

Brixmor Property Group

INVESTOR PRESENTATION

Quarter Ended June 30, 2026

BRX
LISTED
NYSE

2Q26 Highlights

94.8%

Total leased occupancy
+60bps y/y

\$19.33

In-place annual rent per foot
Record high
+7% y/y

\$23.65

New lease annual rent per foot
+7% y/y

\$71M

SNC* annual rent
Record high
+6% y/y

92.6%

Small shop leased occupancy
Record high
+140bps y/y

\$30.62

In-place small shop annual rent PSF
Record high
+7bps y/y

\$348M

Reinvestments in process
10% avg. incremental NOI yield

5.8%

Same property NOI growth
440bps impact from base rent

*SNC is defined as Signed But Not Yet Commenced.

Brixmor: From Transformation To Acceleration

High quality, open-air retail

900M+ visits to Brixmor centers in 2025 ¹

One of the largest open-air retail landlords in the US, located across ~100 top-tier markets

80% of annual rent is derived from grocery-anchored centers

Value-add leader

\$1B+ reinvestments underway / identified

Unlocking incremental growth through disciplined capital recycling

Operating expertise driving efficiencies at scale and maximizing returns

Visibility on growth

4.0%+ long-term same property NOI growth

\$71M of yet to be commenced rent and increasing contractual rent bumps offer clear path to growth

Flexible balance sheet

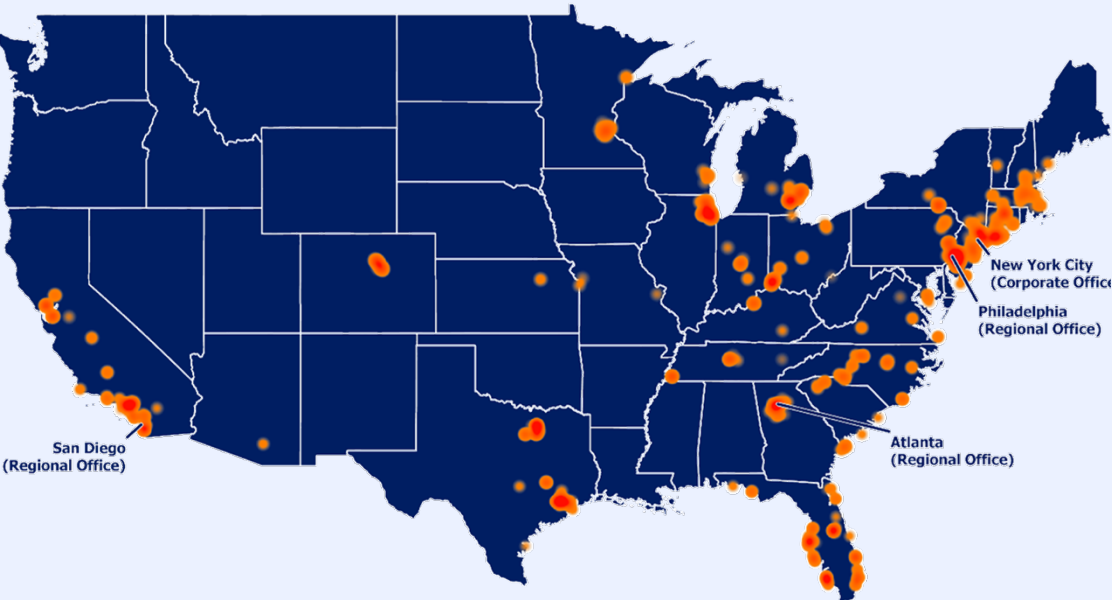
\$1.5B of available liquidity

Net leverage maintained at conservative levels

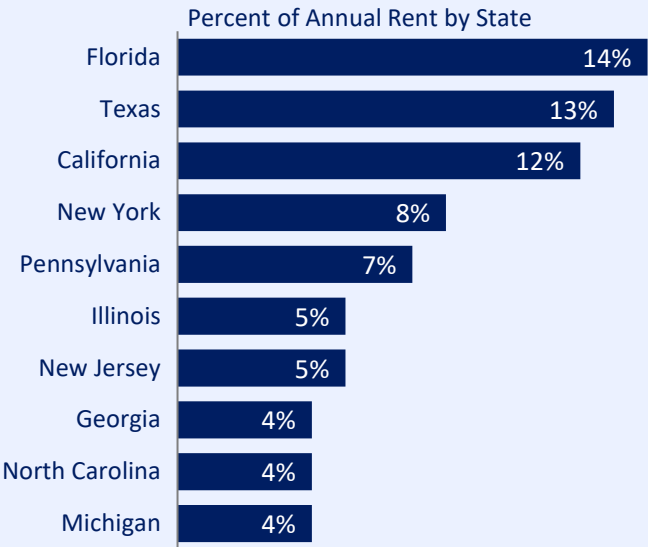
Durable cash flows

Sustainable and growing dividend

National Portfolio



In Attractive Markets



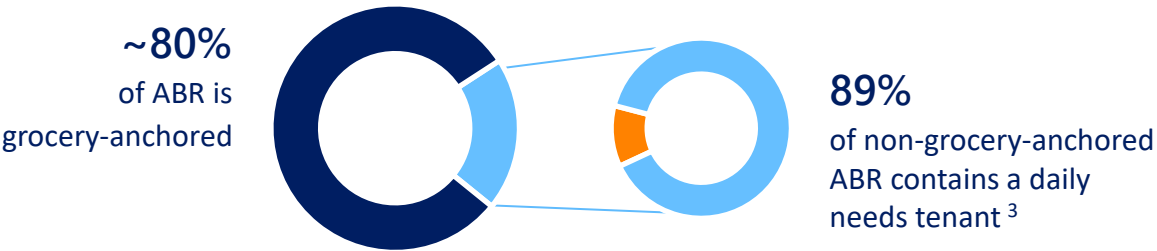
Merchandised With Non-discretionary And Value-oriented Retail, As Well As Consumer-oriented Service Providers

Quick Facts

Number of shopping centers	346
Gross leasable Area ("GLA")	63M SF
Average shopping center size	181K SF
Average grocer sales per foot ¹	~\$770
Percent billed	90.4%
Percent leased	94.8%
Leased to billed spread	440bps
Percent leased – Anchors ²	95.9%
Percent leased – Small shop ²	92.6%

