

Supplemental Disclosure

Quarter ended June 30, 2022



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FOR IMMEDIATE RELEASE

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BRIXMOR PROPERTY GROUP REPORTS SECOND QUARTER 2022 RESULTS

NEW YORK, AUGUST 1, 2022 - Brixmor Property Group Inc. (NYSE: BRX) ("Brixmor" or the "Company") announced today its operating results for the three and six months ended June 30, 2022. For the three months ended June 30, 2022 and 2021, net income was \$0.29 per diluted share and \$0.30 per diluted share, respectively.

Key highlights for the three months ended June 30, 2022 include:

- Executed 2.0 million square feet of new and renewal leases, with rent spreads on comparable space of 14.6%, including 0.9 million square feet of new leases, with rent spreads on comparable space of 34.3%
- Sequentially increased total leased occupancy to 92.5%, anchor leased occupancy to 94.8%, and small shop leased occupancy of 87.7%
 - Small shop leased occupancy of 87.7% reflects a 70 basis point sequential improvement and represents a new record for the portfolio
 - Leased to billed occupancy spread totaled 350 basis points
 - Total signed but not yet commenced lease population represented 2.8 million square feet and \$53.8 million of annualized base rent
- Reported an increase in same property NOI of 6.7%
 - The contribution from base rent - excluding COVID-19 rent deferrals (lease modifications) and rent abatements accelerated 90 basis points this quarter to 370 basis points
- Reported Nareit FFO of \$148.9 million, or \$0.49 per diluted share
- Stabilized \$39.0 million of reinvestment projects at an average incremental NOI yield of 11%, with the in process reinvestment pipeline totaling \$398.2 million at an expected average incremental NOI yield of 9%
- Completed \$251.1 million of acquisitions and \$84.5 million of dispositions
- Amended and restated the Company's unsecured credit facilities, increasing the total amount available by \$200 million to \$1.75 billion, while extending the maturities and lowering pricing
- Received a credit rating upgrade from Fitch Ratings to 'BBB' from 'BBB-', with a stable outlook
- Published the Company's annual Corporate Responsibility Report (view the 2021 report at <https://www.brixmor.com/why-brixmor/corporate-responsibility>)

Subsequent events:

- Completed \$26.1 million of dispositions
- Updated previously provided NAREIT FFO per diluted share expectations for 2022 to \$1.93 - \$1.97 from \$1.88 - \$1.95 and same property NOI growth expectations for 2022 to 5.5% - 6.0% from 3.0% - 4.5%

"We are tremendously pleased to deliver another strong quarter of outperformance, driven by the execution of our value added business plan," commented James Taylor, CEO and President. "That performance is reflected in growth in traffic to our centers, strong leasing volumes, compelling lease spreads and net effective rents, record small shop occupancy, record average in place ABR PSF, and strong NOI and bottom line FFO growth. Importantly, these same results, coupled with our forward leasing and reinvestment pipelines, provide great visibility on our continued growth."

FINANCIAL HIGHLIGHTS

Net Income

- For the three months ended June 30, 2022 and 2021, net income was \$87.8 million, or \$0.29 per diluted share, and \$90.4 million, or \$0.30 per diluted share, respectively.
- For the six months ended June 30, 2022 and 2021, net income was \$167.3 million, or \$0.56 per diluted share, and \$142.8 million, or \$0.48 per diluted share, respectively.

Nareit FFO

- For the three months ended June 30, 2022 and 2021, Nareit FFO was \$148.9 million, or \$0.49 per diluted share, and \$138.6 million, or \$0.46 per diluted share, respectively. Results for the three months ended June 30, 2022 and 2021 include items that impact FFO comparability, including transaction expenses, litigation and other non-routine legal expenses, and loss on extinguishment of debt, net, of \$(1.4) million, or \$(0.00) per diluted share, and \$(0.5) million, or \$(0.00) per diluted share, respectively.
- For the six months ended June 30, 2022 and 2021, Nareit FFO was \$294.3 million, or \$0.98 per diluted share, and \$269.2 million, or \$0.90 per diluted share, respectively. Results for the six months ended June 30, 2022 and 2021 include items that impact FFO comparability, including transaction expenses, litigation and other non-routine legal expenses, and loss on extinguishment of debt, net, of \$(1.4) million, or \$(0.00) per diluted share, and \$(3.6) million, or \$(0.01) per diluted share, respectively.

Same Property NOI Performance

- For the three months ended June 30, 2022, the Company reported an increase in same property NOI of 6.7% versus the comparable 2021 period.
- For the six months ended June 30, 2022, the Company reported an increase in same property NOI of 7.6% versus the comparable 2021 period.

Dividend

- The Company's Board of Directors declared a quarterly cash dividend of \$0.24 per common share (equivalent to \$0.96 per annum) for the third quarter of 2022.
- The dividend is payable on October 17, 2022 to stockholders of record on October 4, 2022, representing an ex-dividend date of October 3, 2022.

PORTFOLIO AND INVESTMENT ACTIVITY

Value Enhancing Reinvestment Opportunities

- During the three months ended June 30, 2022, the Company stabilized five value enhancing reinvestment projects with a total aggregate net cost of approximately \$39.0 million at an average incremental NOI yield of 11% and added six new reinvestment projects to its in process pipeline. Projects added include four anchor space repositioning projects and two outparcel development projects, with a total aggregate net estimated cost of approximately \$19.2 million at an expected average incremental NOI yield of 10%.
- At June 30, 2022, the value enhancing reinvestment in process pipeline was comprised of 55 projects with an aggregate net estimated cost of approximately \$398.2 million at an expected average incremental NOI yield of 9%. The in process pipeline includes 18 anchor space repositioning projects with an aggregate net estimated cost of approximately \$78.5 million at an expected incremental NOI yield of 7% - 14%; 14 outparcel development projects with an aggregate net estimated cost of approximately \$26.2 million at an expected average incremental NOI yield of 10%; and 23 redevelopment projects with an aggregate net estimated cost of approximately \$293.5 million at an expected average incremental NOI yield of 9%.



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- An in-depth review of a recent redevelopment project, which highlights the Company's reinvestment capabilities, Village at Mira Mesa (San Diego-Chula Vista-Carlsbad, CA MSA), can be found at this link: <https://www.brixmor.com/blog/village-at-mira-mesa-jim-taylor>.
- Follow Brixmor on LinkedIn for video updates on reinvestment projects at <https://www.linkedin.com/company/brixmor>.

Acquisitions

- During the three months ended June 30, 2022, the Company acquired four shopping centers and one outparcel at an existing property for a combined purchase price of \$251.1 million, including:
 - Elmhurst Crossing (previously announced), located in Elmhurst, Illinois (Chicago-Naperville-Elgin, IL-IN-WI MSA).
 - North Riverside Plaza (previously announced), located in North Riverside, Illinois (Chicago-Naperville-Elgin, IL-IN-WI MSA).
 - West U Marketplace (previously announced), located in Houston, Texas (Houston-The Woodlands-Sugar Land, TX MSA).
 - Lake Pointe Village, a 162,263 square foot grocery-anchored community shopping center located in Sugar Land, Texas (Houston-The Woodlands-Sugar Land, TX MSA), for \$81.0 million in June 2022. Lake Pointe Village is anchored by a highly-productive Whole Foods Market and has compelling near-term leasing and densification opportunities. The property is located in a high-income submarket within ten miles of seven other Brixmor assets and will benefit from leasing and operational synergies resulting from the Company's clustered presence in the trade area.
- During the six months ended June 30, 2022, the Company acquired seven shopping centers, one land parcel at an existing property, and one outparcel at an existing property, for a combined purchase price of \$410.6 million.

Dispositions

- During the three months ended June 30, 2022, the Company generated approximately \$84.5 million of gross proceeds on the disposition of five shopping centers, as well as three partial properties, comprised of 1.1 million square feet of gross leasable area.
- During the six months ended June 30, 2022, the Company generated approximately \$145.5 million of gross proceeds on the disposition of ten shopping centers, as well as four partial properties, comprised of 1.7 million square feet of gross leasable area.
- Subsequent to June 30, 2022, the Company disposed of one shopping center, as well as one partial property, for \$26.1 million of gross proceeds.

CAPITAL STRUCTURE

- During the three months ended June 30, 2022, the Company raised approximately \$3.7 million in gross proceeds, excluding commissions, from the sale of approximately 0.1 million shares of common stock at an average price per share of \$26.29 through its at-the-market ("ATM") equity offering program.
- During the six months ended June 30, 2022, the Company raised approximately \$48.1 million in gross proceeds, excluding commissions, from the sale of approximately 1.9 million shares of common stock at an average price per share of \$25.55 through its ATM equity offering program.
- As previously announced, on April 28, 2022, the Company's operating partnership, Brixmor Operating Partnership LP, amended and restated its \$1.25 billion revolving credit facility and \$300 million term loan facility, while adding a new \$200 million delayed draw term loan facility. The restated unsecured credit facilities extend the maturity of the revolving credit facility to June 2026, extend the maturity of the term loan facility to July 2027, and improve the pricing of the unsecured credit facilities.
- The Company has \$1.2 billion in liquidity and no debt maturities until June 2024.



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GUIDANCE

- The Company has updated its previously provided NAREIT FFO per diluted share expectations for 2022 to \$1.93 - \$1.97 from \$1.88 - \$1.95 and its same property NOI growth expectations for 2022 to 5.5% - 6.0% from 3.0% - 4.5%.
- Expectations for 2022 same property NOI growth include a:
 - Contribution from base rent of approximately 450 bps
 - Contribution from revenues deemed uncollectible of approximately 0 bps to 50 bps
 - Contribution from all other line items of approximately 100 bps
- Expectations for 2022 Nareit FFO:
 - Do not contemplate any additional tenants moving to or from a cash basis of accounting, either of which may result in significant volatility in straight-line rental income
 - Do not include any additional items that impact FFO comparability, including litigation and other non-routine legal expenses, loss on extinguishment of debt, and transaction expenses, or any one-time items
- The following table provides a reconciliation of the range of the Company's 2022 estimated net income attributable to common stockholders to Nareit FFO:

(Unaudited, dollars in millions, except per share amounts)	2022E	
		2022E Per Diluted Share
Net income	\$285 - \$298	\$0.95 - \$0.99
Depreciation and amortization related to real estate	335	1.11
Gain on sale of real estate assets	(45)	(0.15)
Impairment of real estate assets	5	0.02
Nareit FFO	\$580 - \$593	\$1.93 - \$1.97

CONNECT WITH BRIXMOR

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

CONFERENCE CALL AND SUPPLEMENTAL INFORMATION

The Company will host a teleconference on Tuesday, August 2, 2022 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 midnight ET on August 16, 2022 by dialing 844.512.2921 (domestic) or 412.317.6671 (international) (Passcode: 13730173) or via the web through August 2, 2023 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 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 these non-GAAP performance measures to net income 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 (loss), 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 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) corporate level expenses (including general and administrative), (ii) lease termination fees, (iii) straight-line rental income, net, (iv) accretion of below-market leases, net of amortization of above-market leases and tenant inducements, (v) straight-line ground rent expense, net, and (vi) income or expense associated with the Company's captive insurance company. Considering the nature of its business as a real estate owner and operator, the Company believes that same property 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 depreciation and amortization and corporate level expenses (including general and administrative), lease termination fees, straight-line rental income, net, accretion of below-market leases, net of amortization of above-market leases and tenant inducements, and straight-line ground rent expense, net and because it eliminates disparities in NOI due to the acquisition or disposition of properties or the stabilization of completed new development properties during the period presented and therefore provides a more consistent metric for comparing the operating performance of the Company's real estate between periods.



