                                     |
| 204 | Stratford Commons                | Winston-Salem    | NC    | Winston-Salem, NC                       | 1995  | 72,308  | 94.8 %  | 1,049 | 15.30   | CHEFSTORE (US Foods)                     | Boot Barn                                                                                                                                | —                                     |

# PROPERTY LIST

[↩ Table of Contents](#)

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|-----|------------------------------------------|-------------------|-------|---------------------------------------------|-------|---------|---------|-------|---------|---------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
|     |                                          |                   |       |                                             | Built | GLA     | Leased  |       |         |                                       |                                                                                                       | Major Tenants                                            |
| 205 | Bedford Grove                            | Bedford           | NH    | Manchester-Nashua, NH                       | 1989  | 103,076 | 97.3 %  | 2,272 | 23.95   | —                                     | Boston Interiors, Planet Fitness                                                                      | —                                                        |
| 206 | Capital Shopping Center                  | Concord           | NH    | Concord, NH                                 | 2001  | 196,542 | 100.0 % | 2,798 | 15.02   | Market Basket (DeMoulas Supermarkets) | Burlington Stores, JOANN, Marshalls                                                                   | —                                                        |
| 207 | Willow Springs Plaza                     | Nashua            | NH    | Manchester-Nashua, NH                       | 1990  | 131,248 | 100.0 % | 2,795 | 23.22   | Patel Brothers                        | Jordan's Warehouse, Mavis Discount Tires, New Hampshire Liquor and Wine Outlet, Petco                 | The Home Depot                                           |
| 208 | Seacoast Shopping Center                 | Seabrook          | NH    | Boston-Cambridge-Newton, MA-NH              | 1991  | 89,634  | 60.6 %  | 459   | 8.45    | —                                     | JOANN, Tractor Supply Co.                                                                             | Ashley Furniture, Carol's Furniture, Ocean State Job Lot |
| 209 | Tri-City Plaza                           | Somersworth       | NH    | Boston-Cambridge-Newton, MA-NH              | 1990  | 151,754 | 94.6 %  | 1,547 | 10.78   | Market Basket (DeMoulas Supermarkets) | Staples, T.J.Maxx                                                                                     | —                                                        |
| 210 | Laurel Square                            | Brick             | NJ    | New York-Newark-Jersey City, NY-NJ          | 2023  | 246,254 | 100.0 % | 2,858 | 11.61   | Livati's Old World Market             | Ashley Homestore, At Home, Dollar Tree, Planet Fitness, Senior Helpers Town Square                    | —                                                        |
| 211 | The Shoppes at Cinnaminson               | Cinnaminson       | NJ    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2010  | 301,211 | 100.0 % | 5,184 | 25.18   | ShopRite (Eickhoff Supermarkets)      | Burlington Stores, Planet Fitness, Ross Dress for Less                                                | —                                                        |
| 212 | Acme Clark                               | Clark             | NJ    | New York-Newark-Jersey City, NY-NJ          | 2007  | 52,812  | 100.0 % | 1,465 | 27.74   | Acme (Albertsons)                     | —                                                                                                     | —                                                        |
| 213 | Collegietown Shopping Center             | Glassboro         | NJ    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2021  | 231,464 | 82.7 %  | 3,384 | 17.93   | LIDL                                  | Esporta Fitness, Five Below, Pep Boys, Ross Dress for Less, Ulta                                      | —                                                        |
| 214 | Hamilton Plaza                           | Hamilton          | NJ    | Trenton-Princeton, NJ                       | 1972  | 149,993 | 100.0 % | 2,246 | 14.97   | Grocery Outlet                        | 2nd Ave, Crab Du Jour, DaVita Dialysis, Planet Fitness, Rothman Orthopaedic Institute                 | —                                                        |
| 215 | Bennetts Mills Plaza                     | Jackson           | NJ    | New York-Newark-Jersey City, NY-NJ          | 2002  | 127,230 | 100.0 % | 2,023 | 15.90   | Gourmet Glatt                         | —                                                                                                     | —                                                        |
| 216 | Marlton Crossing                         | Marlton           | NJ    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2019  | 337,878 | 95.1 %  | 7,697 | 23.96   | Sprouts Farmers Market                | Arthur Murray Dance Studio, Burlington Stores, Chickie's & Pete's, DSW, HomeGoods, Michaels, T.J.Maxx | —                                                        |
| 217 | Middletown Plaza                         | Middletown        | NJ    | New York-Newark-Jersey City, NY-NJ          | 2024  | 201,550 | 98.8 %  | 4,348 | 21.84   | Trader Joe's                          | At Home, Petco, Retro Fitness                                                                         | —                                                        |
| 218 | Larchmont Centre                         | Mount Laurel      | NJ    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 1985  | 103,787 | 100.0 % | 1,563 | 32.11   | ShopRite                              | —                                                                                                     | —                                                        |
| 219 | Old Bridge Gateway                       | Old Bridge        | NJ    | New York-Newark-Jersey City, NY-NJ          | 2022  | 254,548 | 84.7 %  | 4,418 | 20.50   | Bhavani Food Market, TBA              | Dollar Tree, Marshalls, Pep Boys, Petco, Texas Roadhouse                                              | —                                                        |
| 220 | Morris Hills Shopping Center             | Parsippany        | NJ    | New York-Newark-Jersey City, NY-NJ          | 1994  | 159,561 | 65.5 %  | 1,227 | 11.73   | —                                     | —                                                                                                     | —                                                        |
| 221 | Rio Grande Plaza                         | Rio Grande        | NJ    | Atlantic City-Hammonton, NJ                 | 1997  | 136,351 | 97.0 %  | 1,786 | 13.50   | ShopRite*                             | Burlington Stores, Dollar Tree, PetSmart, Planet Fitness, Skechers                                    | —                                                        |
| 222 | Ocean Heights Plaza                      | Somers Point      | NJ    | Atlantic City-Hammonton, NJ                 | 2006  | 179,183 | 97.3 %  | 3,591 | 20.59   | ShopRite (Village Supermarket)        | Staples                                                                                               | —                                                        |
| 223 | Springfield Place                        | Springfield       | NJ    | New York-Newark-Jersey City, NY-NJ          | 1965  | 36,209  | 100.0 % | 710   | 19.61   | ShopRite (Village Supermarket)        | —                                                                                                     | —                                                        |
| 224 | Tinton Falls Plaza                       | Tinton Falls      | NJ    | New York-Newark-Jersey City, NY-NJ          | 2006  | 87,760  | 98.8 %  | 1,587 | 18.30   | Uncle Giuseppe's*                     | Crunch Fitness, Dollar Tree                                                                           | —                                                        |
| 225 | Cross Keys Commons                       | Turnersville      | NJ    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 1989  | 216,205 | 100.0 % | 3,952 | 18.28   | Walmart Supercenter*                  | Marshalls, Ross Dress for Less, Staples, Ulta                                                         | —                                                        |
