Brixmor Property Group

INVESTOR PRESENTATION

Quarter Ended September 30, 2026

BRX
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NYSE

3Q26 Highlights: Record-Setting Quarter

95.6%
Total leased occupancy
Record high
+150bps y/y

$19.47
In-place annual rent per foot
Record high
+5% y/y

42.6%
New lease spread
13th consecutive quarter above 30%

$69M
SNC* annual rent
+14% y/y

92.8%
Small shop leased occupancy
Record high
+140bps y/y

88%
Retention rate by GLA (TTM)
+300bps y/y

$332M
Reinvestments in process
10% avg. incremental NOI yield

6.6%
Same property NOI growth
480bps impact from base rent

*SNC is defined as Signed But Not Yet Commenced.

Slate Transaction Overview

Brixmor to Acquire 23 Grocery-Anchored Shopping Centers (the "Brixmor Portfolio") in Existing Markets for $636 Million

- ~3 million square feet
- 100% grocery-anchored
- 100% located in strong conviction markets within Brixmor's existing operating footprint
  - Assets predominantly located in high growth markets of Florida, Georgia, and the Carolinas
- No planned dispositions

Capital Efficient Strategic Joint Venture with Everview Partners to Acquire an Additional 92 Centers for $1.71 Billion

- 20% Brixmor / 80% Everview common equity ownership structure
- ~12 million square feet
- Brixmor will serve as asset manager, property manager, and leasing representative
- JV assets will serve as potential acquisition pipeline for Brixmor
- Brixmor will also make a ~$174 million preferred equity investment in the JV, which will generate a 9% dividend

Structure & Timing

- Interim financing commitments of $1 billion in place
- $1.5 billion of liquidity at 3Q26
- Expected closing in 1Q27, subject to Slate unitholder approval and other customary closing conditions

Expected funding sources:

- ~$300 million of available cash, including $115 million of unsettled forward ATM proceeds
- ~$500 million of debt funding including
  - ~$95 million of assumed mortgages in Brixmor Portfolio
  - Unsecured bond or bank term loan markets
- Balance via normal capital recycling activity
- Ultimate funding mix dependent on relative pricing and market conditions
- No reliance on equity issuance at current trading levels

The transaction represents an immediately accretive opportunity for Brixmor to acquire a portfolio that is directly aligned with the Company's long-term growth strategy, while also partnering with Everview to pursue a broader opportunity set and establishing a potential pipeline for future acquisitions

Brixmor believes there is meaningful embedded value that can be unlocked through the same disciplined operating approach that has driven its performance

For more detail, please see the Brixmor Transaction Announcement Presentation

Unique Opportunity to Accretively Acquire Strategically Consistent Assets at Scale in Capital Efficient Structure

Adds Highly Complementary Assets to Brixmor's Existing Portfolio

- Aligns with Brixmor's value-add, open-air retail strategy
- Anchored by leading grocery operators including Publix, Harris Teeter, and Kroger

Brixmor Portfolio	JV Portfolio
100% grocery-anchored	94% grocery-anchored
100% market overlap with Brixmor	~70% market overlap with Brixmor

Enhances Brixmor's Visible Multi-Year Growth Profile

- Meaningful occupancy and rent mark-to-market opportunities
- ~$100 million of identified redevelopment and outparcel development opportunities within the Brixmor Portfolio
- Projected to generate long-term NOI growth consistent with Brixmor's stated long-term growth expectation of 4%

Leverages Brixmor's Best-in-Class Operating Platform at Scale

- Leverages Brixmor's national infrastructure, operating expertise, and retailer relationships to unlock value through leasing and operational initiatives
- JV expected to generate attractive recurring fee income
- JV assets will serve as potential acquisition pipeline for Brixmor

Generates Immediate Earnings Accretion

- Expected to be immediately accretive to Brixmor's Nareit FFO per share
- Capital efficient structure consistent with Brixmor's commitment to maintaining a strong investment-grade balance sheet
  - Expect 2027 leverage consistent with recent levels
- Preserves capacity for future investment opportunities

Brixmor Overview

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Brixmor: From Transformation To Acceleration

High quality, open-air retail

Over 900M visits to Brixmor centers TTM [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