Conveniently Fulfilling Daily Needs

Centers embedded along daily routines (home, work, school) drive repeat, consistent visits



Top Retailers

by % of Annual Rent

											
	3.4%	2.2%	2.0%	1.7%	1.5%	1.5%	1.2%	1.2%	1.0%	1.0%	
# Stores	96	43	46	54	33	107	19	66	39	28	
% of GLA	4.3%	4.7%	2.8%	2.2%	2.5%	2.0%	1.1%	1.0%	0.7%	1.0%	
% of ABR	3.4%	2.2%	2.0%	1.7%	1.5%	1.5%	1.2%	1.2%	1.0%	1.0%	
Annual Revenue ⁴	\$56B	\$148B	\$12B	\$23B	\$63B	\$30B	\$717B	\$5B	\$12B	N/A	
Credit ratings (S&P / Moody's)	A / A2	BBB / Baa1	BB+ / Ba1	A- / A2	NR	BBB / Baa2	AA / A1	NR	NR	B+ / B2	

The BRX Edge

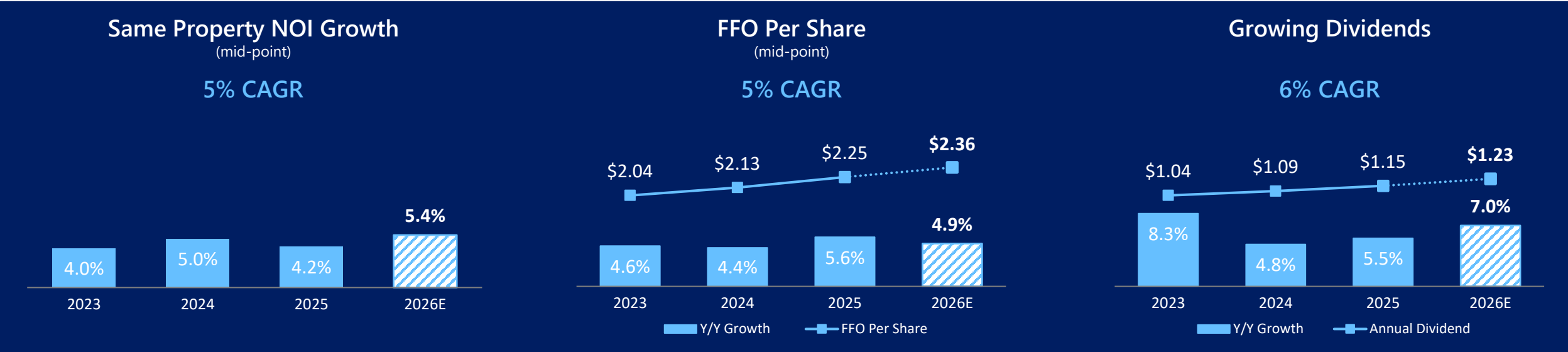
National, diversified portfolio	• Expansive opportunity set • ~100 top-tier markets and 29 states • Diversified tenancy reduces risk
Proven operators	• Comprehensive leasing platform delivers consistent productivity • Efficient portfolio management • Industry-leading reinvestment capabilities • Experienced transactions team
Relationship driven	• Deep retailer partnerships ensures surety of execution • Local team expertise • Access to multiple capital sources through longstanding relationships
Stakeholder focused	• Experienced, cycle-tested management • Industry leading corporate governance • Focused on growing durable shareholder value

Brixmor Leasing Platform

The diagram consists of two overlapping circles. The left circle is dark blue and labeled 'National Accounts' with the subtext 'Aligns retailer needs across the portfolio'. The right circle is light blue and labeled 'Regional Leasing' with the subtext 'Local market knowledge informs merchandising efforts'. The intersection of the two circles is white and labeled 'Market Share Advantage'.

- National accounts act as a retailer liaison offering a single point of contact and account penetration
- Regional teams in proximity to our assets provide local expertise

Positioned To Drive Consistent, Durable Growth



Driven by embedded sources of value creation



*Assumes no occupancy growth.
Note: every 100bps of growth in percent billed contributes ~180bps to same property NOI growth.

The Environment

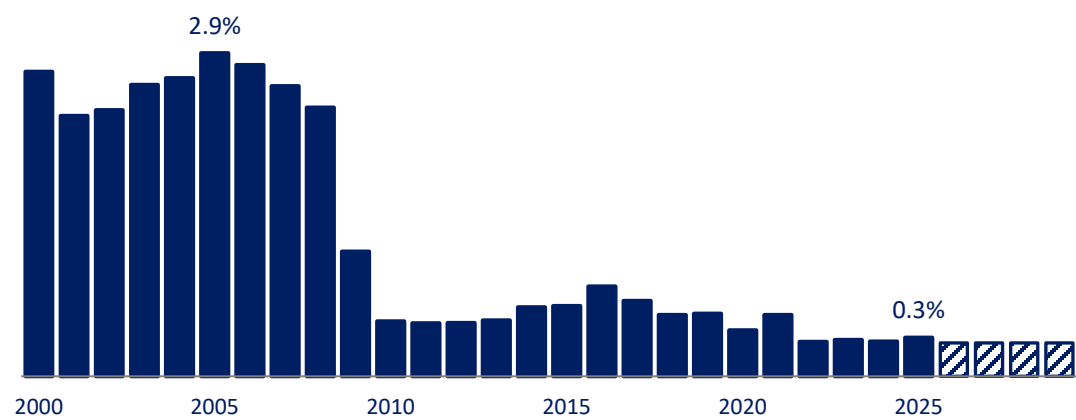
Retail Real Estate Fundamentals Remain Favorable

BRX Well-positioned across economic scenarios, mixing necessity
Edge: and value retailers, with elevated services and restaurants

Structural Undersupply + Elevated Demand

- Retail supply remains at historic lows with new deliveries expected to be ~0.3% of existing stock through 2030, well below the 1.2% long-term average ¹
- Competition driving speed of execution with quality space quickly backfilled
 - Scarcity is elevating rate and spreads
 - Retailers showing greater flexibility on store build-outs to accelerate openings
- Retailers continue to expand physical footprints focused on store profitability and traffic
 - Stores create a halo effect that lift online sales and increasingly serve as last-mile distribution
- Tenant sales continue to outpace rent growth, reinforcing the durability of demand