| 226 | Parkway Plaza                            | Carle Place       | NY    | New York-Newark-Jersey City, NY-NJ          | 1993  | 89,834  | 100.0 % | 3,158 | 35.15   | ALDI                                  | T.J.Maxx                                                                                              | —                                                        |
| 227 | Suffolk Plaza                            | East Setauket     | NY    | New York-Newark-Jersey City, NY-NJ          | 1998  | 84,316  | 90.9 %  | 1,833 | 24.52   | Amazon Fresh, BJ's Wholesale Club*    | Five Below                                                                                            | Kohl's, Walmart                                          |
| 228 | Three Village Shopping Center            | East Setauket     | NY    | New York-Newark-Jersey City, NY-NJ          | 1991  | 77,458  | 37.8 %  | 1,308 | 44.70   | Stop & Shop*                          | —                                                                                                     | Walgreens                                                |
| 229 | West Center                              | East Setauket     | NY    | New York-Newark-Jersey City, NY-NJ          | 1965  | 42,594  | 98.9 %  | 1,256 | 29.81   | Wild by Nature Market (King Kullen)   | —                                                                                                     | —                                                        |
| 230 | Stewart Plaza                            | Garden City       | NY    | New York-Newark-Jersey City, NY-NJ          | 2022  | 217,893 | 100.0 % | 4,465 | 20.49   | —                                     | Burlington Stores, Crazy Hot Deals, Dollar Tree, Floor & Décor, Phenix Salon Suites                   | —                                                        |
| 231 | Dalewood I, II & III Shopping Center (3) | Hartsdale         | NY    | New York-Newark-Jersey City, NY-NJ          | 2025  | 196,148 | 92.0 %  | 6,418 | 36.39   | H-Mart                                | Barnes & Noble, T.J.Maxx, Ulta                                                                        | —                                                        |
| 232 | Unity Plaza                              | Hopewell Junction | NY    | Kiryas Joel-Poughkeepsie-Newburgh, NY       | 2005  | 67,462  | 100.0 % | 1,433 | 21.24   | Acme (Albertsons)                     | —                                                                                                     | —                                                        |
| 233 | Cayuga Shopping Center                   | Ithaca            | NY    | Ithaca, NY                                  | 1969  | 204,405 | 67.8 %  | 1,741 | 12.57   | ALDI                                  | Planet Fitness, Ross Dress for Less, True Value, VA Community Based Outpatient                        | —                                                        |
| 234 | Kings Park Plaza                         | Kings Park        | NY    | New York-Newark-Jersey City, NY-NJ          | 1985  | 72,208  | 100.0 % | 1,783 | 24.69   | Key Food Marketplace                  | T.J.Maxx                                                                                              | —                                                        |
| 235 | Village Square Shopping Center           | Larchmont         | NY    | New York-Newark-Jersey City, NY-NJ          | 1981  | 17,000  | 100.0 % | 681   | 40.06   | Trader Joe's                          | —                                                                                                     | —                                                        |
| 236 | Falcaro's Plaza                          | Lawrence          | NY    | New York-Newark-Jersey City, NY-NJ          | 1972  | 61,904  | 100.0 % | 1,601 | 25.86   | KoSave Market*                        | Dollar Tree, Planet Fitness                                                                           | —                                                        |
| 237 | Mamaroneck Centre                        | Mamaroneck        | NY    | New York-Newark-Jersey City, NY-NJ          | 2020  | 36,470  | 100.0 % | 1,541 | 42.25   | North Shore Farms                     | CVS                                                                                                   | —                                                        |
| 238 | Sunshine Square                          | Medford           | NY    | New York-Newark-Jersey City, NY-NJ          | 2007  | 222,775 | 88.7 %  | 3,335 | 17.68   | Super Stop & Shop (Ahold Delhaize)    | Planet Fitness, Savers                                                                                | —                                                        |
| 239 | Walkill Plaza                            | Middletown        | NY    | Kiryas Joel-Poughkeepsie-Newburgh, NY       | 1986  | 209,910 | 75.2 %  | 1,727 | 12.78   | —                                     | Citi Trends, David's Bridal, Hobby Lobby                                                              | —                                                        |

# PROPERTY LIST

[↩ Table of Contents](#)

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|-----|---------------------------------|------------------------|-------|---------------------------------------------|-------|---------|---------|-------|---------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|     |                                 |                        |       |                                             | Built | GLA     | Leased  |       |         |                                            |                                                                                                                               | Major Tenants                                                                                     |
| 240 | Monroe Plaza                    | Monroe                 | NY    | Kiryas Joel-Poughkeepsie-Newburgh, NY       | 1985  | 122,007 | 100.0 % | 2,100 | 17.21   | ShopRite (Wakefern)                        | Crazy Hot Deals, U.S. Post Office                                                                                             | —                                                                                                 |
| 241 | Rockland Plaza                  | Nanuet                 | NY    | New York-Newark-Jersey City, NY-NJ          | 2006  | 251,589 | 99.5 %  | 6,059 | 26.03   | A Matter of Health                         | Barnes & Noble, Crazy Hot Deals, Decor Home Furniture, Jembro, Marshalls, Ulta                                                | —                                                                                                 |
| 242 | North Ridge Shopping Center     | New Rochelle           | NY    | New York-Newark-Jersey City, NY-NJ          | 1971  | 39,743  | 96.3 %  | 1,550 | 40.51   | —                                          | —                                                                                                                             | —                                                                                                 |
| 243 | Nesconset Shopping Center       | Port Jefferson Station | NY    | New York-Newark-Jersey City, NY-NJ          | 1961  | 129,996 | 89.9 %  | 3,379 | 28.91   | —                                          | Dollar Tree, HomeGoods                                                                                                        | —                                                                                                 |
| 244 | Roanoke Plaza                   | Riverhead              | NY    | New York-Newark-Jersey City, NY-NJ          | 2002  | 99,131  | 71.2 %  | 1,830 | 25.92   | Fine Fare                                  | Boot Barn, CVS                                                                                                                | —                                                                                                 |
| 245 | The Shops at Riverhead          | Riverhead              | NY    | New York-Newark-Jersey City, NY-NJ          | 2018  | 120,088 | 100.0 % | 3,179 | 26.47   | Costco*                                    | HomeSense, Marshalls/HomeGoods, PetSmart, Ulta                                                                                | —                                                                                                 |