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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 379 retail centers comprise approximately 67 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 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, 2021, as such factors may be updated from time to time in our periodic filings with the SEC, which are accessible on the SEC's website at 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 filings with the SEC. The Company undertakes no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise, except as required by law.

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SUPPLEMENTAL DISCLOSURE

Three Months Ended June 30, 2022

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Note: Financial and operational information is unaudited.

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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, 2021 and the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2022, as such factors may be updated from time to time in our periodic filings with the SEC, which are accessible on the SEC's website at 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 filings with the SEC. The Company undertakes no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise, except as required by law.

GLOSSARY OF TERMS

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 generally accepted accounting principles in the United States of America ("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.
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.
EBITDA, EBITDAre, Adjusted EBITDA & Cash Adjusted EBITDA	Supplemental, non-GAAP performance measures. Please see below for more information on the limitations of non-GAAP performance measures. A reconciliation of net income to each of these measures is provided on page 7. EBITDA is calculated as the sum of net income (loss), calculated in accordance with GAAP, excluding (i) interest expense, (ii) federal and state taxes, and (iii) depreciation and amortization. EBITDAre represents EBITDA excluding (i) gains and losses from the sale of certain real estate assets and (ii) impairment write-downs of certain real estate assets. 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. EBITDA, EBITDAre, Adjusted EBITDA, and Cash Adjusted EBITDA are calculated after adjustments for unconsolidated joint ventures to reflect each measure on the same basis.
Essential Tenants	Businesses deemed necessary for day-to-day living, such as grocery, pharmacy, and general merchandise (discount).
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.
Local Tenants	Single-state operators with fewer than 20 locations.
Metropolitan Statistical Area ("MSA")	Defined by the United States Office of Management and Budget 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.
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 to Nareit FFO is provided on page 8. Nareit defines FFO as net income (loss), 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	Average ABR PSF over the lease term adjusted for tenant improvements and allowances, third party leasing commissions, and tenant specific landlord work (base building costs funded through tenant allowances). For purposes of calculating net effective rent, 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 NOI to net income 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) corporate level expenses (including general and administrative), (ii) lease termination fees, (iii) straight-line rental income, net, (iv) accretion of below-market leases, net of amortization of above-market leases and tenant inducements and (v) straight-line ground rent expense, net.
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 (i.e. lease termination fees or other ancillary credits).
Non-owned Major Tenants	Also known as shadow anchors. Represents 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 freestanding building, separate from the main retail buildings and generally located on the outer edge of a property. May also refer to the demolition of an existing outparcel building to accommodate the construction of a new building.
Percent Billed	Billed GLA as a percentage of total GLA.
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.

GLOSSARY OF TERMS

Term	Definition																		
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 Same Property NOI to net income is provided on page 12. 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. <table><tr><th colspan="3">Number of Properties in Same Property NOI Analysis:</th></tr><tr><th></th><th>Three Months Ended 6/30/22</th><th>Six Months Ended 6/30/22</th></tr><tr><td>Total properties in Brixmor Property Group portfolio</td><td>379</td><td>379</td></tr><tr><td>Acquired properties excluded from Same Property NOI</td><td>(13)</td><td>(13)</td></tr><tr><td>Additional exclusions (1)</td><td>(10)</td><td>(12)</td></tr><tr><td>Same Property NOI pool (2)</td><td>356</td><td>354</td></tr></table> (1) Additional exclusions for the three months ended June 30, 2022 and 2021 include ten properties that were subject to partial dispositions in 2022 and 2021. Additional exclusions for the six months ended June 30, 2022 and 2021 include 11 properties that were subject to partial dispositions in 2022 and 2021 and one property that was subject to a partial acquisition in 2021. (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. Two outparcels acquired in 2022 are excluded from the Same Property NOI pool for the three months ended June 30, 2022, and 2021, and four outparcels acquired in 2022 and 2021 are excluded from the Same Property NOI pool for the six months ended June 30, 2022 and 2021. Two partial dispositions in 2021 were disaggregated and the balance of the remaining shopping center was included in the Same Property NOI pool for the three and six months ended June 30, 2022, and 2021.	Number of Properties in Same Property NOI Analysis:				Three Months Ended 6/30/22	Six Months Ended 6/30/22	Total properties in Brixmor Property Group portfolio	379	379	Acquired properties excluded from Same Property NOI	(13)	(13)	Additional exclusions (1)	(10)	(12)	Same Property NOI pool (2)	356	354
Number of Properties in Same Property NOI Analysis:																			
	Three Months Ended 6/30/22	Six Months Ended 6/30/22																	
Total properties in Brixmor Property Group portfolio	379	379																	
Acquired properties excluded from Same Property NOI	(13)	(13)																	
Additional exclusions (1)	(10)	(12)																	
Same Property NOI pool (2)	356	354																	
Small Shop Spaces	Spaces less than 10,000 SF of GLA.																		
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**
 Considering the nature of its business as a real estate owner and operator, the Company believes that EBITDA is useful to investors in measuring its operating performance because the definition excludes items included in net income that do not relate to or are not indicative of the operating performance of the Company's real estate, such as interest expense, federal and state taxes, and depreciation and amortization. The Company believes EBITDAre is also useful to investors as it further eliminates disparities in EBITDA due to gains and losses from the sale of certain real estate assets and impairment write-downs of certain real estate assets during the period presented and therefore provides a more consistent metric for comparing the operating performance of the Company's real estate between periods. The Company believes Adjusted EBITDA, which further eliminates disparities in EBITDAre due to gains and losses on extinguishment of debt and other items that the Company believes are not indicative of the Company's operating performance, and Cash Adjusted EBITDA, which further eliminates straight-line rental income, net, accretion of below-market leases, net of amortization of above-market leases and tenant inducements, and straight-line ground rent expense, net, are also useful to investors in understanding the Company's operating performance.
- 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 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 that do not relate to, or are not indicative of, the operating performance of the Company's properties, such as depreciation and amortization, corporate level expenses (including general and administrative), lease termination fees, straight-line rental income, net, accretion of below-market leases, net of amortization of above-market leases and tenant inducements, and straight-line ground rent expense, net. The Company believes that Same Property NOI is also useful to investors as it further eliminates disparities in NOI due to the acquisition or disposition of properties or the stabilization of completed New Development properties during the periods presented and therefore provides a more consistent metric for comparing the operating performance of the Company's real estate between periods.

RESULTS OVERVIEW & GUIDANCE

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

Summary Financial Results	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Total revenues (page 6)	\$ 306,131	\$ 287,024	\$ 604,760	\$ 566,770
Net income (page 6)	87,791	90,428	167,297	142,799
Net income per diluted share (page 6)	0.29	0.30	0.56	0.48
NOI (page 10)	219,662	205,209	433,934	406,088
Adjusted EBITDA (page 7)	200,025	190,447	394,486	374,089
Cash Adjusted EBITDA (page 7)	191,287	183,717	378,957	364,149
Nareit FFO (page 8)	148,899	138,624	294,274	269,153
Nareit FFO per diluted share (page 8)	0.49	0.46	0.98	0.90
Items that impact FFO comparability, net per share (page 8)	(0.00)	(0.00)	(0.00)	(0.01)
Dividends declared per share (page 8)	0.240	0.215	0.480	0.430
Dividend payout ratio (as % of Nareit FFO) (page 8)	48.3 %	46.1 %	48.9 %	47.4 %

Summary Operating and Financial Ratios	Three Months Ended				
	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21
NOI margin (page 10)	74.1 %	73.7 %	72.3 %	74.2 %	74.3 %
Same property NOI performance (page 12) (1)	6.7 %	8.4 %	9.7 %	14.5 %	13.9 %
Fixed charge coverage, current quarter annualized (page 14)	4.2x	4.1x	3.9x	3.9x	3.8x
Fixed charge coverage, trailing twelve months (page 14)	4.0x	4.0x	3.9x	3.7x	3.5x
Net principal debt to Adjusted EBITDA, current quarter annualized (page 14) (2)	6.4x	6.4x	6.5x	6.2x	6.3x
Net principal debt to Adjusted EBITDA, trailing twelve months (page 14) (2)	6.6x	6.5x	6.5x	6.4x	6.7x

Outstanding Classes of Stock	As of 6/30/22	As of 3/31/22	As of 12/31/21	As of 9/30/21	As of 6/30/21
Common shares outstanding (page 14)	299,669	299,488	297,210	296,988	296,978

Summary Acquisitions and Dispositions	Three Months Ended				
	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21
Aggregate purchase price of acquisitions (page 18)	\$ 251,125	\$ 159,475	\$ 191,870	\$ —	\$ 63,950
Aggregate sale price of dispositions (page 19)	84,536	60,930	116,165	25,532	69,429
NOI adjustment for acquisitions and dispositions, net (3)	465				

Summary Portfolio Statistics (4)	As of 6/30/22	As of 3/31/22	As of 12/31/21	As of 9/30/21	As of 6/30/21
Number of properties (page 26)	379	380	382	386	389
Percent billed (page 26)	89.0 %	88.6 %	88.7 %	88.2 %	88.1 %
Percent leased (page 26)	92.5 %	92.1 %	92.0 %	91.5 %	91.1 %
ABR PSF (page 26)	\$ 15.90	\$ 15.64	\$ 15.42	\$ 15.25	\$ 15.12
New lease rent spread (page 29)	34.3 %	35.9 %	41.7 %	26.3 %	19.8 %
New & renewal lease rent spread (page 29)	14.6 %	18.1 %	14.5 %	12.3 %	10.7 %
Total - new, renewal & option lease rent spread (page 29)	12.5 %	13.1 %	12.8 %	10.7 %	10.0 %
Total - new, renewal & option GLA (page 29)	2,885,438	2,307,147	2,866,093	2,770,003	2,275,255

