January 5, 2026

BRIXMOR PROPERTY GROUP PROVIDES UPDATE ON FOURTH QUARTER INVESTMENT ACTIVITY

NEW YORK, Jan. 5, 2026 /PRNewswire/ -- Brixmor Property Group Inc. (NYSE: BRX) ("Brixmor" or the "Company") announced today investment activity for the three and twelve months ended December 31, 2025. This activity reflects Brixmor's disciplined strategy of clustering its portfolio in attractive markets where the Company can leverage its platform to deliver long-term value and earnings growth, while harvesting assets where value has been maximized.

"We are excited to advance our external growth strategy with the addition of two vibrant grocery-anchored assets in high barrier to entry markets that offer compelling, accretive opportunities for long-term growth and value creation. These strategic acquisitions continue our clustering strategy by further strengthening our presence in suburban Denver and Southern California," commented Mark T. Horgan, Executive Vice President, Chief Investment Officer. "Building on the momentum from 2025, we are excited to continue pursuing similar value-add opportunities to put our operating platform to work in the year ahead."

INVESTMENT ACTIVITY

Acquisitions

- During the three months ended December 31, 2025, the Company acquired two shopping centers and one land parcel at an existing property for a combined purchase price of $190.7 million.
- During the twelve months ended December 31, 2025, the Company acquired three shopping centers and two land parcels at existing properties for a combined purchase price of $416.8 million.
- Acquisitions completed during the three months ended December 31, 2025 include:
  - **Chino Spectrum Towne Center**, an approximately 461,000 square foot grocery-anchored regional center located in the dense, high-income market of Chino Hills, California, less than 35 minutes east of Los Angeles, for $138.0 million. Chino Spectrum Towne Center is anchored by an H-Mart specialty grocer, Best Buy, BevMo, Marshalls, Nordstrom Rack, Skechers, and Ulta and shadow anchored by Sam's Club and Walmart Supercenter, and complements Brixmor's four other assets in the market. With over 14 million visits per year, the highly trafficked property has significant value creation and remerchandising opportunities, including meaningful near-term leasing of vacancies, as well as lease expirations over the next few years with well below-market rents, and reinvestment potential to capture strong tenant demand.
  - **Broomfield Town Center**, an approximately 175,000 square foot grocery-anchored community shopping center located in the high- income Denver suburb

of Broomfield, Colorado for $51.2 million. Broomfield Town Center is anchored by a highly productive King Soopers and complements Brixmor's six other assets in the Denver, Colorado market. The center has significant value creation and remerchandising opportunities, including compelling near-term leasing of vacancies, as well as below-market in-place rents, and densification capacity.

Dispositions

- During the three months ended December 31, 2025, the Company generated approximately $170.2 million of gross proceeds on the disposition of eight shopping centers, as well as two partial properties.
- During the twelve months ended December 31, 2025, the Company generated approximately $296.5 million of gross proceeds on the disposition of 18 shopping centers, as well as six partial properties.

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  - YouTube at https://www.youtube.com/user/Brixmor.

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 354 retail centers comprise approximately 63 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 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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