| 246 | Rockville Centre                | Rockville Centre       | NY    | New York-Newark-Jersey City, NY-NJ          | 1975  | 44,131  | 100.0 % | 1,340 | 30.36   | —                                          | HomeGoods                                                                                                                     | —                                                                                                 |
| 247 | College Plaza (3)               | Selden                 | NY    | New York-Newark-Jersey City, NY-NJ          | 2025  | 188,738 | 100.0 % | 4,555 | 26.38   | ShopRite (Wakefern)                        | Burlington Stores, Five Below, Wren Kitchens                                                                                  | Firestone                                                                                         |
| 248 | Campus Plaza                    | Vestal                 | NY    | Binghamton, NY                              | 2003  | 160,744 | 99.5 %  | 2,197 | 13.73   | —                                          | Dollar Tree, Staples                                                                                                          | —                                                                                                 |
| 249 | Parkway Plaza                   | Vestal                 | NY    | Binghamton, NY                              | 1995  | 207,123 | 100.0 % | 2,499 | 12.07   | —                                          | Boot Barn, JOANN, Kohl's, PetSmart, Ross Dress for Less                                                                       | Target                                                                                            |
| 250 | Shoppes at Vestal               | Vestal                 | NY    | Binghamton, NY                              | 2000  | 92,328  | 100.0 % | 1,709 | 18.51   | —                                          | HomeGoods, Michaels, Old Navy                                                                                                 | —                                                                                                 |
| 251 | Town Square (2)                 | Vestal                 | NY    | Binghamton, NY                              | 1991  | 291,346 | 91.9 %  | 4,759 | 17.78   | Sam's Club*, Walmart Supercenter*          | AMC, Barnes & Noble, Burlington Stores, DICK'S Sporting Goods Warehouse Sale, Dollar Tree, DSW, Shoe Carnival, T.J.Maxx, Ulta | —                                                                                                 |
| 252 | Highridge Plaza                 | Yonkers                | NY    | New York-Newark-Jersey City, NY-NJ          | 1977  | 88,501  | 95.8 %  | 2,979 | 35.14   | H-Mart                                     | —                                                                                                                             | —                                                                                                 |
| 253 | Brunswick Town Center           | Brunswick              | OH    | Cleveland, OH                               | 2004  | 151,048 | 98.0 %  | 2,597 | 18.16   | Giant Eagle                                | —                                                                                                                             | The Home Depot                                                                                    |
| 254 | Brentwood Plaza                 | Cincinnati             | OH    | Cincinnati, OH-KY-IN                        | 2004  | 227,738 | 98.8 %  | 2,944 | 19.42   | Kroger                                     | Ace Hardware, Petco, Planet Fitness, Rainbow Shops                                                                            | —                                                                                                 |
| 255 | Delhi Shopping Center           | Cincinnati             | OH    | Cincinnati, OH-KY-IN                        | 1973  | 167,328 | 98.8 %  | 1,640 | 10.00   | Kroger                                     | Pet Supplies Plus, Salvation Army                                                                                             | —                                                                                                 |
| 256 | Harpers Station                 | Cincinnati             | OH    | Cincinnati, OH-KY-IN                        | 1994  | 24,230  | 100.0 % | 961   | 39.66   | Fresh Thyme Farmers Market (Meijer)*       | —                                                                                                                             | HomeGoods, Painted Tree Marketplace, T.J.Maxx                                                     |
| 257 | Western Hills Plaza             | Cincinnati             | OH    | Cincinnati, OH-KY-IN                        | 2021  | 242,735 | 93.6 %  | 4,925 | 22.52   | —                                          | Dollar Tree, Michaels, Old Navy, PetSmart, Ross Dress For Less, T.J.Maxx, Ulta                                                | Target                                                                                            |
| 258 | Western Village                 | Cincinnati             | OH    | Cincinnati, OH-KY-IN                        | 2005  | 115,791 | 100.0 % | 1,393 | 39.63   | Kroger                                     | —                                                                                                                             | —                                                                                                 |
| 259 | Crown Point                     | Columbus               | OH    | Columbus, OH                                | 1980  | 145,280 | 97.4 %  | 1,588 | 11.24   | Kroger                                     | Dollar Tree, Planet Fitness                                                                                                   | —                                                                                                 |
| 260 | Greentree Shopping Center       | Columbus               | OH    | Columbus, OH                                | 2005  | 131,720 | 91.8 %  | 1,502 | 13.31   | Kroger                                     | —                                                                                                                             | —                                                                                                 |
| 261 | South Towne Centre              | Dayton                 | OH    | Dayton-Kettering-Beavercreek, OH            | 1972  | 333,998 | 81.4 %  | 3,925 | 14.85   | Health Foods Unlimited                     | Burlington Stores, JOANN, PetSmart, Value City Furniture                                                                      | —                                                                                                 |
| 262 | Southland Shopping Center       | Middleburg Heights     | OH    | Cleveland, OH                               | 1951  | 421,977 | 88.3 %  | 5,299 | 14.22   | Giant Eagle, Marc's, B.J's Wholesale Club* | Crunch Fitness, Dollar Tree, Five Below, JOANN, Marshalls, OfficeMax, Petco                                                   | —                                                                                                 |
| 263 | The Shoppes at North Olmsted    | North Olmsted          | OH    | Cleveland, OH                               | 2002  | 70,003  | 100.0 % | 1,233 | 17.61   | —                                          | Ollie's Bargain Outlet, Sears Outlet                                                                                          | —                                                                                                 |
| 264 | Surrey Square                   | Norwood                | OH    | Cincinnati, OH-KY-IN                        | 2010  | 175,140 | 100.0 % | 2,645 | 29.12   | Kroger                                     | Advance Auto Parts, Rainbow Shops                                                                                             | —                                                                                                 |
| 265 | Miracle Mile Shopping Plaza     | Toledo                 | OH    | Toledo, OH                                  | 1955  | 298,765 | 80.5 %  | 1,635 | 12.44   | Kroger                                     | Crunch Fitness, Dollar General, Harbor Freight Tools                                                                          | —                                                                                                 |