2022 Guidance	Current	Previous (at 5/2/2022)	YTD
Nareit FFO per diluted share	\$1.93 - \$1.97	\$1.88 - \$1.95	\$0.98
Same property NOI performance	5.5% - 6.0%	3.0% - 4.5%	7.6%

(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

Supplemental Disclosure

Three Months Ended June 30, 2022

CONSOLIDATED BALANCE SHEETS

Unaudited, dollars in thousands, except share information

	As of 6/30/22	As of 12/31/21
Assets		
Real estate		
Land	\$ 1,834,558	\$ 1,773,448
Buildings and tenant improvements	8,328,668	8,009,320
Construction in progress	106,802	101,422
Lease intangibles	557,519	544,224
	10,827,547	10,428,414
Accumulated depreciation and amortization	(2,885,202)	(2,813,329)
Real estate, net	7,942,345	7,615,085
Cash and cash equivalents	16,828	296,632
Restricted cash	11,928	1,111
Marketable securities	19,661	20,224
Receivables, net	245,459	234,873
Deferred charges and prepaid expenses, net	151,897	143,503
Real estate assets held for sale	23,201	16,131
Other assets	58,406	49,834
Total assets	<u>\$ 8,469,725</u>	<u>\$ 8,377,393</u>
Liabilities		
Debt obligations, net	\$ 5,148,480	\$ 5,164,518
Accounts payable, accrued expenses and other liabilities	518,252	494,529
Total liabilities	<u>5,666,732</u>	<u>5,659,047</u>
Equity		
Common stock, \$0.01 par value; authorized 3,000,000,000 shares; 308,796,008 and 306,337,045 shares issued and 299,669,016 and 297,210,053 shares outstanding	2,997	2,972
Additional paid-in capital	3,279,775	3,231,732
Accumulated other comprehensive income (loss)	2,298	(12,674)
Distributions in excess of net income	(482,077)	(503,684)
Total equity	<u>2,802,993</u>	<u>2,718,346</u>
Total liabilities and equity	<u>\$ 8,469,725</u>	<u>\$ 8,377,393</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

Unaudited, dollars in thousands, except per share amounts

	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Revenues				
Rental income	\$ 305,898	\$ 286,933	\$ 604,260	\$ 563,394
Other revenues	233	91	500	3,376
Total revenues	306,131	287,024	604,760	566,770
Operating expenses				
Operating costs	34,497	28,755	69,293	60,140
Real estate taxes	42,304	42,257	83,944	85,145
Depreciation and amortization	85,137	81,212	169,359	164,632
Impairment of real estate assets	7	431	4,597	1,898
General and administrative	29,702	26,461	57,702	51,106
Total operating expenses	191,647	179,116	384,895	362,921
Other income (expense)				
Dividends and interest	35	104	110	191
Interest expense	(47,886)	(49,689)	(95,208)	(98,683)
Gain on sale of real estate assets	22,988	32,603	44,899	38,367
Loss on extinguishment of debt, net	(221)	(32)	(221)	(1,229)
Other	(1,609)	(466)	(2,148)	304
Total other expense	(26,693)	(17,480)	(52,568)	(61,050)
Net income	<u>\$ 87,791</u>	<u>\$ 90,428</u>	<u>\$ 167,297</u>	<u>\$ 142,799</u>
Net income per common share:				
Basic	<u>\$ 0.29</u>	<u>\$ 0.30</u>	<u>\$ 0.56</u>	<u>\$ 0.48</u>
Diluted	<u>\$ 0.29</u>	<u>\$ 0.30</u>	<u>\$ 0.56</u>	<u>\$ 0.48</u>
Weighted average shares:				
Basic	<u>299,992</u>	<u>297,216</u>	<u>299,246</u>	<u>297,196</u>
Diluted	<u>301,094</u>	<u>298,277</u>	<u>300,360</u>	<u>298,222</u>

EBITDA

Unaudited, dollars in thousands

	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Net income	\$ 87,791	\$ 90,428	\$ 167,297	\$ 142,799
Interest expense	47,886	49,689	95,208	98,683
Federal and state taxes	788	743	1,487	837
Depreciation and amortization	85,137	81,212	169,359	164,632
EBITDA	221,602	222,072	433,351	406,951
Gain on sale of real estate assets	(22,988)	(32,603)	(44,899)	(38,367)
Impairment of real estate assets	7	431	4,597	1,898
EBITDAre	\$ 198,621	\$ 189,900	\$ 393,049	\$ 370,482
EBITDAre	\$ 198,621	\$ 189,900	\$ 393,049	\$ 370,482
Transaction expenses	848	17	881	49
Litigation and other non-routine legal expenses	335	498	335	2,329
Loss on extinguishment of debt, net	221	32	221	1,229
Total adjustments	1,404	547	1,437	3,607
Adjusted EBITDA	\$ 200,025	\$ 190,447	\$ 394,486	\$ 374,089
Adjusted EBITDA	\$ 200,025	\$ 190,447	\$ 394,486	\$ 374,089
Straight-line rental income, net (1)	(6,751)	(3,404)	(11,490)	(5,676)
Accretion of below-market leases, net of amortization of above-market leases and tenant inducements	(2,160)	(3,368)	(4,204)	(4,352)
Straight-line ground rent expense, net (2)	173	42	165	88
Total adjustments	(8,738)	(6,730)	(15,529)	(9,940)
Cash Adjusted EBITDA	\$ 191,287	\$ 183,717	\$ 378,957	\$ 364,149

(1) Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of \$0.1 million and \$0.7 million during the three months ended June 30, 2022 and 2021, respectively. Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of \$0.2 million and \$2.3 million during the six months ended June 30, 2022 and 2021, respectively.

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

FUNDS FROM OPERATIONS (FFO)

Unaudited, dollars in thousands, except per share amounts

	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Net income	\$ 87,791	\$ 90,428	\$ 167,297	\$ 142,799
Depreciation and amortization related to real estate	84,089	80,368	167,279	162,823
Gain on sale of real estate assets	(22,988)	(32,603)	(44,899)	(38,367)
Impairment of real estate assets	7	431	4,597	1,898
Nareit FFO	<u>\$ 148,899</u>	<u>\$ 138,624</u>	<u>\$ 294,274</u>	<u>\$ 269,153</u>
Nareit FFO per diluted share	<u>\$ 0.49</u>	<u>\$ 0.46</u>	<u>\$ 0.98</u>	<u>\$ 0.90</u>
Weighted average diluted shares outstanding	<u>301,094</u>	<u>298,277</u>	<u>300,360</u>	<u>298,222</u>
Items that impact FFO comparability				
Transaction expenses	\$ (848)	\$ (17)	\$ (881)	\$ (49)
Litigation and other non-routine legal expenses	(335)	(498)	(335)	(2,329)
Loss on extinguishment of debt, net	(221)	(32)	(221)	(1,229)
Total items that impact FFO comparability	<u>\$ (1,404)</u>	<u>\$ (547)</u>	<u>\$ (1,437)</u>	<u>\$ (3,607)</u>
Items that impact FFO comparability, net per share	<u>\$ (0.00)</u>	<u>\$ (0.00)</u>	<u>\$ (0.00)</u>	<u>\$ (0.01)</u>
Additional Disclosures				
Straight-line rental income, net (1)	\$ 6,751	\$ 3,404	\$ 11,490	\$ 5,676
Accretion of below-market leases, net of amortization of above-market leases and tenant inducements	2,160	3,368	4,204	4,352
Straight-line ground rent expense, net (2)	(173)	(42)	(165)	(88)
Dividends declared per share	<u>\$ 0.240</u>	<u>\$ 0.215</u>	<u>\$ 0.480</u>	<u>\$ 0.430</u>
Dividends declared	<u>\$ 71,921</u>	<u>\$ 63,850</u>	<u>\$ 143,798</u>	<u>\$ 127,694</u>
Dividend payout ratio (as % of Nareit FFO)	<u>48.3 %</u>	<u>46.1 %</u>	<u>48.9 %</u>	<u>47.4 %</u>

(1) Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of (\$0.1 million) and (\$0.7 million) during the three months ended June 30, 2022 and 2021, respectively. Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of (\$0.2 million) and (\$2.3 million) during the six months ended June 30, 2022 and 2021, respectively.

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

SUPPLEMENTAL BALANCE SHEET DETAIL

Unaudited, dollars in thousands

	As of 6/30/22	As of 12/31/21
Receivables, net		
Straight-line rent receivable, net	\$ 148,982	\$ 139,486
Tenant receivables, net	84,736	88,242
Other	11,741	7,145
Total receivables, net	<u>\$ 245,459</u>	<u>\$ 234,873</u>
Deferred charges and prepaid expenses, net		
Deferred charges, net	\$ 127,959	\$ 120,831
Prepaid expenses, net	23,938	22,672
Total deferred charges and prepaid expenses, net	<u>\$ 151,897</u>	<u>\$ 143,503</u>
Other assets		
Right-of-use asset	\$ 37,893	\$ 29,325
Furniture, fixtures and leasehold improvements, net	14,836	16,129
Interest rate swaps	2,796	—
Other	2,881	4,380
Total other assets	<u>\$ 58,406</u>	<u>\$ 49,834</u>
Accounts payable, accrued expenses and other liabilities		
Accounts payable and other accrued expenses	\$ 254,812	\$ 252,912
Below market leases, net	103,835	80,942
Dividends payable	74,860	74,420
Lease liability	42,261	33,713
Interest rate swaps	—	12,585
Real estate liabilities held for sale	28	—
Other	42,456	39,957
Total accounts payable, accrued expenses and other liabilities	<u>\$ 518,252</u>	<u>\$ 494,529</u>