$69M 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

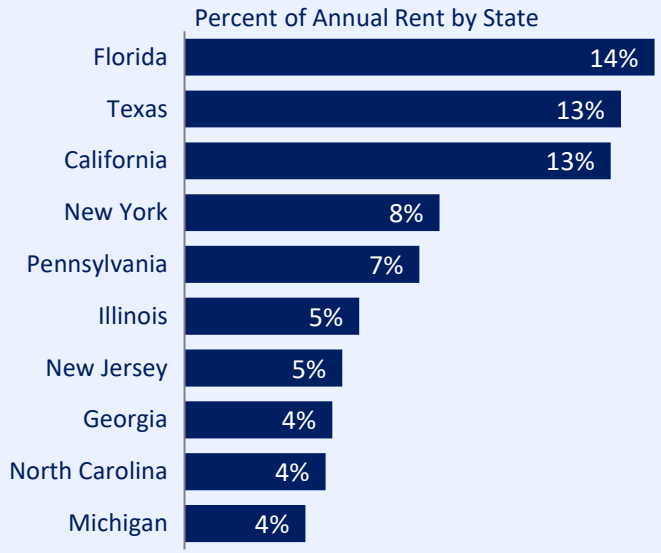
Durable cash flows

Sustainable dividend; announced 7% increase for 2027

National Portfolio



In Attractive Markets



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

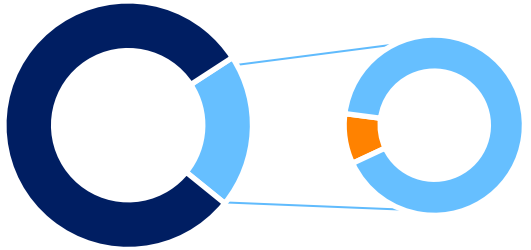
Quick Facts

Number of shopping centers	**345**
Gross leasable Area ("GLA")	**62M SF**
Average shopping center size	**180K SF**
Average grocer sales per foot [1]	**~$770**
Percent billed	**91.4%**
Percent leased	**95.6%**
Leased to billed spread	**420bps**
Percent leased – Anchors [2]	**97.0%**
Percent leased – Small shop [2]	**92.8%**

Conveniently Fulfilling Daily Needs

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

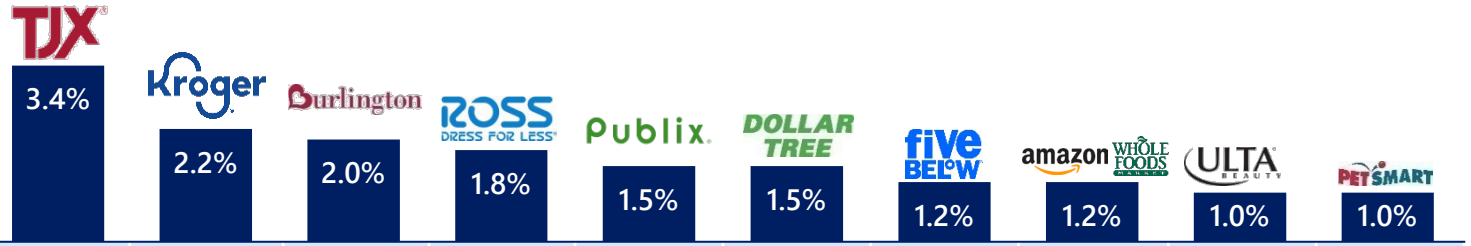
~80%
of ABR is grocery-anchored



91%
of non-grocery-anchored ABR contains a daily needs tenant [3]

Top Retailers

by % of Annual Rent



# Stores	97	43	46	58	33	105	67	19	39	28
% of GLA	4.4%	4.7%	2.8%	2.3%	2.5%	2.0%	1.0%	1.1%	0.7%	1.0%
% of ABR	3.4%	2.2%	2.0%	1.8%	1.5%	1.5%	1.2%	1.2%	1.0%	1.0%
Annual Revenue[4]	$56B	$148B	$12B	$23B	$63B	$30B	$5B	$717B	$12B	N/A
Credit ratings (S&P / Moody's)	A / A2	BBB / Baa1	BB+ / Ba1	A- / A2	NR	BBB / Baa2	NR	AA / A1	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

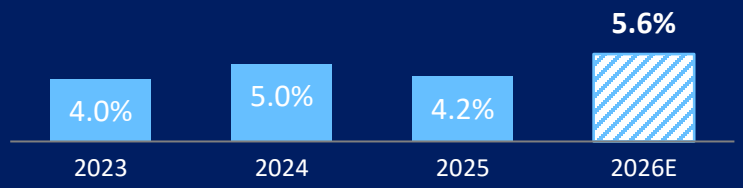


- National accounts act as a retailer liaison offering a single point of contact and account penetration
- Regional teams in proximity to our assets provide local expertise

Positioned To Drive Consistent, Durable Growth

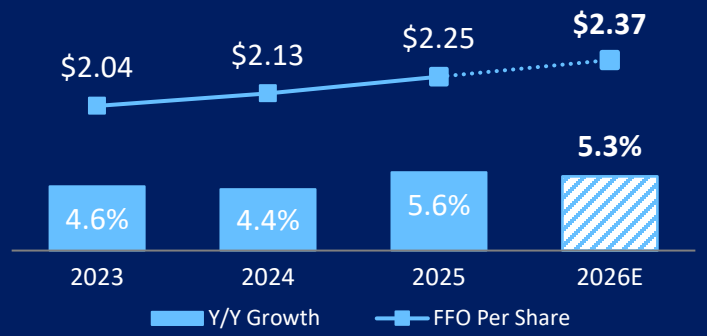
Same Property NOI Growth
(mid-point)