| 266 | Village West                    | Allentown              | PA    | Allentown-Bethlehem-Easton, PA-NJ           | 1999  | 140,474 | 97.2 %  | 2,887 | 21.15   | Giant Food (Ahold Delhaize)                | CVS                                                                                                                           | —                                                                                                 |
| 267 | Park Hills Plaza                | Altoona                | PA    | Altoona, PA                                 | 1985  | 9,894   | 86.7 %  | 345   | 40.20   | Weis Markets*                              | —                                                                                                                             | Burlington Stores, Dunham's Sports, Harbor Freight Tools, Shoe Carnival, Urban Air Adventure Park |
| 268 | Lehigh Shopping Center          | Bethlehem              | PA    | Allentown-Bethlehem-Easton, PA-NJ           | 1955  | 373,766 | 92.4 %  | 4,171 | 14.70   | Giant Food (Ahold Delhaize)                | Citi Trends, Decor Home Furniture, Marshalls/HomeGoods, PetSmart, Powerhouse Gym, Staples                                     | —                                                                                                 |
| 269 | Bristol Park                    | Bristol                | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 1993  | 266,953 | 98.4 %  | 3,134 | 12.24   | —                                          | Ollie's Bargain Outlet, Planet Fitness                                                                                        | —                                                                                                 |
| 270 | New Britain Village Square      | Chalfont               | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 1989  | 143,716 | 97.8 %  | 2,877 | 21.14   | Giant Food (Ahold Delhaize)                | Wine & Spirits Shoppe                                                                                                         | —                                                                                                 |
| 271 | Collegeville Shopping Center    | Collegeville           | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2020  | 101,630 | 93.3 %  | 2,129 | 23.16   | Kimberton Whole Foods                      | Planet Fitness                                                                                                                | —                                                                                                 |
| 272 | Plymouth Square Shopping Center | Conshohocken           | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2024  | 234,709 | 92.2 %  | 5,158 | 23.85   | Weis Markets                               | Planet Fitness, REI, Wren Kitchens                                                                                            | —                                                                                                 |
| 273 | Whitemarsh Shopping Center      | Conshohocken           | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2002  | 76,391  | 100.0 % | 2,250 | 29.45   | Giant Food (Ahold Delhaize)                | —                                                                                                                             | —                                                                                                 |
| 274 | Valley Fair                     | Devon                  | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 2001  | 45,086  | 95.3 %  | 535   | 12.45   | Hung Vuong Food Market*                    | —                                                                                                                             | —                                                                                                 |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|     | Property Name                     | City               | State | Core-Based Statistical Area                    | Year  | Percent |         | ABR    | ABR PSF | Grocer (1) (4)              | Other Major Tenants (4)                                                                                                                                                                                                | Non-Owned                                           |
|-----|-----------------------------------|--------------------|-------|------------------------------------------------|-------|---------|---------|--------|---------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
|     |                                   |                    |       |                                                | Built | GLA     | Leased  |        |         |                             |                                                                                                                                                                                                                        | Major Tenants                                       |
| 275 | Dickson City Crossings            | Dickson City       | PA    | Scranton--Wilkes-Barre, PA                     | 2023  | 311,991 | 96.0 %  | 3,727  | 20.04   | —                           | Burlington Stores, Dollar Tree, Gabe's, JOANN, PetSmart, Sierra Trading Post, T.J.Maxx, The Home Depot                                                                                                                 | —                                                   |
| 276 | Barn Plaza (3)                    | Doylestown         | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 2025  | 238,793 | 83.5 %  | 4,583  | 22.99   | Whole Foods Market (Amazon) | Barnes & Noble, Kohl's                                                                                                                                                                                                 | —                                                   |
| 277 | Pilgrim Gardens                   | Drexel Hill        | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1955  | 75,223  | 97.3 %  | 1,554  | 21.22   | —                           | Ross Dress for Less                                                                                                                                                                                                    | —                                                   |
| 278 | North Penn Market Place           | Lansdale           | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1977  | 58,358  | 100.0 % | 1,159  | 21.17   | Weis Markets*               | DaVita Dialysis                                                                                                                                                                                                        | —                                                   |
| 279 | Village at Newtown                | Newtown            | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 2021  | 226,829 | 100.0 % | 8,614  | 39.41   | McCaffrey's                 | Ulta                                                                                                                                                                                                                   | —                                                   |
| 280 | Ivyridge                          | Philadelphia       | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1963  | 106,348 | 98.5 %  | 3,073  | 29.34   | —                           | Target                                                                                                                                                                                                                 | —                                                   |
| 281 | Roosevelt Mall                    | Philadelphia       | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 2024  | 590,548 | 98.1 %  | 10,765 | 40.93   | Sprouts Farmers Market      | JD Sports, LA Fitness, Macy's, Oak Street Health, Ross Dress for Less                                                                                                                                                  | —                                                   |
| 282 | Shoppes at Valley Forge           | Phoenixville       | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 2003  | 176,676 | 96.7 %  | 1,587  | 9.29    | Redner's Warehouse Market   | Decor Home Furniture, Ross Dress for Less                                                                                                                                                                              | —                                                   |