NOI & SUPPLEMENTAL STATEMENT OF OPERATIONS DETAIL

Unaudited, dollars in thousands

	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Net Operating Income Detail				
Base rent	\$ 216,994	\$ 207,069	\$ 430,873	\$ 412,656
Expense reimbursements	65,923	60,770	131,549	124,631
Revenues deemed uncollectible	4,845	2,097	6,883	(2,240)
Ancillary and other rental income / Other revenues	6,084	4,745	11,817	12,408
Percentage rents	2,444	1,498	5,884	3,830
Operating costs	(34,324)	(28,713)	(69,128)	(60,052)
Real estate taxes	(42,304)	(42,257)	(83,944)	(85,145)
Net operating income	<u>\$ 219,662</u>	<u>\$ 205,209</u>	<u>\$ 433,934</u>	<u>\$ 406,088</u>
Operating Ratios				
NOI margin (NOI / revenues)	74.1 %	74.3 %	73.9 %	73.7 %
Expense recovery ratio (expense reimbursements / (operating costs + real estate taxes))	86.0 %	85.6 %	85.9 %	85.8 %
Reconciliation of Net Operating Income to Net Income				
Net operating income	\$ 219,662	\$ 205,209	\$ 433,934	\$ 406,088
Lease termination fees	930	4,073	2,060	5,457
Straight-line rental income, net (1)	6,751	3,404	11,490	5,676
Accretion of below-market leases, net of amortization of above-market leases and tenant inducements	2,160	3,368	4,204	4,352
Straight-line ground rent expense, net (2)	(173)	(42)	(165)	(88)
Depreciation and amortization	(85,137)	(81,212)	(169,359)	(164,632)
Impairment of real estate assets	(7)	(431)	(4,597)	(1,898)
General and administrative	(29,702)	(26,461)	(57,702)	(51,106)
Total other expense	(26,693)	(17,480)	(52,568)	(61,050)
Net income	<u>\$ 87,791</u>	<u>\$ 90,428</u>	<u>\$ 167,297</u>	<u>\$ 142,799</u>
Supplemental Statement of Operations Detail				
Rental income				
Base rent	\$ 216,994	\$ 207,069	\$ 430,873	\$ 412,656
Expense reimbursements	65,923	60,770	131,549	124,631
Revenues deemed uncollectible	4,845	2,097	6,883	(2,240)
Lease termination fees	930	4,073	2,060	5,457
Straight-line rental income, net (1)	6,751	3,404	11,490	5,676
Accretion of below-market leases, net of amortization of above-market leases and tenant inducements	2,160	3,368	4,204	4,352
Ancillary and other rental income	5,851	4,654	11,317	9,032
Percentage rents	2,444	1,498	5,884	3,830
Total rental income	<u>\$ 305,898</u>	<u>\$ 286,933</u>	<u>\$ 604,260</u>	<u>\$ 563,394</u>
Other revenues	\$ 233	\$ 91	\$ 500	\$ 3,376
Interest expense				
Note interest	\$ 42,653	\$ 45,633	\$ 85,561	\$ 89,230
Unsecured credit facility and term loan interest	4,965	3,769	9,006	8,941
Capitalized interest	(755)	(886)	(1,432)	(1,817)
Deferred financing cost amortization	1,739	1,883	3,505	3,764
Debt premium and discount accretion, net	(716)	(710)	(1,432)	(1,435)
Total interest expense	<u>\$ 47,886</u>	<u>\$ 49,689</u>	<u>\$ 95,208</u>	<u>\$ 98,683</u>
Other				
Federal and state taxes	\$ 788	\$ 743	\$ 1,487	\$ 837
Other	821	(277)	661	(1,141)
Total other	<u>\$ 1,609</u>	<u>\$ 466</u>	<u>\$ 2,148</u>	<u>\$ (304)</u>
Additional General and Administrative Disclosures				
Capitalized construction compensation costs	\$ 4,296	\$ 4,168	\$ 8,512	\$ 7,921
Capitalized leasing legal costs (3)	921	322	2,450	759
Capitalized leasing commission costs	2,052	1,647	3,924	2,753
Equity compensation expense, net	6,028	4,199	10,343	6,791

(1) Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of (\$0.1 million) and (\$0.7 million) during the three months ended June 30, 2022 and 2021, respectively. Includes straight-line rental income reversals and re-establishments associated with the conversion of tenants between the cash and accrual bases of accounting of (\$0.2 million) and (\$2.3 million) during the six months ended June 30, 2022 and 2021, respectively.

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

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

SUPPLEMENTAL COVID-19 DISCLOSURE

Unaudited, dollars in thousands

Revenues Deemed Uncollectible Information - Three Months Ended 6/30/22		
Revenues deemed uncollectible - base rent (1)(2)	\$	(2,982)
Adjustments for out-of-period cash received - base rent (3)		6,821
Adjustments for out-of-period cash received - net expense reimbursements		3,493
Adjustments for out-of-period additional reserves/abatements (4)		114
Revenues deemed uncollectible - net expense reimbursements and other adjustments		(2,601)
Revenues deemed uncollectible (page 10)	\$	<u>4,845</u>

Reserve Information (5)	Twenty-Four Months Ended 3/31/22			Three Months Ended 6/30/22		Twenty-Seven Months Ended 6/30/22	
Reserves on uncollected base rent							
Accrued but uncollected base rent	\$	38,877		\$	6,303	\$	45,180
Revenues deemed uncollectible - base rent		35,568	91.5 %		2,982	47.3 %	38,550
							85.3 %
Reserves on uncollected and unaddressed (under negotiation) base rent							
Accrued but uncollected and unaddressed (under negotiation) base rent	\$	28,283		\$	6,271	\$	34,554
Revenues deemed uncollectible - accrued but uncollected and unaddressed (under negotiation) rent adjusted for out-of-period activity		25,689	90.8 %		2,971	47.4 %	28,660
							82.9 %
Reserves on deferred base rent							
Rent deferrals, net (not lease modifications) adjusted for out-of-period activity	\$	10,594		\$	32	\$	10,626
Revenues deemed uncollectible - rent deferrals (not lease modifications) adjusted for out-of-period activity		9,879	93.3 %		11	34.4 %	9,890
							93.1 %

(1) Represents revenues deemed uncollectible recognized on three months ended June 30, 2022 base rent billings.

(2) Includes \$3.0 million of revenues deemed uncollectible related to certain tenants on the cash basis of accounting.

(3) Includes \$3.8 million and \$3.0 million of out-of-period cash received on rent deferrals (not lease modifications) and unaddressed (under negotiation) revenues deemed uncollectible, respectively.

(4) Includes \$0.1 million of out-of-period reductions on unaddressed (under negotiation) revenues deemed uncollectible, partially offset by less than \$0.1 million of out-of-period additional reserves on rent deferrals (not lease modifications).

(5) Amounts are as of June 30, 2022 and do not reflect rent deferral or abatement agreements executed or cash collected subsequent to June 30, 2022.

SAME PROPERTY NOI ANALYSIS

Unaudited, dollars in thousands

	Three Months Ended			Six Months Ended		
	6/30/22	6/30/21	Change	6/30/22	6/30/21	Change
Same Property NOI Analysis						
Number of properties	356	356	—	354	354	—
Percent billed	88.9 %	88.0 %	0.9 %	88.9 %	87.9 %	1.0 %
Percent leased	92.5 %	91.1 %	1.4 %	92.5 %	91.1 %	1.4 %
Revenues						
Base rent	\$ 202,905	\$ 194,565		\$ 401,979	\$ 386,060	
Expense reimbursements	60,974	57,250		121,956	116,870	
Revenues deemed uncollectible	5,035	2,139		7,189	(2,006)	
Ancillary and other rental income / Other revenues	5,833	4,527		11,403	8,976	
Percentage rents	2,394	1,443		5,652	3,455	
	277,141	259,924	6.6 %	548,179	513,355	6.8 %
Operating expenses						
Operating costs	(31,941)	(26,840)		(64,335)	(55,942)	
Real estate taxes	(39,037)	(39,803)		(77,780)	(79,966)	
	(70,978)	(66,643)	6.5 %	(142,115)	(135,908)	4.6 %
Same property NOI	<u>\$ 206,163</u>	<u>\$ 193,281</u>	6.7 %	<u>\$ 406,064</u>	<u>\$ 377,447</u>	7.6 %
NOI margin						
NOI margin	74.4 %	74.4 %		74.1 %	73.5 %	
Expense recovery ratio	85.9 %	85.9 %		85.8 %	86.0 %	

Percent Contribution to Same Property NOI Performance:

	Change	Percent Contribution	Change	Percent Contribution
Base rent - excluding COVID-19 rent deferrals (lease modifications) and rent abatements	\$ 7,079	3.7 %	\$ 12,324	3.3 %
Base rent - COVID-19 rent deferrals (lease modifications) and rent abatements	1,261	0.6 %	3,595	1.0 %
Revenues deemed uncollectible	2,896	1.5 %	9,195	2.4 %
Net expense reimbursements	(611)	(0.3)%	(1,121)	(0.3)%
Ancillary and other rental income / Other revenues	1,306	0.7 %	2,427	0.6 %
Percentage rents	951	0.5 %	2,197	0.6 %
		6.7 %		7.6 %

Reconciliation of Net Income to Same Property NOI

Same property NOI	\$ 206,163	\$ 193,281	\$ 406,064	\$ 377,447
Adjustments:				
Non-same property NOI	13,499	11,928	27,870	28,641
Lease termination fees	930	4,073	2,060	5,457
Straight-line rental income, net	6,751	3,404	11,490	5,676
Accretion of below-market leases, net of amortization of above-market leases and tenant inducements	2,160	3,368	4,204	4,352
Straight-line ground rent expense, net	(173)	(42)	(165)	(88)
Depreciation and amortization	(85,137)	(81,212)	(169,359)	(164,632)
Impairment of real estate assets	(7)	(431)	(4,597)	(1,898)
General and administrative	(29,702)	(26,461)	(57,702)	(51,106)
Total other expense	(26,693)	(17,480)	(52,568)	(61,050)
Net income	<u>\$ 87,791</u>	<u>\$ 90,428</u>	<u>\$ 167,297</u>	<u>\$ 142,799</u>

CAPITAL EXPENDITURES

Unaudited, dollars in thousands

	Three Months Ended		Six Months Ended	
	6/30/22	6/30/21	6/30/22	6/30/21
Leasing related:				
Tenant improvements and tenant inducements	\$ 19,626	\$ 12,964	\$ 36,895	\$ 25,882
External leasing commissions	3,892	3,249	7,389	5,543
	<u>23,518</u>	<u>16,213</u>	<u>44,284</u>	<u>31,425</u>
Maintenance capital expenditures	<u>16,292</u>	<u>10,270</u>	<u>27,349</u>	<u>16,268</u>
Total leasing related and maintenance capital expenditures	<u>\$ 39,810</u>	<u>\$ 26,483</u>	<u>\$ 71,633</u>	<u>\$ 47,693</u>
Value-enhancing:				
Anchor space repositionings	\$ 12,713	\$ 9,192	\$ 19,215	\$ 22,452
Outparcel developments	2,617	3,118	3,939	4,519
Redevelopments	23,560	31,015	44,226	54,760
New development	90	54	325	268
Other (1)	6,479	1,996	12,474	2,876
Total value-enhancing capital expenditures	<u>\$ 45,459</u>	<u>\$ 45,375</u>	<u>\$ 80,179</u>	<u>\$ 84,875</u>