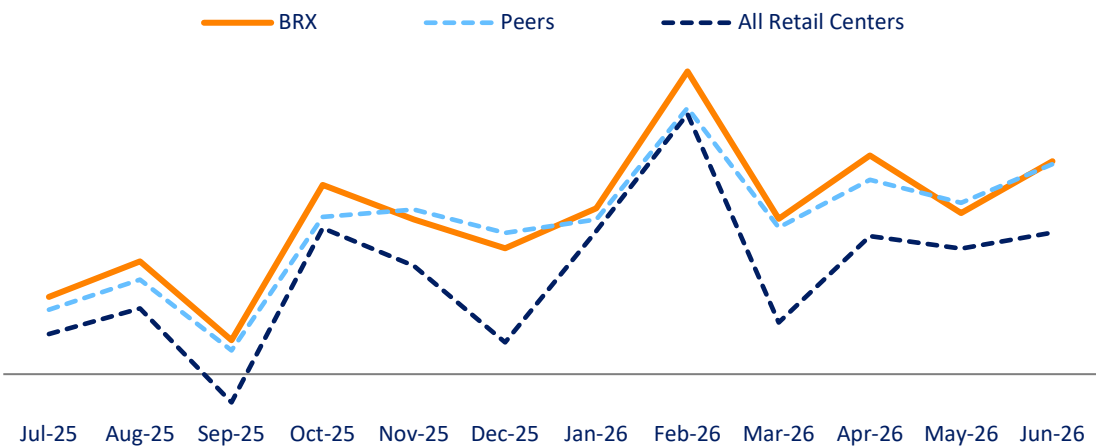
Strip Center Supply Growth % Change y/y ¹



Resilient Consumer

- The US consumer remains resilient, despite the pressure from inflation
- Spending remains healthy and continues to align with Brixmor’s tenancy, even as income-based spending patterns diverge
- Retail traffic continues to rise y/y with open-air centers outperforming other retail formats
 - Brixmor’s traffic routinely leads the peer group and broader retail industry

Shopping Center Traffic % Change y/y ²



Retail Is Evolving: Physical Centers Are Becoming More Critical

Use of AI is shifting the role of the physical store and transforming how retail centers interact with consumers

- AI is reshaping the shopping experience on both sides of the counter
 - Product discovery and comparison increasingly occur before a store visit
 - Retailers gaining insight into customer preferences leading to improved inventory management and store productivity
- Consumers are re-evaluating physical store shopping by time and effort with trips serving one of two purposes:
 - Convenience trips: high frequency, mission-based visits driven by:
 - Targeted retailers: Grocery, services, value, fitness
 - Targeted centers: located along daily routes, accessible, thoughtfully merchandised for daily-needs cross-shopping
 - Discovery trips: engaging, personalized, extended visits
 - Targeted retailers: Restaurant, experiential
 - Targeted centers: conveniently located, promote engagement, offer community spaces and/or events

Brixmor centers are aligned for changing retail ecosystems

- ☑ Located along daily routes
- ☑ Merchandised predominantly with convenience-oriented retailers complemented with discovery-oriented tenants

Convenience-oriented retailers

- Grocery
- Services
- Value
- Fitness

Discovery-oriented tenants

- Restaurant
- Experiential

Transformation To Acceleration

Decade Long Transformation Has Positioned The Portfolio To Accelerate Growth

Rationalized the portfolio to drive efficiencies at scale

\$3.2B	~40%	76	\$1.9B	34	31
of dispositions since 2015	of 2015 portfolio sold	single asset markets exited	of acquisitions since 2015	shopping centers acquired	adjacencies acquired

Strengthened merchandise mix with traffic generating tenants and new to portfolio brands



Established best-in-class reinvestment engine delivering compelling risk-adjusted returns

\$1.5B	10%	44%
of reinvestments stabilized since 2015 ¹	average incremental NOI yield ²	of portfolio has been or is actively under reinvestment

Brixmor Portfolio	At 12/31/2015	At 6/30/2026	Change
Properties	518	346	(172)
GLA (SF)	87M	63M	(24M)
Percent leased	92.6%	94.8%	+220bps
Annual base rent	\$946M	\$1,072M	+\$126M
Annual rent per foot	\$12.76	\$19.33	+51%
Grocery-anchored annual rent	72%	80%	+800bps

Delivering Long-term Sustainable Growth In Cash Flow

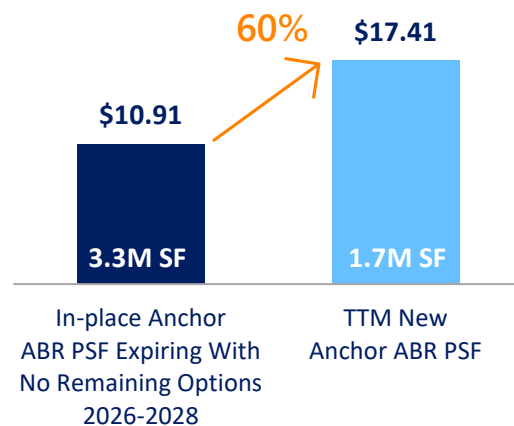
- 1 Unlocking annual rent
- 2 Reinvesting to deliver value
- 3 Recycling capital to drive growth
- 4 Leveraging the platform
- 5 Unleashing technology

Unlocking Annual Rent

Embedded rent growth

- Substantial mark-to-market opportunity
 - Attractive rent basis due to historic portfolio under-investment during prior ownership
- Continued outsized leasing spreads demonstrate the magnitude of opportunity
 - 2Q26 new lease spreads of 31%, marking the 12th consecutive quarter above 30%

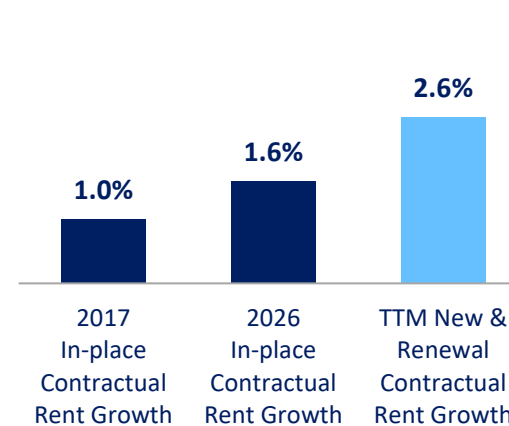
Anchor Revenue Growth



Contractual tailwinds

- Leveraging supply / demand imbalance to drive increased organic rent generation
- Contractual rent bumps of 1.6% provide a baseline of foreseeable growth
 - Accelerating trend with rent bumps of 2.6% achieved on TTM new and renewal leases