| 283 | County Line Plaza                 | Souderton          | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1971  | 154,608 | 72.6 %  | 1,526  | 13.60   | ALDI                        | Dollar Tree, Five Below, Planet Fitness                                                                                                                                                                                | —                                                   |
| 284 | 69th Street Plaza                 | Upper Darby        | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1994  | 41,711  | 100.0 % | 508    | 12.18   | Fresh Grocer*               | —                                                                                                                                                                                                                      | —                                                   |
| 285 | Warminster Towne Center           | Warminster         | PA    | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD    | 1997  | 237,152 | 95.2 %  | 3,843  | 18.55   | ShopRite (Wakefern)         | Famous Footwear, Harbor Freight Tools, Old Navy, Pep Boys, PetSmart, Ross Dress for Less, Sportsman's Warehouse                                                                                                        | Kohl's                                              |
| 286 | Shops at Prospect                 | West Hempfield     | PA    | Lancaster, PA                                  | 1994  | 63,392  | 91.6 %  | 814    | 14.01   | Giant Food (Ahold Delhaize) | —                                                                                                                                                                                                                      | —                                                   |
| 287 | Whitehall Square                  | Whitehall          | PA    | Allentown-Bethlehem-Easton, PA-NJ              | 2006  | 309,908 | 98.9 %  | 3,833  | 12.74   | Redner's Warehouse Market   | Dollar Tree, Gabe's, PetSmart, Pickleball Kingdom, Ross Dress for Less, Staples                                                                                                                                        | —                                                   |
| 288 | Wilkes-Barre Township Marketplace | Wilkes-Barre       | PA    | Scranton--Wilkes-Barre, PA                     | 2004  | 306,440 | 94.8 %  | 2,527  | 42.39   | Walmart Supercenter         | Chuck E. Cheese, Cracker Barrel, Pet Supplies Plus                                                                                                                                                                     | —                                                   |
| 289 | Belfair Towne Village             | Bluffton           | SC    | Hilton Head Island-Bluffton-Port Royal, SC     | 2006  | 166,639 | 99.2 %  | 3,085  | 18.67   | Kroger                      | —                                                                                                                                                                                                                      | —                                                   |
| 290 | Milestone Plaza                   | Greenville         | SC    | Greenville-Anderson-Greer, SC                  | 1995  | 89,721  | 98.5 %  | 1,708  | 20.51   | Lowes Foods (Alex Lee)      | —                                                                                                                                                                                                                      | —                                                   |
| 291 | Circle Center                     | Hilton Head Island | SC    | Hilton Head Island-Bluffton-Port Royal, SC     | 2000  | 65,313  | 27.8 %  | 479    | 26.38   | —                           | —                                                                                                                                                                                                                      | —                                                   |
| 292 | The Fresh Market Shoppes          | Hilton Head Island | SC    | Hilton Head Island-Bluffton-Port Royal, SC     | 1983  | 86,398  | 98.1 %  | 1,607  | 18.95   | The Fresh Market            | —                                                                                                                                                                                                                      | —                                                   |
| 293 | Island Plaza                      | James Island       | SC    | Charleston-North Charleston, SC                | 1994  | 174,094 | 100.0 % | 1,934  | 11.26   | Food Lion (Ahold Delhaize)  | Dollar Tree, Gold's Gym, Harbor Freight Tools                                                                                                                                                                          | —                                                   |
| 294 | Pawleys Island Plaza              | Pawleys Island     | SC    | Murrells Inlet, SC                             | 2015  | 120,453 | 97.7 %  | 1,806  | 15.35   | Publix                      | Petco, T.J.Maxx, Ulta                                                                                                                                                                                                  | —                                                   |
| 295 | Fairview Corners I & II           | Simpsonville       | SC    | Greenville-Anderson-Greer, SC                  | 2003  | 131,002 | 100.0 % | 2,701  | 20.62   | —                           | Petco, Ross Dress for Less, T.J.Maxx                                                                                                                                                                                   | Target                                              |
| 296 | Hillcrest Market Place (3)        | Spartanburg        | SC    | Spartanburg, SC                                | 2025  | 376,624 | 96.9 %  | 5,283  | 14.80   | Publix                      | Five Below, Hobby Lobby, Marshalls, NCG Cinemas, Petco, Ross Dress for Less                                                                                                                                            | —                                                   |
| 297 | Watson Glen Shopping Center       | Franklin           | TN    | Nashville-Davidson--Murfreesboro--Franklin, TN | 1988  | 265,571 | 97.6 %  | 3,966  | 15.50   | ALDI                        | At Home, HomeGoods                                                                                                                                                                                                     | —                                                   |
| 298 | Williamson Square                 | Franklin           | TN    | Nashville-Davidson--Murfreesboro--Franklin, TN | 1988  | 331,386 | 96.6 %  | 4,600  | 14.36   | —                           | Dollar Tree, Family Leisure, Goldfish Swim School, Hobby Lobby, Painted Tree Marketplace, Planet Fitness                                                                                                               | —                                                   |
| 299 | Greeneville Commons               | Greeneville        | TN    | Greeneville, TN                                | 2002  | 224,139 | 100.0 % | 2,357  | 10.63   | —                           | bealls, Belk, Hobby Lobby, Marshalls, Ross Dress for Less                                                                                                                                                              | Tractor Supply Co.                                  |
| 300 | Kingston Overlook                 | Knoxville          | TN    | Knoxville, TN                                  | 1996  | 119,360 | 100.0 % | 1,447  | 12.12   | Sprouts Farmers Market      | Painted Tree Marketplace, Urban Air Adventure Park                                                                                                                                                                     | —                                                   |
| 301 | The Market at Wolfcreek (2)       | Memphis            | TN    | Memphis, TN-MS-AR                              | 2014  | 649,252 | 90.9 %  | 9,701  | 17.36   | —                           | Academy Sports + Outdoors, Best Buy, Burlington Stores, Citi Trends, Crazy Hot Deals, Dave & Busters, David's Bridal, Dollar Tree, DSW, Michaels, Office Depot, Old Navy, Painted Tree Marketplace, PetSmart, T.J.Maxx | Haverlys, La-Z-Boy, Ollie's, Target, The Home Depot |