5% CAGR



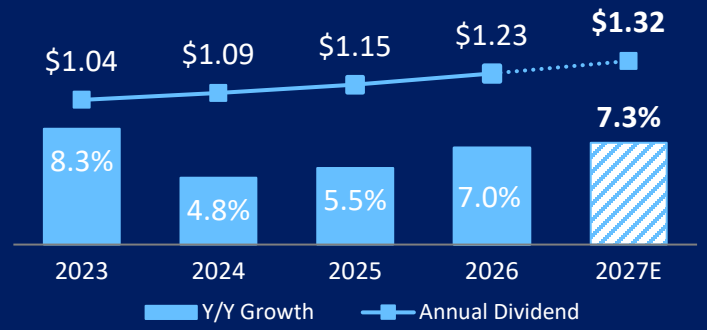
FFO Per Share
(mid-point)

5% CAGR



Growing Dividends

6% CAGR



Driven by embedded sources of value creation

Long-Term Same Property NOI Growth Target*



~150bps
Contractual Rent Growth
Reflects in-place contractual rent growth

~125 – 150bps
Mark-to-Market
Reflects new, renewal, and option lease spreads

~125 – 150bps
Value Accretive Reinvestment
Reflects average deliveries of $125 – 200M at a 9% incremental NOI yield

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

The Environment

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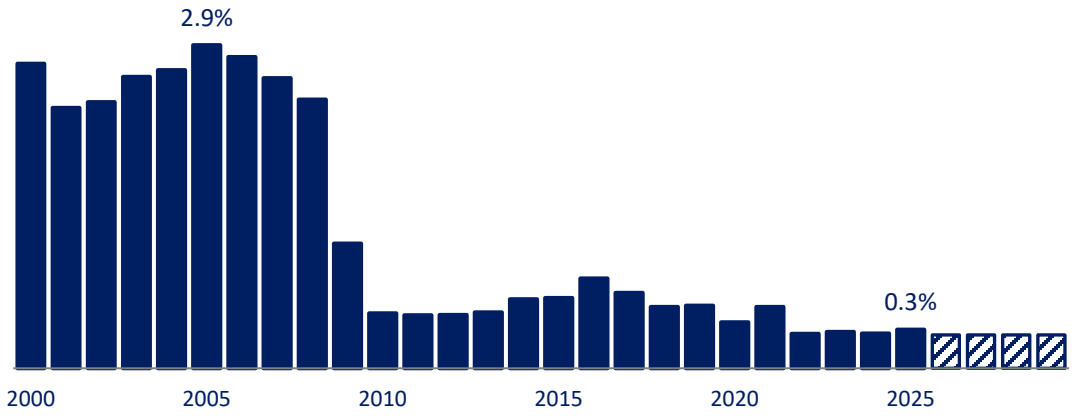
Retail Real Estate Fundamentals Remain Favorable

BRX Edge: Well-positioned across economic scenarios, mixing necessity 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]
  - Modest acceleration expected of ~1% annual growth through 2029 in high growth markets [2]
- 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
  - September retail sales grew 0.8% sequentially and 6.3% y/y [3]
    - Excluding auto and gas, retail sales grew only 0.2% sequentially and 5.0% y/y [3]
- Spending continues to grow across all income levels focused on value and daily needs services [4]
- Retail traffic continues to rise y/y with open-air centers outperforming other retail formats [5]

Income-based Spending



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	Discovery-oriented tenants
• Grocery	• Restaurant
• Services	• Experiential
• Value	
• Fitness	

Transformation To Acceleration

BRIXMOR
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Decade Long Transformation Has Positioned The Portfolio To Accelerate Growth

Rationalized the portfolio to drive efficiencies at scale

$3.3B of dispositions since 2015

~40% of 2015 portfolio sold

76 single asset markets exited

$1.9B of acquisitions since 2015

35 shopping centers acquired

31 adjacencies acquired

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

Whole Foods Market, Shake Shack, Sprouts Farmers Market, Pottery Barn, BJ's, Warby Parker, Face Foundrie, CAVA, lululemon, CHOPT, Popup Bagels, SEPHORA, Williams Sonoma

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

$1.6B of reinvestments stabilized since 2015 [1]

10% average incremental NOI yield [2]