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

CAPITALIZATION, LIQUIDITY & DEBT RATIOS

Unaudited, dollars and shares in thousands except per share amounts

	As of 6/30/22	As of 12/31/21
Equity Capitalization:		
Common shares outstanding	299,669	297,210
Common share price	\$ 20.21	\$ 25.41
Total equity capitalization	\$ 6,056,310	\$ 7,552,106
Debt:		
Revolving credit facility	\$ 240,000	\$ —
Term loan facility	300,000	300,000
Unsecured notes	4,618,453	4,868,453
Total principal debt	5,158,453	5,168,453
Add: Net unamortized premium	25,219	26,651
Less: Deferred financing fees	(35,192)	(30,586)
Total debt	5,148,480	5,164,518
Less: Cash, cash equivalents and restricted cash	(28,756)	(297,743)
Net debt	\$ 5,119,724	\$ 4,866,775
Total market capitalization	\$ 11,176,034	\$ 12,418,881
Liquidity:		
Cash and cash equivalents and restricted cash	\$ 28,756	\$ 297,743
Available under revolving credit facility (1)	1,009,475	1,249,252
Available under term loan facility	200,000	—
	\$ 1,238,231	\$ 1,546,995
Ratios:		
Principal debt to total market capitalization	46.2%	41.6%
Principal debt to total assets, before depreciation	45.4%	46.2%
Unencumbered assets to unsecured debt	2.2x	2.2x
Net principal debt to Adjusted EBITDA, current quarter annualized (2)	6.4x	6.5x
Net principal debt to Adjusted EBITDA, trailing twelve months (2)	6.6x	6.5x
Interest coverage, current quarter annualized (Adjusted EBITDA / interest expense)	4.2x	3.9x
Interest coverage, trailing twelve months (Adjusted EBITDA / interest expense)	4.0x	3.9x
Fixed charge coverage, current quarter annualized (Adjusted EBITDA / (interest expense + scheduled principal payments))	4.2x	3.9x
Fixed charge coverage, trailing twelve months (Adjusted EBITDA / (interest expense + scheduled principal payments))	4.0x	3.9x

	As of 6/30/22	As of 12/31/21
Percentage of total debt: (3)		
Fixed	95.3%	95.2%
Variable	4.7%	4.8%
Unencumbered summary:		
Percent of properties, ABR and NOI	100.0%	100.0%
Weighted average maturity (years):		
Fixed	5.5	5.8
Variable	4.0	0.1
Total	5.4	5.5

Credit Ratings & Outlook: (4)

Fitch Ratings	BBB	Stable
Moody's Investors Service	Baa3	Stable
Standard & Poor's Ratings Services	BBB-	Positive

(1) Funds available under the revolving credit facility are reduced by three outstanding letters of credit totaling \$0.5 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 August 1, 2022.

DEBT OBLIGATIONS

Unaudited, dollars in thousands

Maturity Schedule - Debt Obligations

Year	Maturities	Weighted Average Stated Interest Rate (1)
2022	\$ —	—
2023	—	—
2024	500,000	3.65%
2025	700,000	3.85%
2026	847,542	3.74%
2027	700,000	3.85%
2028	357,708	2.35%
2029	753,203	4.14%
2030	800,000	4.05%
2031	500,000	2.50%
Total Debt Obligations	\$ 5,158,453	3.65%
Net unamortized premium	25,219	
Deferred financing costs	(35,192)	
Debt Obligations, Net	\$ 5,148,480	

Summary of Outstanding Debt Obligations

Loan	Outstanding Principal Balance	Weighted Average Stated Interest Rate (1)	Maturity Date	Percent of Total Indebtedness
Fixed Rate Debt:				
Term Loan Facility (Adjusted SOFR + 119 basis points) (2)(3)	\$ 300,000	3.78%	7/26/27	5.82%
Unsecured Notes				
3.65% 2024 Brixmor OP Notes	500,000	3.65%	6/15/24	9.70%
3.85% 2025 Brixmor OP Notes	700,000	3.85%	2/1/25	13.57%
4.13% 2026 Brixmor OP Notes	600,000	4.13%	6/15/26	11.63%
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	7.75%
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	0.11%
2.25% 2028 Brixmor OP Notes	350,000	2.25%	4/1/28	6.78%
4.13% 2029 Brixmor OP Notes	750,000	4.13%	5/15/29	14.54%
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	15.51%
2.50% 2031 Brixmor OP Notes	500,000	2.50%	8/16/31	9.69%
Total Fixed Rate Unsecured Notes	4,618,453	3.69%		89.52%
Total Fixed Rate Debt	\$ 4,918,453	3.70%		95.34%
Variable Rate Debt:				
Revolving Credit Facility (Adjusted SOFR + 104 basis points)(3)	\$ 240,000	2.64%	6/30/26	4.66%
Total Variable Rate Debt	\$ 240,000	2.64%		4.66%
Total Debt Obligations	\$ 5,158,453	3.65%		100.00%
Net unamortized premium	25,219			
Deferred financing costs	(35,192)			
Debt Obligations, Net	\$ 5,148,480			

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

(2) Effective June 1, 2022, \$300,000 of the Term Loan Facility is swapped from Adjusted SOFR to a fixed, combined rate of 2.59% (plus a spread of 119 basis points) through July 26, 2024.

(3) Reflects a 1 basis point rate reduction due to the achievement of certain sustainability metric targets for the year ended December 31, 2021.

COVENANT DISCLOSURE

Unaudited, dollars in thousands

Unsecured OP Notes Covenant Disclosure

	Covenants	6/30/22	
I. Aggregate debt test	< 65%	46.5%	
Total Debt		5,148,480	
Total Assets		11,071,575	
II. Secured debt test (1)	< 40%	N/A	
Total Secured Debt (1)		—	
Total Assets		11,071,575	
III. Unencumbered asset ratio	> 150%	215.0%	
Total Unencumbered Assets		11,071,575	
Unsecured Debt		5,148,480	
IV. Debt service test (2)	> 1.5x	Prior Twelve Months 3.9x	Prior Six Months, Annualized 4.1x
Consolidated EBITDA		773,486	788,972
Annual Debt Service Charge		200,122	193,485

(1) The Company had no secured debt as of June 30, 2022.

(2) For the OP's 2.250% 2028 Notes, 4.050% 2030 Notes, and 2.500% 2031 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 August 11, 2021 and the notes and indenture incorporated therein by reference.

Unsecured Credit Facility Covenant Disclosure

	Covenants	6/30/22
I. Leverage ratio	< 60%	38.2%
Total Outstanding Indebtedness		5,158,453
Balance Sheet Cash (1)		34,209
Total Asset Value		13,411,950
II. Secured leverage ratio (2)	< 40%	N/A
Total Secured Indebtedness (2)		—
Balance Sheet Cash (1)		34,209
Total Asset Value		13,411,950
III. Unsecured leverage ratio	< 60%	38.3%
Total Unsecured Indebtedness		5,158,453
Unrestricted Cash (3)		22,281
Unencumbered Asset Value		13,096,026
IV. Fixed charge coverage ratio	> 1.5x	4.3x
Total Net Operating Income		871,218
Capital Expenditure Reserve		10,073
Fixed Charges		199,604

(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 June 30, 2022.

(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

Supplemental Disclosure

Three Months Ended June 30, 2022

ACQUISITIONS

Dollars in thousands, except ABR PSF

Property Name	MSA	Purchase Date	Purchase Price	GLA / Acres (1)	Percent Leased (1)	ABR PSF (1)(2)	Major Tenants (1)(3)
Three Months Ended March 31, 2022							
Brea Gateway	Los Angeles-Long Beach-Anaheim, CA	1/7/22	\$ 85,650	181,819	95.8 %	\$ 25.08	Ralphs (Kroger), Cost Plus World Market, HomeGoods, Rite Aid
Land at Cobblestone Village	Jacksonville, FL	1/10/22	1,625	1.2 acres	-	-	-
Arboretum Village	Dallas-Fort Worth-Arlington, TX	1/21/22	46,200	95,354	97.4 %	26.42	Tom Thumb (Albertsons), Ace Hardware, PetSmart
Ravinia Plaza	Chicago-Naperville-Elgin, IL-IN-WI	2/24/22	26,000	101,800	81.1 %	17.79	Whole Foods Market
			\$ 159,475	378,973 / 1.2 acres			
Three Months Ended June 30, 2022							
Elmhurst Crossing	Chicago-Naperville-Elgin, IL-IN-WI	4/13/22	\$ 75,100	347,503	100.0 %	\$ 14.03	Whole Foods Market, At Home, Kohls, Party City, Petco, Shoe Carnival
North Riverside Plaza	Chicago-Naperville-Elgin, IL-IN-WI	4/13/22	60,000	383,884	94.7 %	12.05	Amazon Fresh, Best Buy, Burlington Stores, Kohl's, Michaels, Petco
West U Marketplace	Houston-The Woodlands-Sugar Land, TX	4/19/22	33,500	60,136	100.0 %	26.09	Whole Foods Market
Waterford Commons - Ruby Tuesday	Norwich-New London, CT	5/16/22	1,525	6,781	-	-	-
Lake Pointe Village	Houston-The Woodlands-Sugar Land, TX	6/10/22	81,000	162,263	87.7 %	28.66	Whole Foods Market
			\$ 251,125	960,567			
TOTAL - SIX MONTHS ENDED JUNE 30, 2022			\$ 410,600	1,339,540 / 1.2 acres			

(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.