| 302 | Georgetown Square                 | Murfreesboro       | TN    | Nashville-Davidson--Murfreesboro--Franklin, TN | 2003  | 114,117 | 89.0 %  | 1,443  | 14.21   | Kroger                      | —                                                                                                                                                                                                                      | —                                                   |
| 303 | Nashboro Village                  | Nashville          | TN    | Nashville-Davidson--Murfreesboro--Franklin, TN | 1998  | 86,811  | 91.4 %  | 991    | 12.50   | Kroger                      | —                                                                                                                                                                                                                      | Walgreens                                           |
| 304 | Parmer Crossing                   | Austin             | TX    | Austin-Round Rock-San Marcos, TX               | 1989  | 170,605 | 89.5 %  | 1,987  | 13.01   | Desi Brothers               | Crazy Hot Deals, Dollar Tree, Harbor Freight Tools, Planet Fitness                                                                                                                                                     | —                                                   |
| 305 | Baytown Shopping Center           | Baytown            | TX    | Houston-Pasadena-The Woodlands, TX             | 1987  | 95,941  | 97.0 %  | 1,694  | 18.21   | —                           | Goodwill, Sky Zone                                                                                                                                                                                                     | —                                                   |
| 306 | El Camino                         | Bellaire           | TX    | Houston-Pasadena-The Woodlands, TX             | 2008  | 71,651  | 83.2 %  | 687    | 11.52   | El Ahorro Supermarket       | Dollar Tree                                                                                                                                                                                                            | —                                                   |
| 307 | Townshire                         | Bryan              | TX    | College Station-Bryan, TX                      | 2002  | 136,887 | 85.2 %  | 950    | 8.15    | —                           | AlphaGraphics                                                                                                                                                                                                          | —                                                   |
| 308 | Central Station                   | College Station    | TX    | College Station-Bryan, TX                      | 1976  | 178,141 | 96.8 %  | 3,553  | 21.10   | —                           | Dollar Tree, HomeGoods, Spec's Liquors                                                                                                                                                                                 | Kohl's                                              |
| 309 | Rock Prairie Crossing             | College Station    | TX    | College Station-Bryan, TX                      | 2002  | 118,700 | 98.8 %  | 1,532  | 29.90   | Kroger                      | CVS                                                                                                                                                                                                                    | —                                                   |
| 310 | Carmel Village                    | Corpus Christi     | TX    | Corpus Christi, TX                             | 2019  | 84,667  | 93.3 %  | 1,369  | 17.33   | —                           | Crunch Fitness, Five Below                                                                                                                                                                                             | —                                                   |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|     | Property Name                | City             | State | Core-Based Statistical Area        | Year  | Percent |         | ABR    | ABR PSF | Grocer (1) (4)                       | Other Major Tenants (4)                                                                                                                                                                            | Non-Owned     |
|-----|------------------------------|------------------|-------|------------------------------------|-------|---------|---------|--------|---------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|     |                              |                  |       |                                    | Built | GLA     | Leased  |        |         |                                      |                                                                                                                                                                                                    | Major Tenants |
| 311 | Arboretum Village            | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 2014  | 95,354  | 95.2 %  | 2,454  | 27.02   | Tom Thumb (Albertsons)               | Ace Hardware, PetSmart                                                                                                                                                                             | —             |
| 312 | Claremont Village            | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 1976  | 66,980  | 100.0 % | 1,368  | 20.65   | —                                    | EaS Fitness                                                                                                                                                                                        | —             |
| 313 | Kessler Plaza                | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 1975  | 68,962  | 94.9 %  | 1,113  | 17.01   | —                                    | Wellmed Medical                                                                                                                                                                                    | —             |
| 314 | Stevens Park Village         | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 1974  | 45,492  | 100.0 % | 472    | 10.38   | —                                    | Authentic Warehouse                                                                                                                                                                                | —             |
| 315 | Webb Royal Plaza             | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 1961  | 108,545 | 90.7 %  | 1,317  | 14.03   | El Rio Grande Latin Market           | Family Dollar                                                                                                                                                                                      | —             |
| 316 | Wynnewood Village (3)        | Dallas           | TX    | Dallas-Fort Worth-Arlington, TX    | 2025  | 574,498 | 95.5 %  | 8,593  | 20.16   | El Rancho (Heritage Grocers), Kroger | Burlington Stores, Citi Trends, Dollar Tree, Five Below, Kids Empire, LA Fitness, Ross Dress for Less, South Oak Cliff Dialysis, Target                                                            | —             |
| 317 | Parktown                     | Deer Park        | TX    | Houston-Pasadena-The Woodlands, TX | 1999  | 118,221 | 98.0 %  | 1,238  | 10.69   | Food Town                            | bealls, Walgreens                                                                                                                                                                                  | —             |
| 318 | Ridglea Plaza                | Fort Worth       | TX    | Dallas-Fort Worth-Arlington, TX    | 1990  | 170,519 | 99.9 %  | 2,914  | 17.10   | Tom Thumb (Albertsons)               | Dollar Tree, EoS Fitness, Goody Goody Wine & Spirits                                                                                                                                               | —             |
| 319 | Trinity Commons              | Fort Worth       | TX    | Dallas-Fort Worth-Arlington, TX    | 1998  | 197,526 | 100.0 % | 4,556  | 23.07   | Tom Thumb (Albertsons)               | DSW, Ulta                                                                                                                                                                                          | —             |