44% of portfolio has been or is actively under reinvestment

Brixmor Portfolio	At 12/31/2015	At 9/30/2026	Change
Properties	518	345	**(173)**
GLA (SF)	87M	62M	**(25M)**
Percent leased	92.6%	95.6%	**+300bps**
Annual base rent	$946M	$1,084M	**+$138M**
Annual rent per foot	$12.76	$19.47	**+53%**
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

BRX Edge: Capturing value through internal growth

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
  - 3Q26 new lease spreads of 43%, marking the 13th consecutive quarter above 30%
    - Anchor new lease spreads >70%

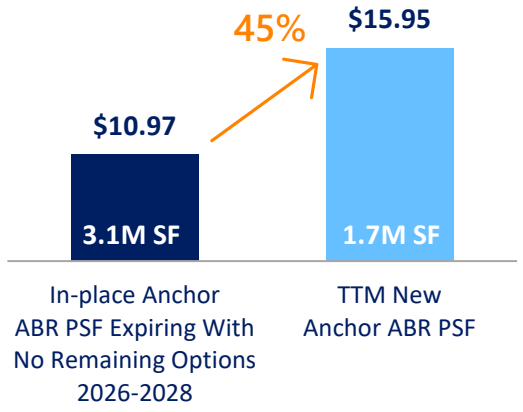
Contractual tailwinds

- Leveraging supply / demand imbalance to drive increased organic rent generation
- Contractual rent bumps of 1.7% provide a baseline of foreseeable growth
  - Accelerating trend with rent bumps of 2.6% achieved on TTM new and renewal leases