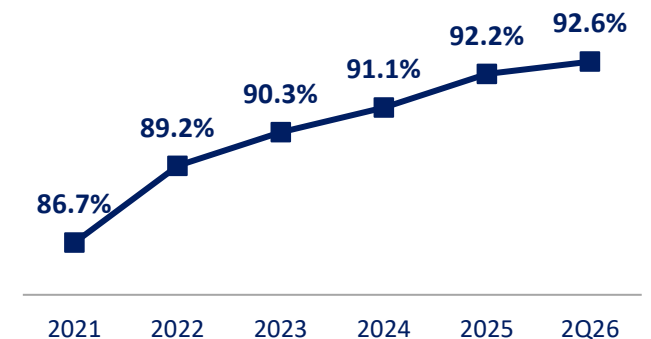
Organic Rent Growth



Occupancy runway

- Target occupancy exceeds prior historic peak levels
- Substantial small shop occupancy opportunity
- Elevated tenancy and “local anchors” drive traffic and structurally higher rents
 - ~70% of small shop rent is derived from multi-unit operators

Small Shop Opportunity

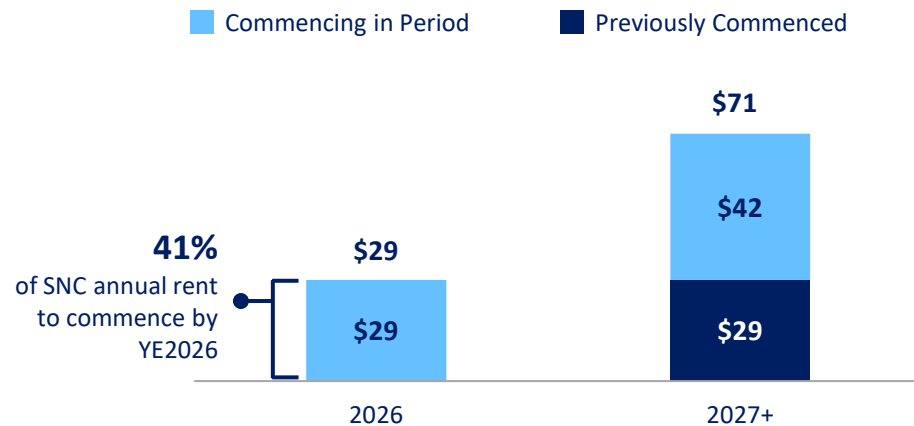


Unlocking Annual Rent

Stacking of rent

- Signed but not yet commenced leases reflect built-in revenue generation
- Represents annual rent commencements that are contractually secured
- Provides tailwind for growth with rent building as leases commence and reach their full annual run-rate

Timing of Signed But Not Yet Commenced Pipeline ¹

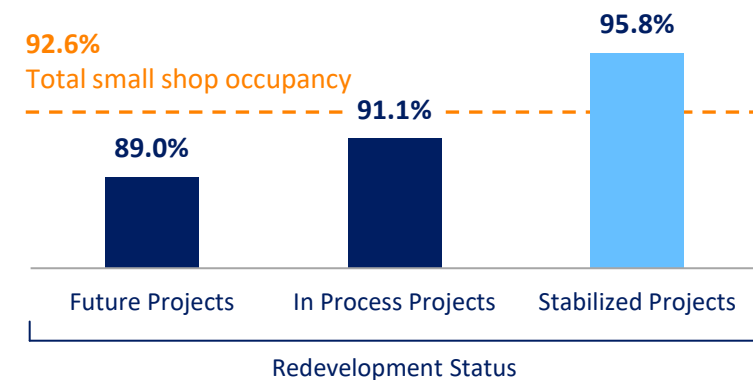


Reinvestment flywheel

- Reinvestment projects bring thriving anchors that improve traffic and sales to the center
- Strong anchors attract follow-on small shop demand, driving rate and occupancy
 - Strategic timing of leasing post stabilization captures follow-on occupancy and ABR gains across the balance of the center

Redevelopment Driven Occupancy Opportunity

Small shop percent leased potential



Reinvesting To Deliver Value

BRX ~\$1B of accretive projects underway or identified,
Edge: supporting multi-year value creation

Brixmor's high-velocity, high-return reinvestment engine:

- Reinvestment enhances asset quality, elevates merchandising, and improves competitive positioning
- Differentiates on magnitude and momentum
 - \$1.5B invested at an average incremental NOI yield of 10% since 2015
- Delivers highly accretive incremental returns
 - Gross returns substantially higher when including follow-on flywheel leasing
- Drives follow-on leasing at higher rents
- Fuels long-term, unmatched growth
- Compresses cap rates

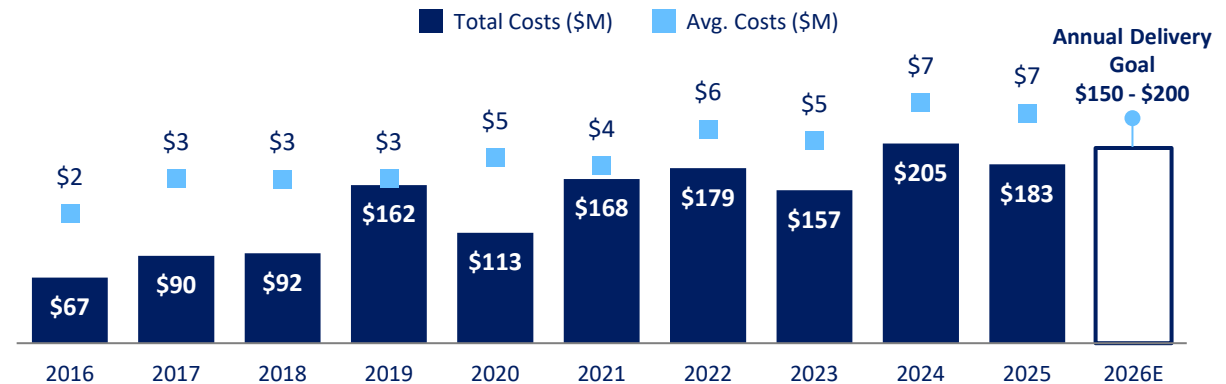
Brixmor creates value with limited risk:

- Self-funded with free cash flow
- Pre-leased
- Granular projects with shorter durations
- Phased timelines

Scaling Reinvestment

In Process Reinvestments (\$M)	Number of Projects	Net Estimated Costs ¹	Incremental NOI Yield ²
Redevelopment	15	\$246	10%
Outparcel Development	13	23	14%
Anchor Space Repositioning	16	79	7% – 14%
Total In Process	44	\$348	10%
Total Stabilized YTD	7	\$83	9%

Reinvestment Deliveries



Reinvesting To Deliver Value: Preston Park Village – Dallas, TX



- Executed a comprehensive center transformation featuring modernized facades, expanded community spaces, improved circulation, new signage, and landscaping
- Repositioned a former grocer box with HomeGoods and Petco
- Developed a new 3K SF outparcel opportunity

\$36M

Net Project Costs ¹

8%

NOI Yield ²

Flywheel Effect ³



1,820bps

Small shop percent leased



26%

Total annual rent per foot



Reinvesting To Deliver Value: Retailer Partnerships Publix

- Publix is Brixmor’s fifth largest retailer (by ABR) with 33 locations
 - Highly productive stores with average sales of over \$900 per square foot
- Partnering with Publix on their store refresh strategy
 - \$52M total investment committed at an average incremental return of 10%
 - ~\$100M of additional potential projects identified

Publix Reinvestments (\$M)	Projects	Net Estimated Costs ¹	Incremental NOI Yield ²
In Process	2	\$25	10%
Stabilized (includes one sold center)	3	27	10%
Total	5	\$52	10%

Stabilized Projects

Venice Village – Sarasota, FL
\$9M investment at an incremental NOI yield of 11%



Beneva Village Shoppes – Sarasota, FL
\$11M investment at an incremental NOI yield of 10%



Reinvesting To Deliver Value: Outparcel Development

- Outparcel developments are a compelling lever for growth
 - Densifying existing centers by converting large, underutilized parking fields with high-value retail and restaurant uses to drive incremental traffic
 - Projects typically deliver outsized returns with limited capital at risk
- Demand for outparcel and drive-thru locations continues to accelerate with increasing support from communities and municipalities
- Commenced a record ten projects in 1H26 with average incremental NOI yields of 16%
 - Deep pipeline exists across the portfolio to densify existing centers

Outparcel Development (\$M)	Projects	Net Costs ¹	Incremental NOI Yield ²
In Process	13	\$23	14%
Stabilized 2015 – 2Q26	94	124	13%
Total	107	\$147	13%

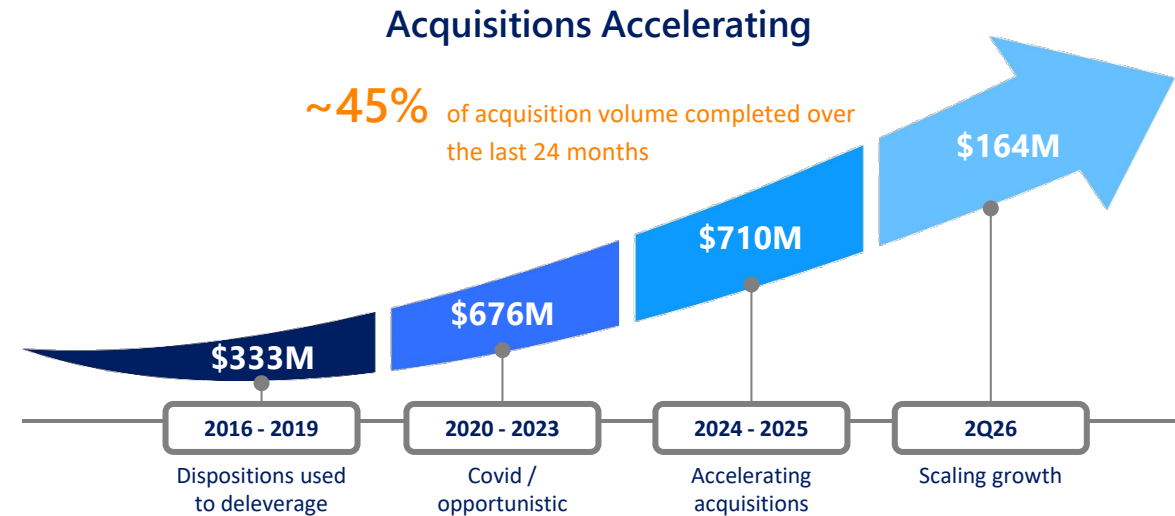
Notable Outparcel Developments



Recycling Capital To Drive Growth: Scaling Acquisitions

Brixmor's national footprint, scalable platform, and operating expertise allow us to pursue a broad spectrum of acquisitions across geographies and format

- Accelerating external growth through disciplined acquisitions where Brixmor can deliver value by:
 - Driving rents through lease-up and mark-to-market opportunities
 - Clustering assets in attractive submarkets
 - Creating significant control and optionality for merchandising and long-term reinvestment
 - Providing operational efficiencies
 - Replenishing the reinvestment pipeline with value-add assets



Notable Recent Acquisitions

Mayfair Shopping Center (Long Island, NY)

- \$70M
- LIDL grocery-anchored community center
- Value creation opportunities:
 - Below-market expiring rents
 - Densification capacity
 - Reinvestment potential



Jones Crossing (College Station, TX)

- \$47M
- H-E-B grocery-anchored community center
- Value creation opportunities:
 - Significant densification capacity
 - Reinvestment potential



Vintage Marketplace (Houston, TX)

- \$33M
- Whole Foods grocery-anchored neighborhood center
- Value creation opportunities:
 - Vacancy lease-up
 - Below-market rents