| 320 | Preston Ridge                | Frisco           | TX    | Dallas-Fort Worth-Arlington, TX    | 2018  | 792,351 | 97.9 %  | 18,305 | 23.59   | SuperTarget*                         | Best Buy, Boot Barn, DSW, Half Price Books, Macy's Backstage, Marshalls, Nordstrom Rack, Old Navy, Overstock Furniture, PetSmart, pOpshelf, Ross Dress for Less, Sky Zone, Staples, T.J.Maxx, Ulta | —             |
| 321 | Village Plaza                | Garland          | TX    | Dallas-Fort Worth-Arlington, TX    | 2002  | 89,444  | 100.0 % | 1,627  | 18.28   | Truong Nguyen Market                 | —                                                                                                                                                                                                  | —             |
| 322 | Highland Village Town Center | Highland Village | TX    | Dallas-Fort Worth-Arlington, TX    | 1996  | 101,874 | 100.0 % | 1,332  | 13.40   | —                                    | Painted Tree Marketplace, Planet Fitness                                                                                                                                                           | —             |
| 323 | Bay Forest                   | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2004  | 71,667  | 96.5 %  | 780    | 11.28   | Kroger                               | —                                                                                                                                                                                                  | —             |
| 324 | Beltway South                | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1998  | 114,099 | 89.8 %  | 957    | 37.68   | Kroger                               | —                                                                                                                                                                                                  | —             |
| 325 | Braes Heights                | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2022  | 92,179  | 100.0 % | 3,052  | 33.11   | —                                    | CVS, My Salon Suites                                                                                                                                                                               | —             |
| 326 | Braesgate                    | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1997  | 91,982  | 100.0 % | 787    | 8.56    | Food Town                            | —                                                                                                                                                                                                  | —             |
| 327 | Broadway                     | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2006  | 74,988  | 98.7 %  | 1,013  | 14.23   | El Ahorra Supermarket                | Blink Fitness (Equinox), Melrose Fashions                                                                                                                                                          | —             |
| 328 | Clear Lake Camino South      | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1964  | 105,501 | 69.0 %  | 1,089  | 16.36   | ALDI                                 | Mr. Gatti's Pizza, Spec's Liquors                                                                                                                                                                  | —             |
| 329 | Hearthstone Corners          | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2019  | 208,147 | 98.6 %  | 3,072  | 14.96   | El Rancho (Heritage Grocers)         | Amped Fitness, Sky Zone, XL Parts                                                                                                                                                                  | —             |
| 330 | Jester Village               | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2022  | 62,731  | 99.0 %  | 1,521  | 24.49   | —                                    | 24 Hour Fitness                                                                                                                                                                                    | —             |
| 331 | Jones Plaza (3)              | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2025  | 111,206 | 88.9 %  | 1,170  | 11.83   | La Michoacana Supermarket            | Aaron's, Fitness Connection                                                                                                                                                                        | —             |
| 332 | Jones Square                 | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1999  | 169,786 | 81.2 %  | 1,647  | 11.95   | —                                    | Hobby Lobby, King Dollar, Octapharma, Walgreens                                                                                                                                                    | —             |
| 333 | Maplewood                    | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2004  | 99,177  | 90.1 %  | 991    | 11.08   | Foodarama                            | bealls, Kids Empire                                                                                                                                                                                | —             |
| 334 | Merchants Park               | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2009  | 246,656 | 89.3 %  | 4,025  | 18.27   | Kroger                               | JD Sports, Petco, Planet Fitness, Ross Dress for Less                                                                                                                                              | —             |
| 335 | Northgate                    | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1972  | 38,724  | 100.0 % | 681    | 17.59   | El Rancho*                           | WSS                                                                                                                                                                                                | —             |
| 336 | Northshore (2)               | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2001  | 231,640 | 96.3 %  | 3,354  | 15.26   | El Rancho (Heritage Grocers)         | Dollar Tree, Melrose Fashions, Nova Healthcare, Overstock Furniture, Planet Fitness                                                                                                                | —             |
| 337 | Northtown Plaza              | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1960  | 190,529 | 96.3 %  | 2,661  | 14.70   | El Rancho (Heritage Grocers)         | Crazy Boss Big Discount Store, dd's Discounts (Ross), Dollar Tree                                                                                                                                  | —             |
| 338 | Orange Grove                 | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2005  | 184,664 | 99.1 %  | 2,391  | 13.62   | —                                    | 24 Hour Fitness, Burlington Stores, Floor & Décor, WSS                                                                                                                                             | —             |
| 339 | Royal Oaks Village           | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2001  | 146,279 | 98.1 %  | 3,698  | 25.77   | H-E-B                                | —                                                                                                                                                                                                  | —             |
| 340 | Tanglewilde Center           | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1998  | 82,623  | 96.6 %  | 1,353  | 16.95   | ALDI                                 | Dollar Tree, WeGotSoccer                                                                                                                                                                           | —             |
| 341 | West U Marketplace           | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 2000  | 60,136  | 96.0 %  | 1,519  | 26.31   | Whole Foods Market (Amazon)          | —                                                                                                                                                                                                  | —             |
| 342 | Westheimer Commons           | Houston          | TX    | Houston-Pasadena-The Woodlands, TX | 1984  | 245,714 | 96.5 %  | 2,788  | 11.76   | Fiesta Mart (Chedraui USA)           | King Dollar, Marshalls, Rainbow Shops, Retro Fitness, Sanitas Medical Center, Shoe Carnival, Walgreens                                                                                             | —             |