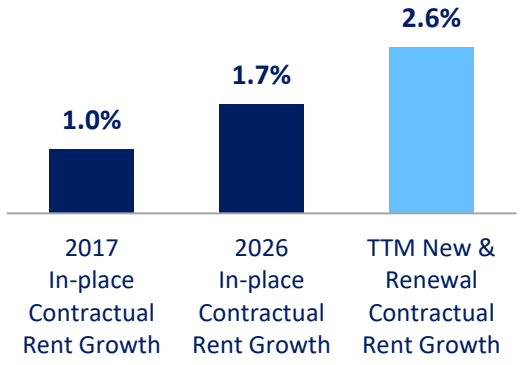
Occupancy runway

- 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

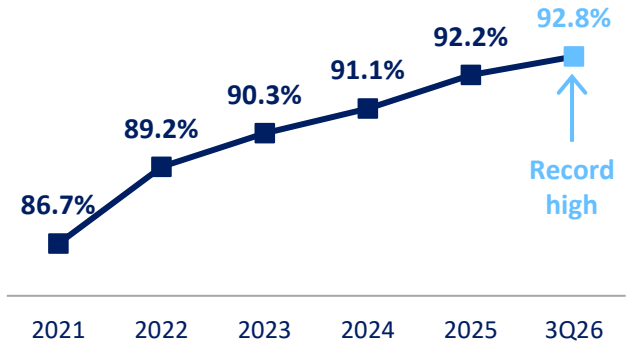
Anchor Revenue Growth



Organic Rent Growth



Small Shop Opportunity



Unlocking Annual Rent

BRX Edge: Highly visible forward growth

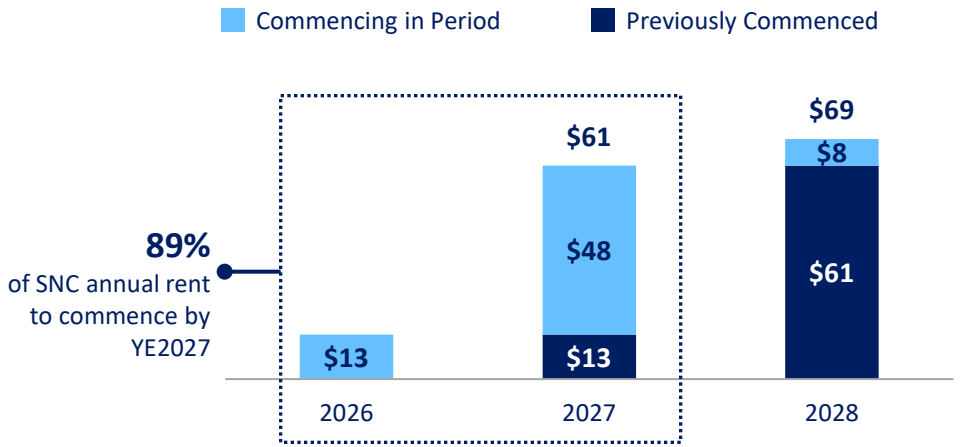
Stacking of rent

- 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

Reinvestment flywheel

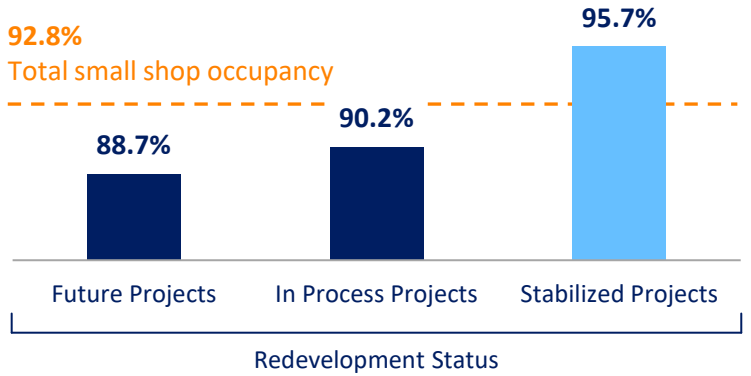
- Reinvestment projects bring thriving anchors that improve traffic and sales to the center
- Strong anchors attract follow-on small shop demand, driving rate and occupancy
  - Strategic timing of leasing post stabilization captures follow-on occupancy and ABR gains across the balance of the center

Timing of Signed But Not Yet Commenced Pipeline [1]



Redevelopment Driven Occupancy Opportunity

Small shop percent leased potential



Reinvesting To Deliver Value

BRX Edge: ~$1B of accretive projects underway or identified, 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
  - $1.6B 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

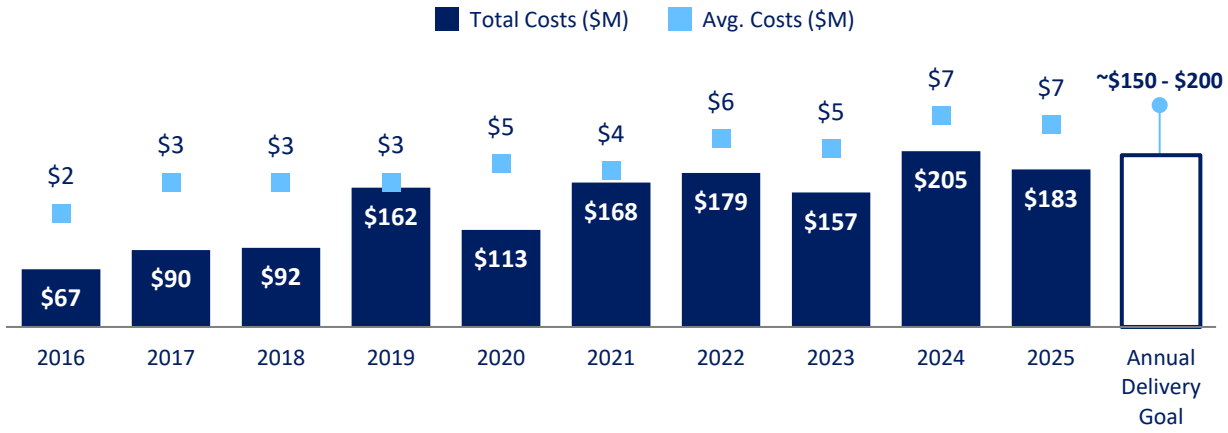
Brixmor creates value with limited risk:

- 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	$230	11%
Outparcel Development	16	25	15%
Anchor Space Repositioning	15	77	7% – 14%
Total In Process	**46**	**$332**	**10%**
Total Stabilized YTD	**11**	**$138**	**9%**

Reinvestment Deliveries



Reinvesting To Deliver Value: Tinley Park Plaza – Chicago, IL



- Redeveloped existing spaces for Ross Dress for Less, Five Below, and additional retailers
- Developed a new Fifth Third Bank outparcel
- Shopping center upgrades including façade and roof renovations

$12M
Net Project Costs [1]

13%
NOI Yield [2]

Flywheel Effect [3]

↑ **1,320bps**
Total Occupancy

↑ **13%**
Small shop ABR PSF

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
  - $60M 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	3	$33	10%
Stabilized (includes one sold center)	3	27	10%
Total	**6**	**$60**	**10%**

In Process

East Port Plaza Port St. Lucie, FL

Redevelopment and reconfiguration of center including the demolition of an existing Publix to accommodate a new 50K SF prototype

Shopping center upgrades including façade, landscaping, signage, and parking improvements

$8M
Net Project Costs [1]

10%
NOI Yield [2]



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 13 projects YTD, including three added in 3Q26, with average expected NOI yields of 18%
  - Deep pipeline exists across the portfolio to densify existing centers

Outparcel Development ($M)	Projects	Net Costs [1]	Incremental NOI Yield [2]
In Process	16	$25	15%
Stabilized 2015 - 3Q26	94	124	13%
Total	**110**	**$149**	**13%**