Recycling Capital To Drive Growth

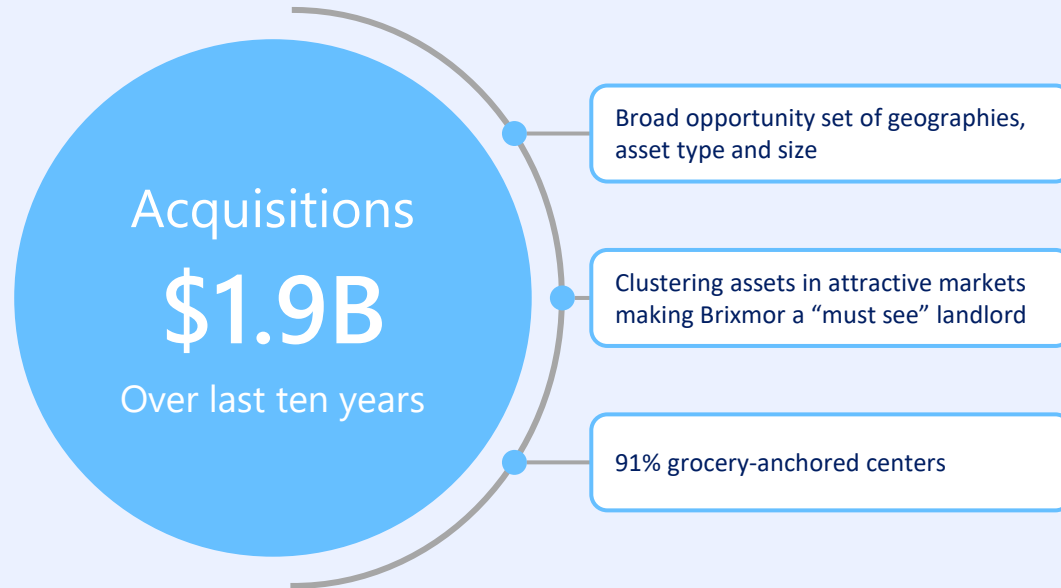
Accomplished dealmakers with 20+ years of experience

Accelerating
growth

Opportunistic
approach

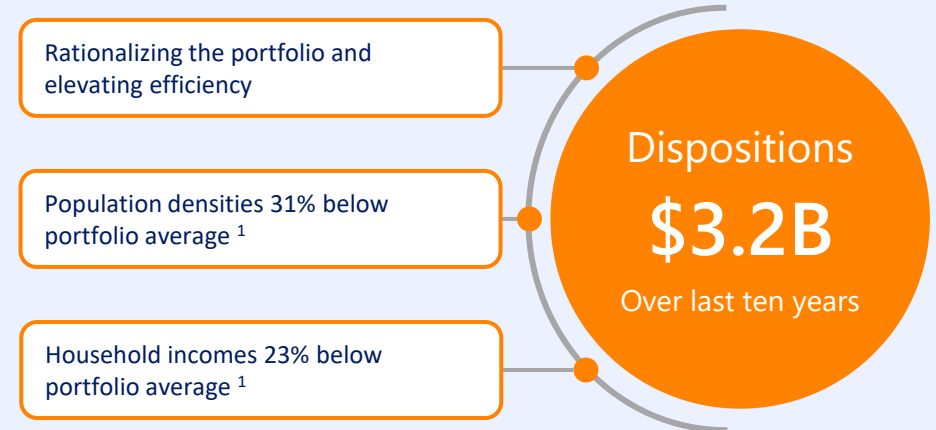
Preserving balance
sheet flexibility

Go-forward intention to be net acquirer



- Redeploying capital into open-air centers with embedded growth potential and value-add reinvestment opportunities that leverage the platform
- Targeting well-located grocery-anchored centers in high-barrier markets

Portfolio rationalization complete with disciplined ongoing asset sales



- Harvesting capital where value has been maximized or low growth assets
- Achieving attractive pricing given heightened demand for retail assets

Leveraging The Platform

BRX Translating operational discipline
Edge: into recurring, incremental growth

Capex spend

- Maintaining the elevated quality of our centers
 - Evidenced by continued tenant demand to locate in our centers
- No remaining deferred maintenance across the portfolio

Fixed CAM

- Proactively converting leases as appropriate to fixed common area maintenance (“CAM”) structure
 - Improves recoveries
 - Generates predictable NOI
 - Includes annual escalators and removes caps and carve-outs ensuring we are paid for our investments

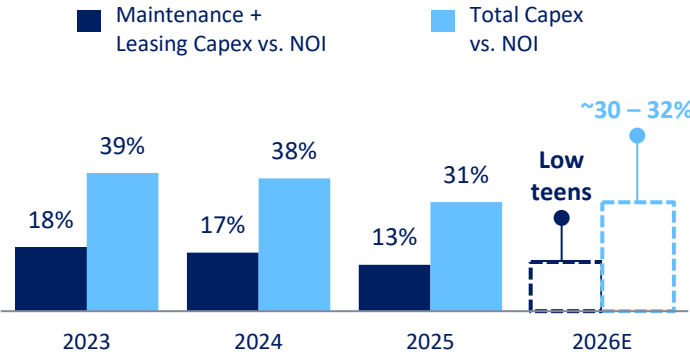
Ancillary and other

- Generating \$30M+ of incremental annual income from flexible uses (EV charging, incubator leases, parking lot activations)
- Offsets downtime ahead of reinvestment
- Enables low-risk concept testing
- Drives incremental traffic

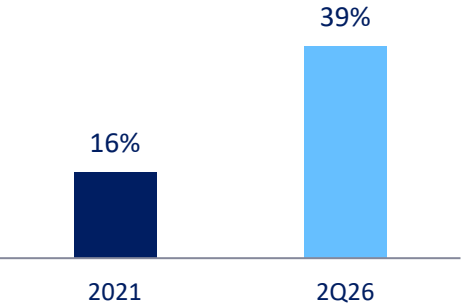
Operating efficiently at scale

- Converting portfolio scale into structural cost efficiencies
 - Portfolio-wide vendor standardization improves pricing power, reliability, and execution
 - Maintaining consistent quality through scale-enabled sourcing

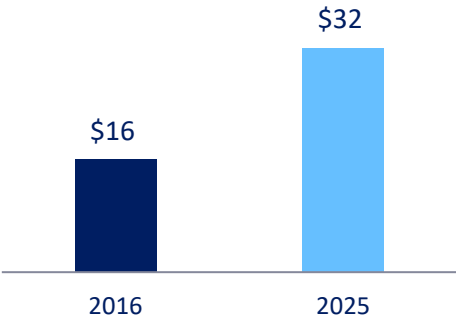
Capex vs. NOI



Fixed CAM % of In-Place ABR



Ancillary and Other (\$M)