| 343 | Crossroads Centre - Pasadena | Pasadena         | TX    | Houston-Pasadena-The Woodlands, TX | 1997  | 146,567 | 96.4 %  | 2,211  | 16.69   | Kroger                               | LA Fitness                                                                                                                                                                                         | —             |
| 344 | Spencer Square               | Pasadena         | TX    | Houston-Pasadena-The Woodlands, TX | 1998  | 181,888 | 97.8 %  | 2,169  | 12.19   | Kroger                               | bealls, Octapharma, Petco, Retro Fitness                                                                                                                                                           | —             |
| 345 | Pearland Plaza               | Pearland         | TX    | Houston-Pasadena-The Woodlands, TX | 1995  | 156,491 | 83.9 %  | 1,313  | 10.00   | Kroger                               | Goodwill, Harbor Freight Tools, Walgreens                                                                                                                                                          | —             |
| 346 | Market Plaza                 | Plano            | TX    | Dallas-Fort Worth-Arlington, TX    | 2002  | 147,500 | 90.5 %  | 2,970  | 23.21   | Central Market (H-E-B)               | —                                                                                                                                                                                                  | —             |
| 347 | Preston Park Village (3)     | Plano            | TX    | Dallas-Fort Worth-Arlington, TX    | 2025  | 256,407 | 86.0 %  | 6,473  | 29.35   | —                                    | Gap Factory Store, HomeGoods, Petco, Slick City                                                                                                                                                    | —             |

# PROPERTY LIST

[↩ Table of Contents](#)

Dollars in thousands, except per square foot amounts

|                        | Property Name                | City           | State | Core-Based Statistical Area                  | Year  | Percent           |               | ABR                | ABR PSF         | Grocer (1) (4)                | Other Major Tenants (4)                                             | Non-Owned                                  |
|------------------------|------------------------------|----------------|-------|----------------------------------------------|-------|-------------------|---------------|--------------------|-----------------|-------------------------------|---------------------------------------------------------------------|--------------------------------------------|
|                        |                              |                |       |                                              | Built | GLA               | Leased        |                    |                 |                               |                                                                     | Major Tenants                              |
| 348                    | Keegan's Meadow              | Stafford       | TX    | Houston-Pasadena-The Woodlands, TX           | 1999  | 125,100           | 88.7 %        | 1,563              | 14.55           | El Rancho                     | Retro Fitness                                                       | —                                          |
| 349                    | Lake Pointe Village          | Sugar Land     | TX    | Houston-Pasadena-The Woodlands, TX           | 2010  | 162,263           | 93.6 %        | 4,764              | 31.38           | Whole Foods Market (Amazon)   | —                                                                   | —                                          |
| 350                    | Texas City Bay               | Texas City     | TX    | Houston-Pasadena-The Woodlands, TX           | 2005  | 224,884           | 93.5 %        | 2,544              | 12.29           | Kroger                        | Burlington Stores, Five Below, Harbor Freight Tools, Planet Fitness | —                                          |
| 351                    | Windvale Center              | The Woodlands  | TX    | Houston-Pasadena-The Woodlands, TX           | 2002  | 100,688           | 84.7 %        | 1,819              | 21.34           | —                             | Tesla                                                               | —                                          |
| 352                    | Culpeper Town Square         | Culpeper       | VA    | Washington-Arlington-Alexandria, DC-VA-MD-WV | 1999  | 132,907           | 81.0 %        | 1,061              | 9.85            | —                             | Goodwill, Ollie's Bargain Outlet, Tractor Supply Co.                | —                                          |
| 353                    | Hanover Square               | Mechanicsville | VA    | Richmond, VA                                 | 1991  | 152,279           | 99.3 %        | 3,144              | 20.80           | —                             | Gold's Gym, Hobby Lobby                                             | Kohl's                                     |
| 354                    | Cave Spring Corners          | Roanoke        | VA    | Roanoke, VA                                  | 2005  | 144,942           | 100.0 %       | 1,365              | 15.86           | Kroger                        | Hamrick's                                                           | —                                          |
| 355                    | Hunting Hills                | Roanoke        | VA    | Roanoke, VA                                  | 1989  | 166,207           | 100.0 %       | 1,589              | 9.56            | —                             | Dollar Tree, Kohl's, PetSmart                                       | —                                          |
| 356                    | Hilltop Plaza                | Virginia Beach | VA    | Virginia Beach-Chesapeake-Norfolk, VA-NC     | 2010  | 150,014           | 99.8 %        | 3,462              | 23.36           | Trader Joe's                  | Five Below, JOANN, PetSmart, Ulta                                   | —                                          |
| 357                    | Rutland Plaza                | Rutland        | VT    | Rutland, VT                                  | 1997  | 223,314           | 94.8 %        | 2,139              | 10.10           | Market 32 (Northeast Grocery) | Planet Fitness, T.J.Maxx, Walmart                                   | —                                          |
| 358                    | Mequon Pavilions             | Mequon         | WI    | Milwaukee-Waukesha, WI                       | 1967  | 218,392           | 91.0 %        | 3,545              | 17.83           | Sendik's Food Market          | Marshalls, Sierra Trading Post, The Tile Shop                       | —                                          |
| 359                    | Moorland Square Shopping Ctr | New Berlin     | WI    | Milwaukee-Waukesha, WI                       | 1990  | 98,303            | 100.0 %       | 1,081              | 11.00           | Pick 'n Save (Kroger)         | —                                                                   | —                                          |
| 360                    | Paradise Pavilion            | West Bend      | WI    | Milwaukee-Waukesha, WI                       | 2000  | 204,074           | 95.5 %        | 1,764              | 9.08            | —                             | Hobby Lobby, Kohl's                                                 | Five Below, HomeGoods, Sierra Trading Post |
| 361                    | Grand Central Plaza          | Parkersburg    | WV    | Parkersburg-Vienna, WV                       | 1986  | 75,344            | 100.0 %       | 884                | 11.73           | —                             | Best Buy, Sportsman's Warehouse                                     | —                                          |
| <b>TOTAL PORTFOLIO</b> |                              |                |       |                                              |       | <b>63,687,360</b> | <b>94.1 %</b> | <b>\$1,008,053</b> | <b>\$ 17.94</b> |                               |                                                                     |                                            |

(1) \* Indicates grocer is not owned.

(2) Property is listed as two individual properties on Company website for marketing purposes.

(3) Indicates property is currently in redevelopment.

(4) Major Tenants exclude tenants that have ceased to operate prior to their lease expiration date.