Notable Outparcel Developments









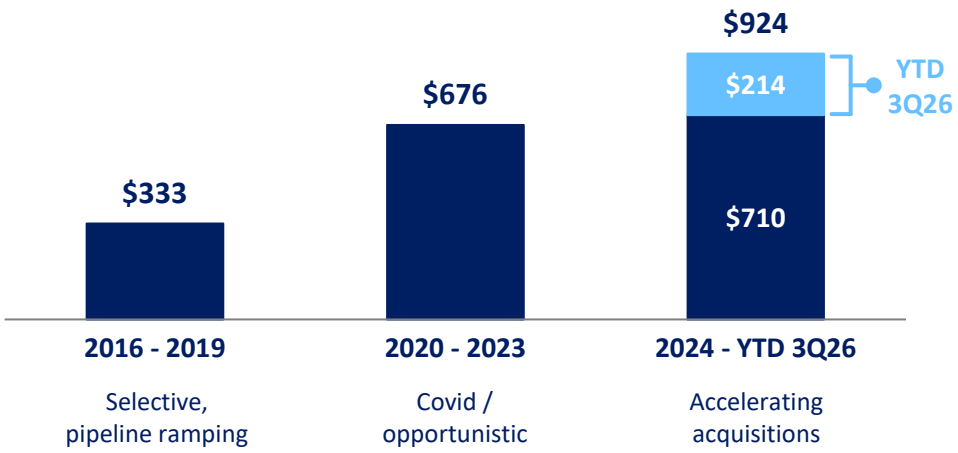
Recycling Capital To Drive Growth: Scaling Acquisitions

BRX Edge: Broad acquisition opportunity set provides upside, not reliance, to drive growth

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 control and optionality for merchandising and long-term reinvestment
    - Providing operational efficiencies
  - Replenishing the reinvestment pipeline with value-add assets

Acquisitions Accelerating ($M)



Village West Shopping Center Inland Empire, CA

$50M acquisition in 3Q26:

- ☑ Strategic fit: Stater Bros. grocery-anchored center
- ☑ Market fit: Existing, high-barrier to entry market
- ☑ Growth profile: Below-market expiring rents
- ☑ Value creation: Densification and reinvestment potential