Unleashing Technology

Brixmor has been an early adopter of emerging technologies that drive growth, speed, and efficiency across the platform

Leasing

- Using AI for canvassing and marketing
- Virtual tours deliver space details remotely, saving time and travel costs
- Real-time dashboards monitor production and identify outliers
- Digital deal flow streamlines approvals reducing time to rent commencement

Legal

- AI-automated lease review has significantly sped up an otherwise time-consuming process
 - Co-tenancy, exclusions, zoning, maintenance obligations, pylon rights
 - ~5,000+ clauses across 120+ leases summarized daily

Operations

- Utilizing drone surveys and AI analysis to optimize capex allocation at lowered costs
- Employing AI for analytics-based capex needs
- AI-validation of inefficiencies across the portfolio in order to reduce leakage

Other

- Transactions – using AI to support underwriting and long-term assumptions
- Marketing – assisting with photo-editing, rendering updates, site changes, automated marketing campaign materials

Capital Strategy To Support Acceleration

Maintaining A Flexible Balance Sheet: Positioned For Growth At Scale

\$1.5B

Ample liquidity

4.4%

Weighted average stated interest rate

100%

Fixed rate debt

99.9%

Unencumbered annual rent

4.9 years

Weighted average maturity

5.3x

Net principal debt to adjusted EBITDA, current quarter annualized

4.0x

Fixed charge coverage, current quarter annualized

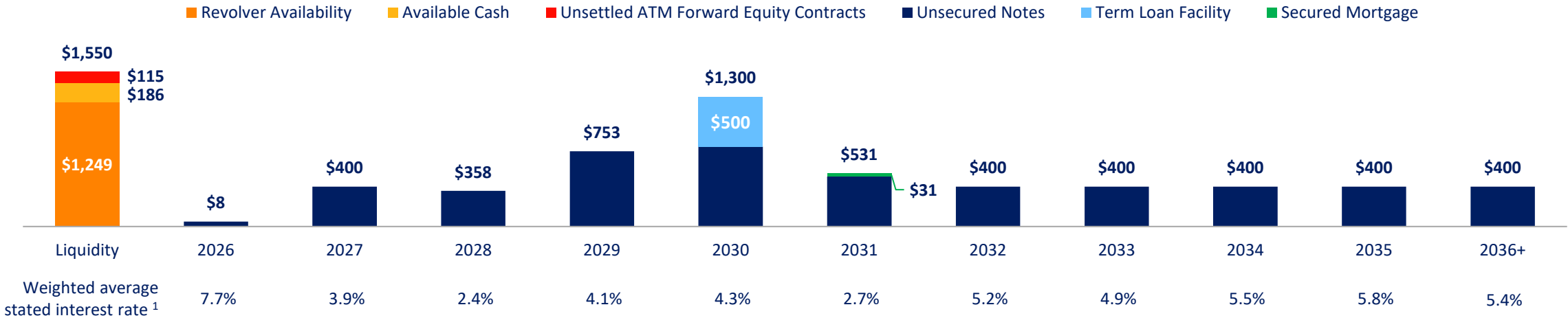
BBB / Baa2 / BBB

Fitch / Moody's / S&P Global Ratings

S&P Global Ratings revised outlook to **Positive** (May 2026)

Well-Laddered Debt Maturities

(\$M; As of 6/30/2026)