DISPOSITIONS

Dollars in thousands, except ABR PSF

Property Name	MSA	Sale Date	Sale Price	GLA / Acres (1)	Percent Leased (1)	ABR PSF (1)(2)	Major Tenants (1)(3)
Three Months Ended March 31, 2022							
Conyers Plaza	Atlanta-Sandy Springs-Alpharetta, GA	2/1/22	\$ 25,550	171,374	97.4%	\$ 13.79	JOANN, PetSmart, Value Village
New Garden Center	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2/18/22	8,800	147,370	95.7%	8.28	Big Lots, Ollie's Bargain Outlet, Planet Fitness
Hub Shopping Center	Kansas City, MO-KS	2/25/22	10,000	160,423	100.0%	6.48	Price Chopper, Dollar Tree, Oak Street Health
Westgate	Dublin, GA	3/18/22	7,200	104,794	93.2%	6.93	Big Lots, Citi Trends, Planet Fitness
East Ridge Crossing	Chattanooga, TN-GA	3/28/22	7,380	58,950	93.9%	10.64	Food Lion (Ahold Delhaize)
Superior Marketplace - Panda Express ⁽⁴⁾	Boulder, CO	3/29/22	2,000	2,500	100.0%	39.93	Panda Express
			\$ 60,930	645,411			
Three Months Ended June 30, 2022							
Delta Center - Chipotle Mexican Grill ⁽⁴⁾	Lansing-East Lansing, MI	4/1/22	\$ 1,796	2,400	100.0%	\$ 41.67	-
Haymarket Mall	Des Moines-West Des Moines, IA	4/8/22	8,858	226,875	90.3%	6.61	Burlington Stores, Harbor Freight Tools, Hobby Lobby
Anson Station	Charlotte-Concord-Gastonia, NC-SC	4/8/22	6,600	132,353	77.9%	5.93	Food Lion (Ahold Delhaize), Rose's, Tractor Supply Co.
North Dover Center	Dover, DE	5/5/22	28,750	191,974	98.2%	11.57	Bob's Discount Furniture, Hobby Lobby, Kirkland's, Party City, Staples, T.J.Maxx
Brice Park	Columbus, OH	5/18/22	13,500	147,800	92.7%	10.52	Ashley Furniture, Citi Trends, Dollar Tree, Michaels
Elk Grove Town Center - Walgreens ⁽⁴⁾	Chicago-Naperville-Elgin, IL-IN-WI	6/8/22	5,032	13,905	100.0%	18.99	Walgreens
Stone Mountain Festival - Walmart ⁽⁴⁾	Atlanta-Sandy Springs-Alpharetta, GA	6/10/22	11,000	210,606	100.0%	2.92	Walmart Supercenter
Torrington Plaza	Torrington, CT	6/23/22	9,000	125,496	73.8%	11.69	JOANN, Staples, T.J.Maxx
			\$ 84,536	1,051,409			
TOTAL - SIX MONTHS ENDED JUNE 30, 2022			\$ 145,466	1,696,820			

(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

Dollars in thousands

Property Name	MSA	Description
IN PROCESS ANCHOR SPACE REPOSITIONINGS		
New Projects Added To In Process Pipeline During The Three Months Ended June 30, 2022		
1 Maple Village	Ann Arbor, MI	Remerchandise former Stein Mart with a 25K SF Burlington Stores and additional retailers
2 Rio Grande Plaza	Ocean City, NJ	Remerchandise former Peebles with a 20K SF Burlington Stores and additional retailers
3 Franklin Square	Charlotte-Concord-Gastonia, NC-SC	Relocation of existing H&R Block to accommodate the combination of several small shop spaces for a 10K SF pOpshelf
4 Barn Plaza	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Remerchandise former Marshalls with a 44K SF specialty grocer and additional retailers
In Process Projects		
5 Cudahy Plaza	Los Angeles-Long Beach-Anaheim, CA	Remerchandise former Big Lots with a 26K SF Sprouts Farmers Market
6 Lompoc Center	Santa Maria-Santa Barbara, CA	Remerchandise former grocer with a 21K SF ALDI, a 15K SF Boot Barn and an additional junior anchor
7 Aurora Plaza	Denver-Aurora-Lakewood, CO	Combine former Gen-X and Techno Rescue for a 48K SF Chuze Fitness
8 Stone Mountain Festival	Atlanta-Sandy Springs-Alpharetta, GA	Remerchandise former Hobby Lobby with a 35K SF Conn's Home Plus and a 17K SF Harbor Freight Tools
9 Columbus Center	Columbus, IN	Remerchandise former Big Lots with a 21K SF Burlington Stores and a 4K SF Bath & Body Works
10 Seacoast Shopping Center	Boston-Cambridge-Newton, MA-NH	Remerchandise former NH1 Motorsports with a 25K SF The Zoo Health Club and a 22K SF Tractor Supply Co.
11 Hampton Village Centre	Detroit-Warren-Dearborn, MI	Remerchandise former Best Buy with a 41K SF grocer and a 5K SF My Salon Suites
12 Redford Plaza	Detroit-Warren-Dearborn, MI	Relocate and rightsize existing Burlington Stores to 30K SF and remerchandise the vacated space with junior anchors
13 Cayuga Mall	Ithaca, NY	Remerchandise former Rite Aid and Party City with a 22K SF ALDI, an 18K SF medical use and additional small shop space
14 Parkway Plaza	New York-Newark-Jersey City, NY-NJ-PA	Combine former Minado Restaurant and Stew Leonard's Wine & Spirits for a 21K SF ALDI
15 Suffolk Plaza	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise former A&P with a 43K SF grocer and a 14K SF Five Below
16 Garner Towne Square	Raleigh-Cary, NC	Remerchandise former grocer with a 30K SF Lidl, a 15K SF Harbor Freight Tools, and a 3K SF Eggs Up Grill
17 Florence Plaza - Florence Square - Project I	Cincinnati, OH-KY-IN	Rightsize existing T.J.Maxx / HomeGoods combo store to 48K SF to accommodate a 19K SF Sierra Trading Post and additional retailers
18 Collegetown Shopping Center	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Remerchandise former Staples with a 10K SF Five Below and additional small shop space
Total In Process		
	Number of Projects	Net Estimated Costs (1)
	18	\$ 78,500
		Gross Costs to Date
		\$ 39,050
		Expected NOI Yield (1)
		7% - 14%

STABILIZED ANCHOR SPACE REPOSITIONINGS

Projects Stabilized During the Three Months Ended June 30, 2022								
1 Hamilton Plaza	Trenton-Princeton, NJ	Remerchandise former Kmart with a 21K SF Grocery Outlet, a 16K SF Rothman Orthopaedic Institute, a 10K SF Dollar Tree and additional retailers						
2 Preston Ridge	Dallas-Fort Worth-Arlington, TX	Combine former Tuesday Morning and adjacent small shop space for a 14K SF pOpshelf						
Projects Stabilized During the Three Months Ended March 31, 2022								
3 Springdale - Phase III	Mobile, AL	Remerchandise former Burlington Stores (relocated within center) with a 46K SF Conn's HomePlus, a 27K SF Crunch Fitness, and a 14K SF Fresenius Medical Care						
4 Westridge Court	Chicago-Naperville-Elgin, IL-IN-WI	Combine several small shop spaces for a 14K SF La-Z-Boy Furniture						
5 College Plaza	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise former Bob's Stores with a 31K SF Wren Kitchens						
Total Stabilized		<table> <tr> <th>Number of Projects</th><th>Net Project Costs (1)</th><th>NOI Yield (1)</th></tr> <tr> <td>5</td><td>\$ 26,150</td><td>9%</td></tr> </table>	Number of Projects	Net Project Costs (1)	NOI Yield (1)	5	\$ 26,150	9%
Number of Projects	Net Project Costs (1)	NOI Yield (1)						
5	\$ 26,150	9%						

(1) Represents 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, 2021.

OUTPARCEL DEVELOPMENT SUMMARY

Dollars in thousands

			Stabilization	Net		
Property Name	MSA	Project Description	Quarter	Estimated Costs (1)	Gross Costs to Date	Expected NOI Yield (1)
IN PROCESS OUTPARCEL DEVELOPMENTS						
New Projects Added To In Process Pipeline During The Three Months Ended June 30, 2022						
1	Northside	Dalton, GA	Construction of a 5K SF Chick-fil-A	Mar-23	\$ 100	\$ 50 112 %
2	Upland Town Square	Riverside-San Bernardino-Ontario, CA	Construction of a 1K SF Dutch Bros. Coffee	Jun-23	1,050	450 4 %
In Process Projects						
3	Rose Pavilion	San Francisco-Oakland-Berkeley, CA	Construction of a 2K SF Taco Bell	Sep-22	500	300 12 %
4	Bethel Park Shopping Center	Pittsburgh, PA	Construction of a 2K SF Popeyes	Sep-22	550	350 15 %
5	Highland Village Town Center	Dallas-Fort Worth-Arlington, TX	Construction of a 3K SF HTeaO	Sep-22	600	50 14 %
6	Plaza by the Sea	Los Angeles-Long Beach-Anaheim, CA	Construction of a 4K SF multi-tenant outparcel, including a 2K SF Plant Power Fast Food and a 2K SF Handel's Homemade Ice Cream	Dec-22	2,900	2,450 7 %
7	Marketplace at Wycliffe (2)	Miami-Fort Lauderdale-Pompano Beach, FL	Construction of a 2K SF KFC	Dec-22	250	200 44 %
8	Market Centre	Elkhart-Goshen, IN	Construction of a 10K SF multi-tenant outparcel, including a 5K SF Panera, a 2K SF GNC and a 1K SF Cricket Wireless	Dec-22	3,050	2,650 9 %
9	Westgate Plaza	Springfield, MA	Construction of a 20K SF ALDI and 2K SF Popeyes	Dec-22	2,500	1,350 9 %
10	Dalewood I, II & III Shopping Center	New York-Newark-Jersey City, NY-NJ-PA	Construction of a 5K SF multi-tenant outparcel, including a 3K SF Shake Shack	Dec-22	3,100	2,700 14 %
11	Plaza Rio Vista	Riverside-San Bernardino-Ontario, CA	Construction of a 4K SF Quick Quack Car Wash	Jun-23	750	350 16 %
12	Capitol Shopping Center	Concord, NH	Construction of a 6K SF 110 Grill, a 5K SF multi-tenant building and a 2K SF drive thru	Jun-23	6,000	700 8 %
13	Delhi Shopping Center	Cincinnati, OH-KY-IN	Construction of a 1K SF Take 5 Oil Change	Jun-23	50	50 83 %
14	Nesconset Shopping Center	New York-Newark-Jersey City, NY-NJ-PA	Construction of a 7K SF multi-tenant outparcel, including a 4K SF Aspen Dental and a 3K SF Bethpage Federal Credit Union (re-located from within the center)	Sep-23	4,750	2,500 9 %
TOTAL IN PROCESS OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE					\$ 26,150	\$ 14,150 10 %
			Stabilization	Net Project		
Property Name	MSA	Project Description	Quarter		Costs (1,3)	NOI Yield (1,3)
STABILIZED OUTPARCEL DEVELOPMENTS						
Projects Stabilized During The Three Months Ended June 30, 2022						
1	The Commons at Wolfcreek - Project II	Memphis, TN-MS-AR	Construction of a 2K SF Whataburger	Jun-22	\$ 300	58 %
TOTAL STABILIZED OUTPARCEL DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE					\$ 300	58 %

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

(2) Net project costs exclude \$0.6 million of project specific credits (lease termination fees or other ancillary credits).