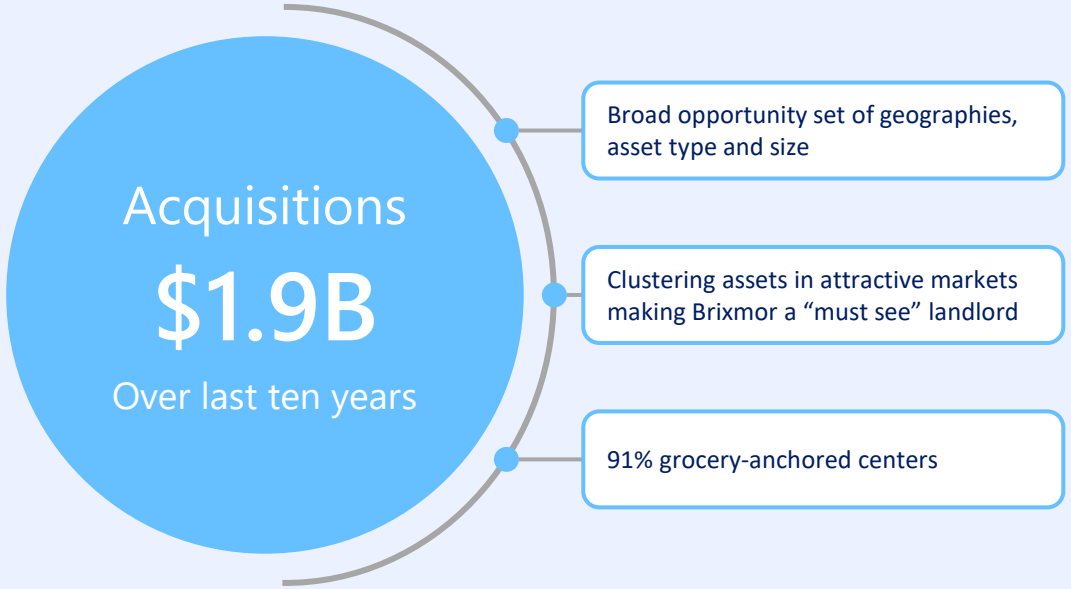


Recycling Capital To Drive Growth

Accomplished dealmakers with 20+ years of experience

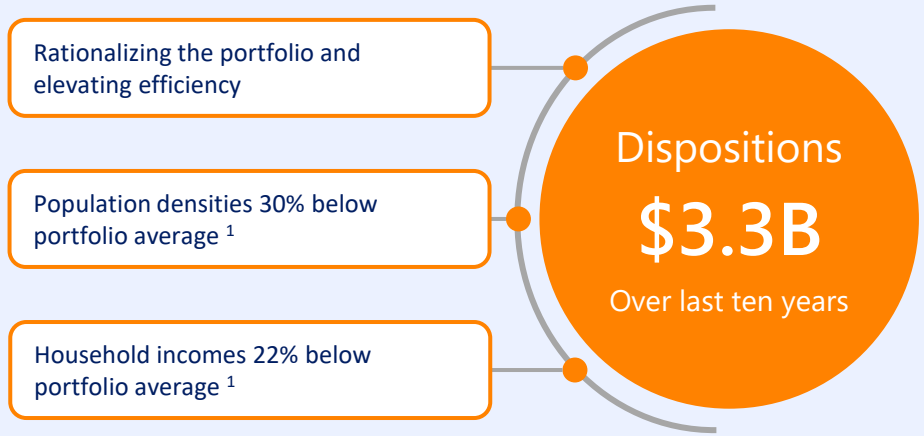
Accelerating growth | Opportunistic approach | Preserving balance sheet flexibility

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 Edge: Translating operational discipline 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
- Rising tenant retention helps curb future capex spending

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

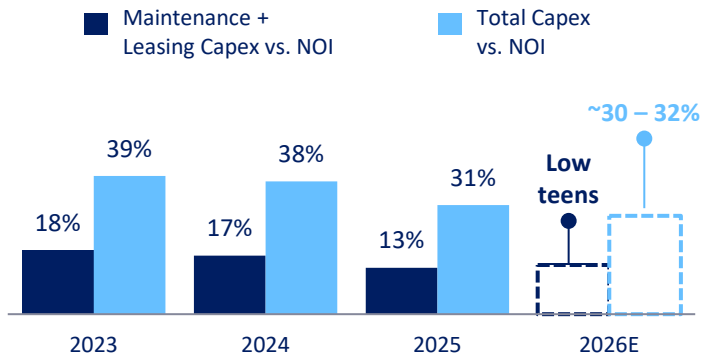
Ancillary and other

- 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

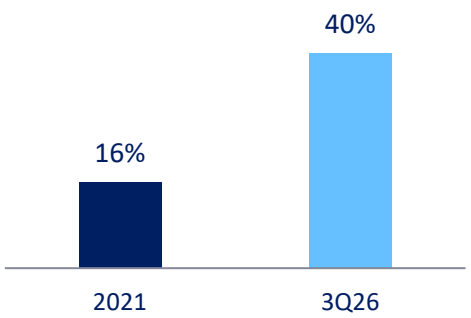
Operating efficiently at scale

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

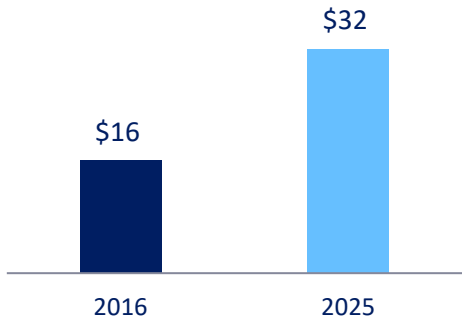
Capex vs. NOI



Fixed CAM % of In-Place ABR



Ancillary and Other ($M)



Unleashing Technology

BRX Edge: Deploying technology to enhance efficiency, unlock savings, and drive growth

Brixmor has been an early adopter of embedding AI across the platform to accelerate execution, strengthen decision-making, and create scalable operational advantages

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
  - Eight anchor leases signed under 60 days in 3Q26

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

Scalable Processes

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

Platform Advantages

Powerful Insights
National platform with relevant and timely data provides valuable insight into broader trends across the portfolio

Credit Monitoring
AI processes can assess credit risk earlier in the process which limits downtime and lost revenue

Scalable Efficiencies
Successful AI tools and practices have driven speed and surety of execution across broader teams

Capital Strategy To Support Acceleration

BRIXMOR
Property Group

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

99.8%
Unencumbered annual rent

4.7 years
Weighted average maturity

5.2x
Net principal debt to adjusted EBITDA, current quarter annualized

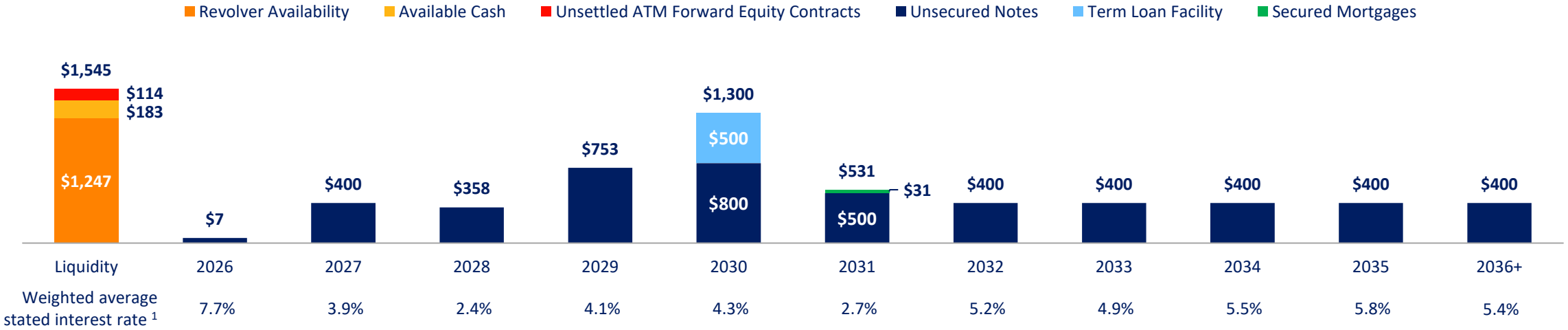
4.1x
Fixed charge coverage, current quarter annualized