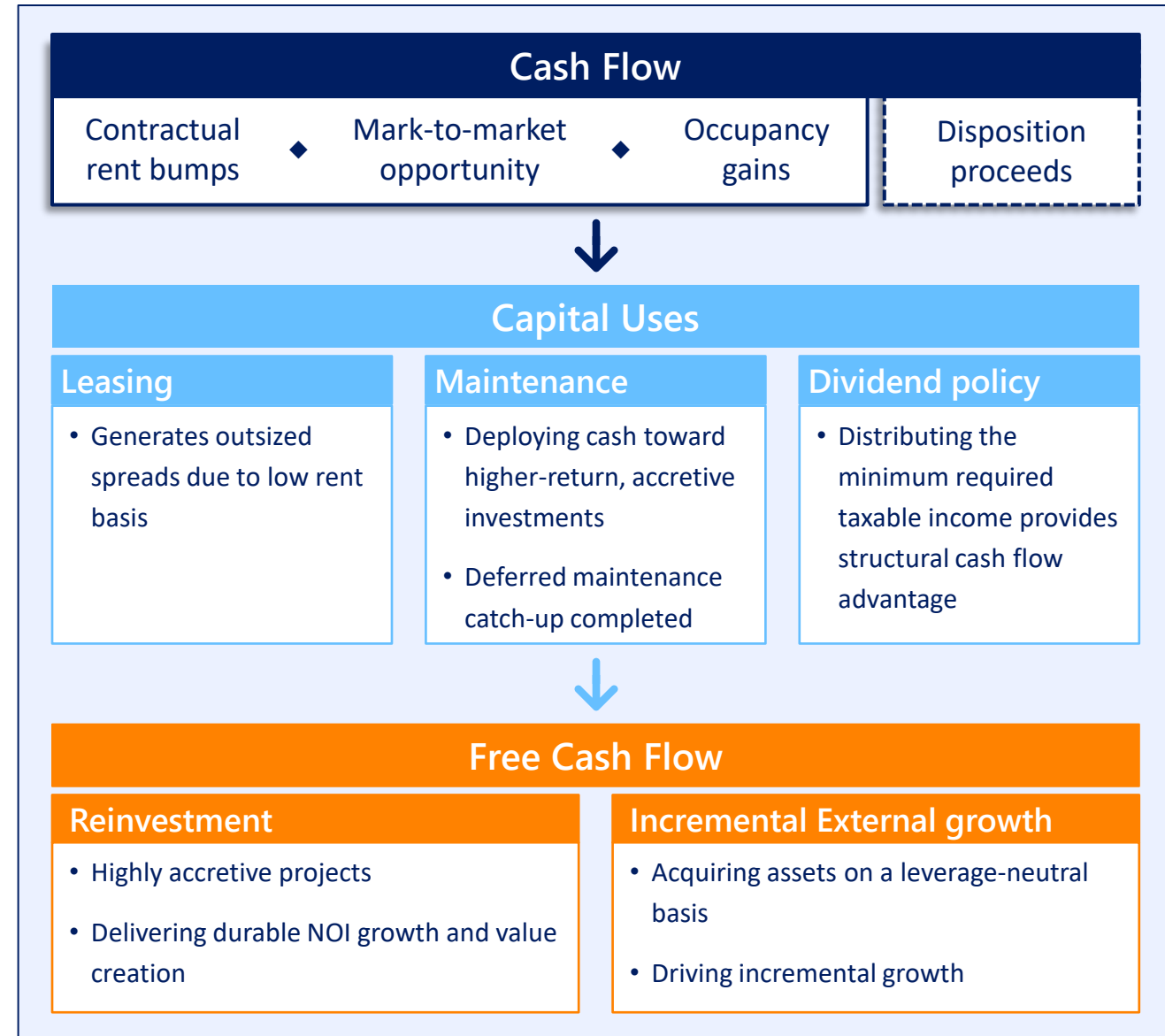


Driving Growth In Free Cash Flow

Capital Allocation Guidelines

- Preserve investment grade ratings
- Retain liquidity and conservative leverage
- Manage interest rate risk
- Maintain competitive and growing dividend
- Utilize, as appropriate, ATM and buyback programs

BRX Edge: Generating and deploying growing free cash flow to compound value through disciplined capital allocation



From Transformation To Acceleration

Unlocking
annual rent

Reinvesting to
deliver value

Recycling capital
to drive growth

Leveraging
the platform

Unleashing
technology

BRX

Edge: Delivering increasing cash flow and durable growth

Appendix

Quarterly Highlights

2Q 2026		
<i>As of 6/30/2026</i>		
Total percent leased		94.8%
Leased to billed spread		440bps
SNC annual rent		\$71M
<i>Three months ended 6/30/2026</i>		
New and renewal leases executed	1.4M SF	
New and renewal spreads		19%
New lease spreads		31%
Renewal lease spreads		16%
Same property NOI		5.8%
Nareit FFO per diluted share		\$0.58
Reinvestments stabilized		\$5M
Reinvestments stabilized NOI yield		9%
Acquisitions completed		\$164M
Dispositions completed		\$15M

1Q 2026		
<i>As of 3/31/2026</i>		
Total percent leased		95.1%
Leased to billed spread		370bps
SNC annual rent		\$67M
<i>Three months ended 3/31/2026</i>		
New and renewal leases executed	1.3M SF	
New and renewal spreads		27%
New lease spreads		42%
Renewal lease spreads		21%
Same property NOI		6.4%
Nareit FFO per diluted share		\$0.58
Reinvestments stabilized		\$78M
Reinvestments stabilized NOI yield		9%
Acquisitions completed		--
Dispositions completed		\$108M

2025		
<i>As of 12/31/2025</i>		
Total percent leased		95.1%
Leased to billed spread		350bps
SNC annual rent		\$62M
<i>Twelve months ended 12/31/2025</i>		
New and renewal leases executed	6.0M SF	
New and renewal spreads		22%
New lease spreads		39%
Renewal lease spreads		15%
Same property NOI		4.2%
Nareit FFO per diluted share		\$2.25
Reinvestments stabilized		\$183M
Reinvestments stabilized NOI yield		10%
Acquisitions completed		\$417M
Dispositions completed		\$296M

Footnotes & Sources

Page 3	Brixmor: From Transformation To Acceleration 1. Source: Placer.AI.
Page 4	Merchandised With Non-discretionary And Value-oriented Retail, As Well As Consumer-oriented Service Providers 1. Based on most recent tenant reported information. 2. Anchors reflect spaces equal to or greater than 10,000 square feet ("SF") of GLA; Small shops reflect spaces less than 10,000 SF of GLA. 3. Daily needs tenants include Fitness / sports, Grocery, and Service tenants including Financial services, Mail / shipping and other services, Medical, Personal services, and Professional services. 4. Based on company filings.
Page 8	Retail Real Estate Fundamentals Remain Favorable 1. Source: Green Street Advisors. 2. Source: Placer.AI. Peer traffic includes FRT, KIM, KRG, and REG. All Retail Centers includes all of Placer.AI’s shopping center data including malls, outlets, and others.
Page 11	Decade Long Transformation Has Positioned The Portfolio To Accelerate Growth 1. Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits). 2. NOI yield is 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).
Page 14	Unlocking Annual Rent 1. Signed but not commenced population represents approximately 500 basis points of total portfolio GLA (\$71.2M in ABR), 60 basis points (\$7.8M in ABR) of which represents leases on space that will be vacated by existing tenants in the near term.

Page 15	Reinvesting To Deliver Value 1. Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits). 2. NOI yield is 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).
Page 16	Reinvestment To Deliver Value: Preston Park Village – Dallas, TX 1. Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits). 2. NOI yield is 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). 3. Flywheel effect reflects data as of one year prior to the commencement of the reinvestment project compared to data as of 6/30/2026.
Page 17	Reinvesting To Deliver Value: Retailer Partnerships – Publix 1. Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits). 2. NOI yield is 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).
Page 18	Reinvesting To Deliver Value: Outparcel Development 1. Reflects gross project costs less any project specific credits (lease termination fees or other ancillary credits). 2. NOI yield is 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).
Page 20	Recycling Capital To Drive Growth 1. Five-mile demographics weighted by ABR.

Additional Information

For additional information on the Company’s performance including the use of certain non-GAAP financial measures and reconciliations of these measures to our GAAP results can be found in the Company’s earnings release and supplemental disclosure on the Investor Relations portion of our website at www.Brixmor.com.

Disclaimer & Safe Harbor

This presentation may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. These statements include, but are not limited to, statements related to 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 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, 2025, 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 geopolitical 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, ongoing levels of inflation and interest rates, 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; (9) changes in laws and governmental regulations, including those governing usage, zoning, the environment, privacy, data security, intellectual property rights, and taxes; and (10) cybersecurity incidents or other disruptions to information technology systems used by us, our tenants, or our vendors, which could compromise data or impair business operations. 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.