(3) 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, 2021.

REDEVELOPMENT SUMMARY

Dollars in thousands

			Property	Stabilization	Net	Gross	Expected
Property Name	MSA	Project Description	Acreage	Quarter	Costs (1)	Costs	NOI
IN PROCESS REDEVELOPMENTS							
1 Braes Heights	Houston-The Woodlands-Sugar Land, TX	Expansion of existing My Salon Suite to 14K SF; remerchandise shopping center with new relevant retailers; and shopping center upgrades including full center façade renovation, parking reconfiguration, pylon sign improvements and new landscaping	6	Sep-22	\$ 8,650	\$ 7,150	8 %
2 Vail Ranch Center	Riverside-San Bernardino-Ontario, CA	Redevelopment of former Stein Mart with a 25K SF Burlington Stores and an 11K SF Five Below; relocation and expansion of existing Kahoots to 10K SF; redevelopment of former Kahoots outparcel with a 3K SF Carbon Health, a 2K SF Dave's Hot Chicken and additional retailers; remerchandise additional small shop space with relevant retailers including a 7K SF My Salon Suite; and shopping center upgrades including façade renovations, parking, and roof repairs	10	Dec-22	8,750	3,800	9 %
3 Venice Village	North Port-Sarasota-Bradenton, FL	Demolish and rebuild 30-year old 42K SF Publix with a 48K SF Publix prototype; right-size small shop GLA by 3K SF; shopping center upgrades include façade, landscaping and parking enhancements and sustainable features including LED lighting	18	Dec-22	9,500	8,700	10 %
4 Speedway Super Center - Phase II	Indianapolis-Carmel-Anderson, IN	Redevelopment and rightsize of existing Kohl's to 60K SF to accommodate additional retailers; combine small shop spaces for a 12K SF Department of Motor Vehicles; and shopping center upgrades including façade renovations and parking and lighting enhancements	66	Dec-22	8,300	6,150	11 %
5 Fox Run	Washington-Arlington-Alexandria, DC-VA-MD-WV	Redevelopment of former Kmart and Peebles with a 38K SF Big Lots, a 19K SF Planet Fitness, an 18K SF additional junior anchor, a 10K SF Ulta, a 9K SF Five Below and additional retailers; construction of two stand-alone outparcel buildings and one multi-tenant building; and shopping center upgrades including new pylon signage, landscaping and parking enhancements	30	Dec-22	21,400	16,700	8 %
6 Old Bridge Gateway	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of former Modell's Sporting Goods and adjacent retail space with a 39K SF grocer; lease-up of additional small shop space; and shopping center upgrades, including façade renovations, landscaping and parking reconfiguration	23	Dec-22	10,850	9,700	8 %
7 Jester Village	Houston-The Woodlands-Sugar Land, TX	Recapture and redevelopment of former H-E-B and adjacent junior anchor vacancy with a 37K SF fitness tenant and additional retailers; and shopping center upgrades including façade and parking renovations	5	Dec-22	9,400	8,950	9 %
8 Village at Mira Mesa - Phase II (2)	San Diego-Chula Vista-Carlsbad, CA	Raze existing 6K SF Firestone and 16K SF of outparcel buildings to accommodate construction of three retail and restaurant outparcels totaling 24K SF, including a 4K SF Mo-Mo-Paradise, a 4K SF Time Warner, a 2K SF Sunmerry Bakery and additional small shop space	36	Mar-23	12,600	12,050	7 %
9 Tyrone Gardens	Tampa-St. Petersburg-Clearwater, FL	Demolish 26K SF of underutilized retail space to accommodate construction of a 19K SF Crunch Fitness and additional retail space; and shopping center upgrades including façade renovations and sidewalk and landscaping improvements	16	Mar-23	6,300	1,100	9 %
10 Jones Plaza	Houston-The Woodlands-Sugar Land, TX	Relocation and expansion of existing Aaron's to 14K SF to accommodate a 15K SF La Michoacana Meat Market grocer; and shopping center upgrades including façade renovations	9	Mar-23	2,150	1,250	15 %
11 Gateway Plaza - Vallejo	Vallejo, CA	Redevelopment of former Hancock Fabrics with a 13K SF PetSmart; remerchandising small shop space; and shopping center upgrades including façade renovations	53	Jun-23	5,100	1,900	8 %
12 Westminster City Center	Denver-Aurora-Lakewood, CO	Relocation and expansion of existing Golf Galaxy to 43K SF in former Babies'R'Us location; backfill of former Golf Galaxy with an entertainment user; remerchandise former Dress Barn with a 9K SF Five Below; addition of a 6K SF Seo's Martial Arts; redevelopment of former Gordmans with a 25K SF buybuy Baby and an additional junior anchor retailer; and remerchandise existing outparcels with a 6K SF Sola Salon Suites and a 6K SF Hook & Reel	27	Sep-23	12,200	6,350	9 %
13 Shops at Palm Lakes	Miami-Fort Lauderdale-Pompano Beach, FL	Redevelopment of former Kmart for multiple retailers including a 41K SF LA Fitness, a 24K SF dd's Discounts and construction of multi-tenant outparcel developments; and shopping center upgrades including façade renovation, updates to storm water drainage and landscaping and new signage and lighting	27	Sep-23	31,150	22,050	8 %
14 Marco Town Center	Naples-Marco Island, FL	Remerchandise existing small shop spaces and extensive shopping center upgrades including façade, landscaping, lighting and signage enhancements, parking reconfiguration and common area improvements including addition of outdoor dining patios and gathering areas	10	Sep-23	11,500	8,950	10 %
15 Dickson City Crossings	Scranton--Wilkes-Barre, PA	Remerchandise former Dick's Sporting Goods and AC Moore with a 41K SF Burlington Stores and additional junior anchors; redevelopment of former Pier 1 outparcel into a multi-tenant building; and shopping center upgrades including partial façade renovations and addition of outdoor seating	29	Sep-23	8,350	3,200	10 %
16 Pointe Orlando - Phase I	Orlando-Kissimmee-Sanford, FL	Remerchandise existing small shop retail with relevant retailers including an 11K SF Hampton Social and a 7K SF Kavas Tacos & Tequila; rebranding and reconfiguration of the center; and extensive shopping center upgrades including façade, landscaping and lighting upgrades and common area enhancements including public seating areas, addition of digital directories and kiosks and improved pedestrian plazas	17	Dec-23	36,600	25,600	8 %
17 WaterTower Plaza	Worcester, MA-CT	Redevelopment of former Shaw's with a 46K SF grocer and additional retailers; and shopping center upgrades including the addition of patio areas, façade renovations and parking enhancements	27	Dec-23	11,200	550	9 %
18 Laurel Square	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of former Pathmark to accommodate a 30K SF grocer and additional retail space; combine small shop spaces for a 10K SF Dollar Tree; upgrade and remerchandise existing outparcel building; and shopping center upgrades including façade renovations, parking enhancements and pylon sign upgrades	31	Dec-23	12,550	5,750	10 %

REDEVELOPMENT SUMMARY

Dollars in thousands

Property Name	MSA	Project Description	Property Acreage	Stabilization Quarter	Net Estimated Costs (1)	Gross Costs to Date	Expected NOI Yield (1)
19 East Port Plaza	Port St. Lucie, FL	Construction of a 3K SF Starbucks outparcel; remerchandise existing small shop spaces and extensive shopping center upgrades including façade, landscaping, lighting and parking updates, point of entry and signage improvements, and common area enhancements including improved pedestrian walkways	32	Mar-24	7,150	3,350	8 %
20 Hillcrest Market Place	Spartanburg, SC	Redevelopment of former Stein Mart with a 25K SF Ross Dress for Less (relocated and rightsized within center) and an 11K SF Five Below; combine former Ross Dress for Less and Office Depot to accommodate a 55K SF Hobby Lobby and additional retail space; remerchandise existing outparcel buildings; construction of multiple outparcel buildings; and shopping center upgrades including landscaping and signage enhancements	38	Mar-24	9,800	3,850	7 %
21 The Village at Mableton	Atlanta-Sandy Springs-Alpharetta, GA	Redevelopment of former Kmart with a 22K SF Ross Dress for Less, a 20K SF dd's Discounts, a 10K SF Five Below, and additional retailers; Construction of a 1K SF outparcel building with drive-thru; shopping center upgrades including façade renovations and landscaping and signage enhancements	24	Sep-24	16,250	900	9 %
22 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 multi-tenant outparcel building; and shopping center upgrades including expansion and upgrade of existing outdoor dining patios, façade renovations, parking reconfiguration, and landscaping and signage enhancements	26	Jun-25	27,800	2,450	8 %
23 Wynnewood Village - Phase IV (3)	Dallas-Fort Worth-Arlington, TX	Ground-up construction of a large-format retail use	65	Jun-25	5,950	1,600	14 %
TOTAL IN PROCESS REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE					\$ 293,500	\$ 162,050	9 %

Property Name	MSA	Project Description	Property Acreage	Stabilization Quarter	Net Project Costs (1,4)	NOI Yield (1,4)
STABILIZED REDEVELOPMENTS						
Projects Stabilized During The Three Months Ended June 30, 2022						
1 Tinley Park Plaza - Phase I (5)	Chicago-Naperville-Elgin, IL-IN-WI	Demolish 80K SF of structurally obsolescent anchor space to accommodate construction of a 38K SF grocer, a 25K SF Burlington Stores and additional retailers; renovate and remerchandise 13K SF of retail space; and shopping center upgrades including façade and parking renovations, and new pylon signs, landscaping and irrigation	22	Jun-22	\$ 17,400	15 %
2 Wynnewood Village - Phase III	Dallas-Fort Worth-Arlington, TX	Relocation and expansion of existing Gambro Healthcare to 14K SF and Mi Doctor to 12K SF; remerchandise existing space with a 15K SF Kid's Empire and a 12K SF Five Below; and shopping center upgrades including façade renovations and parking enhancements	65	Jun-22	8,000	7 %
Projects Stabilized During The Three Months Ended March 31, 2022						
3 Stewart Plaza	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment and rightsize of existing Burlington Stores to 65K SF to accommodate addition of a 75K SF Floor & Décor; remerchandise additional small shop space with new relevant retailers; and shopping center upgrades including façade renovations, parking and pylon sign enhancements	13	Mar-22	15,150	10 %
TOTAL STABILIZED REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE					\$ 40,550	12 %

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

(2) Net project costs exclude \$1.5M of project specific credits (lease termination fees or other ancillary credits).

