Net Debt Level

At 9/30/2026 net debt* amounted to $5,139M.

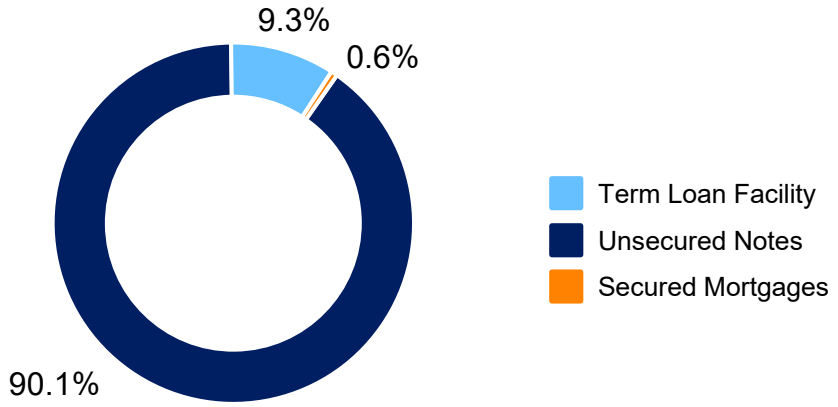
**Net Debt is a non-GAAP financial measure.*

($M)	9/30/2026	YE 2025	YE 2024	YE 2023
Revolving Credit Facility	$0	$0	$0	$18.5
Term Loan Facility	500.0	500.0	500.0	500.0
Unsecured Notes	4,817.8	5,018.5	4,850.8	4,418.8
Secured Mortgages	30.5	-	-	-
Total Principal Debt	**5,348.3**	**5,518.5**	**5,350.8**	**4,937.3**
Add: Net Unamortized Premium (Discount)	6.7	10.3	14.3	21.0
Less: Deferred Financing Fees	(32.0)	(34.0)	(25.3)	(24.8)
Debt Obligations, Net	**5,323.0**	**5,494.8**	**5,339.8**	**4,933.5**
Less: Cash, Cash Equivalents & Restricted Cash	(183.5)	(361.5)	(378.7)	(18.9)
Net Debt	**$5,139.5**	**$5,133.2**	**$4,961.1**	**$4,914.6**

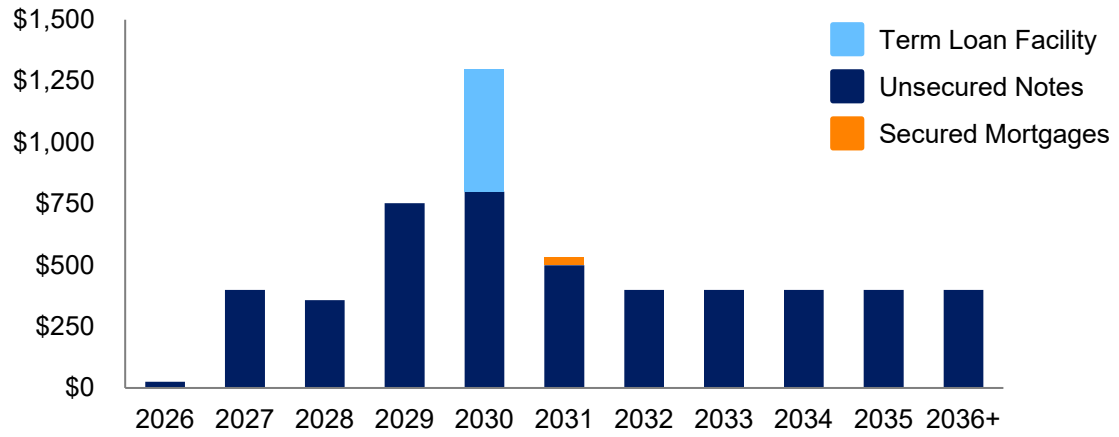
For our most recent Supplemental Disclosure and Presentation, please visit our Financial Results Page

Debt Structure

Total Principal Debt by Origin
(at 9/30/2026)



Gross Debt by Maturity
($M, at 9/30/2026)



Credit Ratings

Agencies	Credit Rating	Outlook	Long-term Rating Ranges
Fitch Ratings	BBB	Stable	AAA, AA, A, BBB, BB, B, CCC, CC, C, D. The rating is completed by + or -.
Moody's Investor Services	Baa2	Stable	Aaa, Aa, A, Baa, Ba, B, Caa, Ca, C. The rating is completed by a number from 1 to 3 in decreasing order.
S&P Global Ratings	BBB	Positive	AAA, AA, A, BBB, BB, B, CCC, CC, C, D. The rating is completed by + or -.

Covenant Disclosure

(See most recent Supplemental Disclosure for information on calculation definitions and important footnotes.)

	Covenant	9/30/2026
Unsecured OP Notes		
Aggregate debt test	< 65%	42.9%
Secured debt test	< 40%	0.2%
Unencumbered asset ratio	> 150%	232.8%
Debt service test (prior twelve months)	> 1.5x	4.1x
Unsecured Credit Facility		
Leverage ratio	< 60%	31.0%
Secured leverage ratio	< 40%	N/A
Unsecured leverage ratio	< 60%	31.1%
Fixed charge coverage ratio	> 1.5x	4.3x

Financing Instruments

Corporate Credit Facilities ($M, at 9/30/2026)

Program	Size	Utilized	Maturity
Revolving Credit Facility	$1,250.0	-	4/30/2029
Term Loan Facility	$500.0	500.0	4/30/2030

Bonds Issued by Brixmor Operating Partnership ($M, at 9/30/2026)

Origination Date	Outstanding	Maturity	Coupon	CUSIP	ISIN	Program
3/8/2017	$400.0	3/15/2027	3.90%	11120V AE3	US11120VAE39	Link
3/5/2021	$350.0	4/1/2028	2.25%	11120V AK9	US11120VAK98	Link
5/10/2019	$400.0	5/15/2029	4.13%	11120V AH6	US11120VAH69	Link
8/15/2019	$350.0	5/15/2029	4.13%	11120V AH6	US11120VAH69	Link
6/10/2020	$500.0	7/1/2030	4.05%	11120V AJ2	US11120VAJ26	Link
8/20/2020	$300.0	7/1/2030	4.05%	11120V AJ2	US11120VAJ26	Link
8/16/2021	$500.0	8/16/2031	2.50%	11120V AL7	US11120VAL71	Link
3/4/2025	$400.0	4/1/2032	5.20%	11120V AN3	US11120VAN38	Link
9/9/2025	$400.0	2/15/2033	4.85%	11120V AP8	US11120VAP85	Link
1/12/2024	$400.0	2/15/2034	5.50%	11120V AM5	US11120VAM54	Link
5/28/2024	$400.0	2/15/2035	5.75%	11120B AA5	US11120BAA52	Link
5/5/2026	$400.0	6/15/2036	5.38%	11120V AQ6	US11120VAQ68	Link