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 9/30/2026)



[1] Weighted average stated interest rate includes the impact of the Company's interest rate swap agreements.
In October 2026, the Company entered into forward-starting swaps related to $400M of the Company's $500M Term Loan that fix SOFR at a weighted average rate of 4.55% from July 26, 2027 through April 30, 2030, the maturity of the Term Loan, which will replace existing swaps that expire on July 26, 2027. The new swaps will result in a weighted average fixed, combined rate of 5.40% (based on the spread in place at September 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
- Recycle capital from fully valued assets

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

Cash Flow

Contractual rent bumps ◆ Mark-to-market opportunity ◆ Occupancy gains | Disposition proceeds

Capital Uses

Leasing
- Generates outsized spreads due to low rent basis

Maintenance
- Deploying cash toward higher-return, accretive investments
- Deferred maintenance catch-up completed

Dividend policy
- Distributing the minimum required taxable income provides structural cash flow advantage

Free Cash Flow

Reinvestment
- Highly accretive projects
- Delivering durable NOI growth and value creation

Incremental External growth
- Acquiring assets on a leverage-neutral basis
- Driving incremental growth

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

BRIXMOR
Property Group

Quarterly Highlights

3Q 2026	
As of 9/30/2026	
Total percent leased	95.6%
Leased to billed spread	420bps
SNC annual rent	$69M
Three months ended 9/30/2026	
New and renewal leases executed	1.6M SF
New and renewal spreads	25%
New lease spreads	43%
Renewal lease spreads	19%
Same property NOI	6.6%
Nareit FFO per diluted share	$0.60
Reinvestments stabilized	$55M
Reinvestments stabilized NOI yield	10%
Acquisitions completed	$50M
Dispositions completed	$43M

2Q 2026	
As of 6/30/2026	
Total percent leased	94.8%
Leased to billed spread	440bps
SNC annual rent	$71M
Three months ended 6/30/2026	
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	
As of 3/31/2026	
Total percent leased	95.1%
Leased to billed spread	370bps
SNC annual rent	$67M
Three months ended 3/31/2026	
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	$0M
Dispositions completed	$108M

2025	
As of 12/31/2025	
Total percent leased	95.1%
Leased to billed spread	350bps
SNC annual rent	$62M
Twelve months ended 12/31/2025	
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 6 **Brixmor: From Transformation To Acceleration**

1. Source: Placer.AI.

Page 7 **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 11 **Retail Real Estate Fundamentals Remain Favorable**

1. Source: Green Street Advisors.
2. Source: ICSC.
3. Source: U.S. Bureau of Economic Analysis; U.S. Census Bureau.
4. Source: Bank of America Institute.
5. Source: Placer.Ai.

Page 12 **Retail Is Evolving: Physical Centers Are Becoming More Critical**

1. Source: Coresight Research, U.S. store closures tracked through midyear 2026 (3,321) vs. midyear 2025 (5,941).
2. Source: PNC Market Research; ICSC.

Page 14 **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 17 **Unlocking Annual Rent**

1. Signed but not commenced population represents approximately 500 basis points of total portfolio GLA ($68.9M in ABR), 80 basis points ($9.6M in ABR) of which represents leases on space that will be vacated by existing tenants in the near term.

Page 18 **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 19 **Reinvesting To Deliver Value: Tinley Park Plaza**

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 9/30/2026.

Page 20 **Reinvesting To Deliver Value: Retailer Partnerships**

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 21 **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 23 **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, and our Form 10-Q for the quarter ended September 30, 2026, 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, but are not limited to: (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; (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; (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; and (11) risks relating to the pending Slate Transaction, including the ability of us and the Everview JV to successfully and timely close the transaction, the risk we do not realize the expected benefits of the transaction or are subjected to unexpected liabilities and expenses, and the risk we are unable to successfully integrate the operations of the properties we are acquiring in the transaction or manage the Everview JV. Brixmor disclaims any obligation or undertaking to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise, except as required by law.