(3) Net project costs exclude \$0.4M of project specific credits (lease termination fees or other ancillary credits).

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

(5) NOI yield includes amounts anticipated to be received as part of an executed tax increment financing (TIF) agreement, which may not be received until after the expected stabilization date.

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, 2021.

FUTURE REDEVELOPMENT OPPORTUNITIES

Property Name	MSA	Project Description
MAJOR REDEVELOPMENTS		
1 University Mall	Sacramento--Roseville--Arden-Arcade, CA	Extensive repositioning and reconfiguration with experiential retailers, densification of site, potential residential component
2 Village at Mira Mesa - Phase III	San Diego-Carlsbad, CA	Redevelopment of existing anchor space for potential residential rental component
3 Superior Marketplace	Boulder, CO	Redevelopment and repositioning of shopping center with multiple retailers, restaurants and/or multi-family
4 Mall at 163rd Street	Miami-Fort Lauderdale-West Palm Beach, FL	Extensive redevelopment and repositioning of shopping center, densification of site, reconfiguration of existing retail space
5 Pointe Orlando - Phase II	Orlando-Kissimmee-Sanford, FL	Redevelopment, densification and rebranding for multiple retailers, hospitality, and/or entertainment users
6 Northeast Plaza	Atlanta-Sandy Springs-Roswell, GA	Redevelopment and repositioning of shopping center including potential residential component
7 Westridge Court	Chicago-Naperville-Elgin, IL-IN-WI	Redevelopment of existing retail space to create entertainment / restaurant destination
8 Richfield Hub	Minneapolis-St. Paul-Bloomington, MN-WI	Redevelopment and repositioning of shopping center, densification of site
9 Kings Park Plaza	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of shopping center to leverage proximity to area transit, remerchandise with multiple retailers, potential multi-family component
10 Rockland Plaza	New York-Newark-Jersey City, NY-NJ-PA	Extensive redevelopment and repositioning of shopping center, multiple outparcel developments
11 Three Village Shopping Center	New York-Newark-Jersey City, NY-NJ-PA	Redevelopment of shopping center to leverage proximity to area transit, remerchandise with multiple retailers, potential multi-family component
12 Plymouth Square Shopping Center	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Redevelopment and remerchandising of shopping center
13 Roosevelt Mall - Future Phases	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Extensive repositioning and reconfiguration, densification of site
14 Market Plaza	Dallas-Fort Worth-Arlington, TX	Extensive redevelopment and repositioning of shopping center, remerchandise with multiple retailers
15 Wynnewood Village - Future Phases	Dallas-Fort Worth-Arlington, TX	Redevelopment and repositioning of shopping center, densification of site
MINOR REDEVELOPMENTS		
1 Springdale - Phase IV	Mobile, AL	Densification of site, including a multi-tenant outparcel development
2 Brea Gateway	Los Angeles-Long Beach-Anaheim, CA	Reposition of former anchor which may include site densification with addition of outparcel pad development
3 Puente Hills Town Center (1)	Los Angeles-Long Beach-Anaheim, CA	Redevelopment of shopping center, remerchandise with multiple retailers and a new anchor tenant
4 Center of Bonita Springs	Cape Coral-Fort Myers, FL	Redevelopment of existing anchor space for multiple retailers, densification of site
5 Sunrise Town Center	Miami-Fort Lauderdale-Pompano Beach, FL	Redevelopment and repositioning of shopping center
6 Venetian Isle Shopping Ctr	Miami-Fort Lauderdale-Pompano Beach, FL	Redevelopment of existing anchor space for new anchor prototype, potential outparcel development
7 Granada Shoppes	Naples-Marco Island, FL	Redevelopment of existing anchor space for multiple retailers
8 Coastal Way	Tampa-St. Petersburg-Clearwater, FL	Redevelopment of existing anchor space for multiple retailers
9 Kings Market	Atlanta-Sandy Springs-Alpharetta, GA	Redevelopment and repositioning of shopping center
10 Mansell Crossing	Atlanta-Sandy Springs-Roswell, GA	Densification of site, including multi-tenant outparcel development
11 Northside	Dalton, GA	Reposition of former anchor which may include site densification with addition of outparcel pad development
12 Tinley Park Plaza - Phase II (1)	Chicago-Naperville-Elgin, IL-IN-WI	Redevelopment of existing anchor space for multiple retailers
13 Delta Center	Lansing-East Lansing, MI	Redevelopment of existing anchor space for multiple retailers
14 Capitol Shopping Center	Concord, NH	Redevelopment of existing anchor space for multiple retailers
15 Parkway Plaza	Winston-Salem, NC	Reposition of former anchors which may include site densification with addition of outparcel pad development
16 Dalewood I, II & III Shopping Center	New York-Newark-Jersey City, NY-NJ-PA	Remerchandise with relevant uses, façade renovation and enhancement of common areas
17 Middletown Plaza	New York-Newark-Jersey City, NY-NJ-PA	Reposition of former anchor outparcel and peripheral façade renovation
18 Morris Hills Shopping Center	New York-Newark-Jersey City, NY-NJ-PA	Densification of site, including multi-tenant outparcel development, potential multi-family component
19 Bristol Park	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Redevelopment of existing anchor space, inline shop space and façade renovation
20 Valley Fair	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Reposition of former anchor and façade renovation
21 Circle Center	Hilton Head Island-Bluffton, SC	Redevelopment and repositioning of shopping center
22 Lake Pointe Village (1)	Houston-The Woodlands-Sugar Land, TX	Reposition of existing vacant space and site densification
23 Preston Park Village - Future Phases	Dallas-Fort Worth-Arlington, TX	Redevelopment and repositioning of shopping center

(1) Indicates project added to the pipeline during the three months ended June 30, 2022.

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, 2021.

PORTFOLIO SUMMARY

Supplemental Disclosure

Three Months Ended June 30, 2022

PORTFOLIO OVERVIEW

Dollars in thousands, except per square foot amounts

	As of:				
	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21
Number of properties	379	380	382	386	389
GLA	67,107,846	67,203,965	67,452,927	67,712,852	67,982,996
Percent billed	89.0%	88.6%	88.7%	88.2%	88.1%
Percent leased	92.5%	92.1%	92.0%	91.5%	91.1%
TOTAL ≥ 10,000 SF	94.8%	94.4%	94.4%	94.2%	94.0%
TOTAL < 10,000 SF	87.7%	87.0%	86.7%	85.7%	84.8%
ABR	\$ 929,793	\$ 910,758	\$ 900,623	\$ 888,875	\$ 880,335
ABR PSF	\$ 15.90	\$ 15.64	\$ 15.42	\$ 15.25	\$ 15.12

PORTFOLIO BY UNIT SIZE AS OF 6/30/22

	Number of Units	GLA	Percent of GLA	Percent Billed	Percent Leased	ABR	ABR PSF
≥ 35,000 SF	429	24,298,166	36.2%	93.9%	95.1%	\$ 223,814	\$ 10.95
20,000 - 34,999 SF	502	13,122,853	19.5%	89.6%	95.0%	143,319	11.60
10,000 - 19,999 SF	628	8,565,600	12.8%	88.6%	93.4%	117,090	15.04
5,000 - 9,999 SF	1,122	7,726,617	11.5%	83.4%	88.7%	127,924	19.41
< 5,000 SF	6,299	13,394,610	20.0%	82.9%	87.2%	317,646	28.07
TOTAL	8,980	67,107,846	100.0%	89.0%	92.5%	\$ 929,793	\$ 15.90
TOTAL ≥ 10,000 SF	1,559	45,986,619	68.5%	91.7%	94.8%	\$ 484,223	\$ 11.93
TOTAL < 10,000 SF	7,421	21,121,227	31.5%	83.1%	87.7%	445,570	24.88

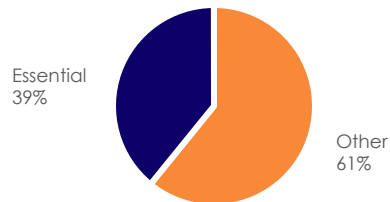
Reflects portfolio statistics as reported for the specified period.

PORTFOLIO COMPOSITION

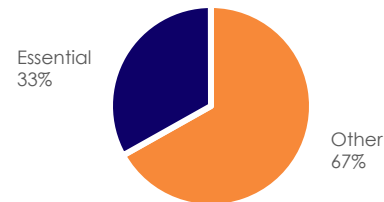
Dollars in thousands

ESSENTIAL AND OTHER TENANTS

Percent of Portfolio Leased GLA

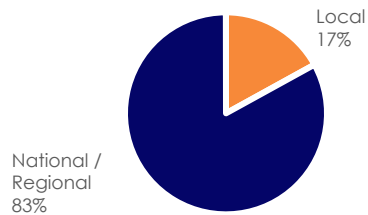


Percent of Portfolio ABR

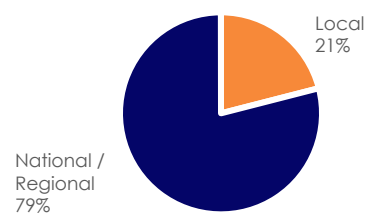


NATIONAL / REGIONAL AND LOCAL TENANTS

Percent of Portfolio Leased GLA

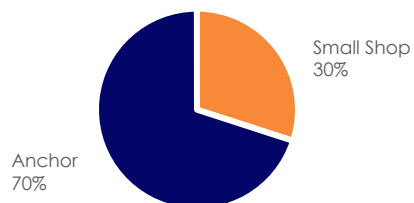


Percent of Portfolio ABR

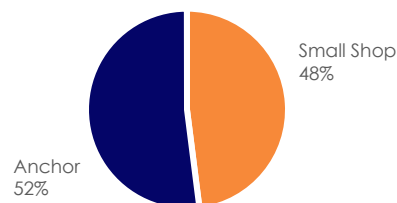


ANCHOR AND SMALL SHOP TENANTS

Percent of Portfolio Leased GLA



Percent of Portfolio ABR



Merchandise Mix	ABR	Percent of ABR
ESSENTIAL		
Grocery / Pharmacy	\$ 143,958	15 %
General Merchandise (Discount / Dollar)	33,048	4 %
Pet	26,421	3 %
Financial services	25,940	3 %
Medical (essential)	25,140	3 %
Home improvement	16,354	2 %
Mail / Shipping and Other services	15,489	1 %
Other Essential	11,862	1 %
Auto	9,913	1 %
OTHER		
Restaurants	\$ 141,472	15 %
Other Personal Services	67,387	7 %
Off-Price Apparel	61,841	7 %
Fitness / Sports	50,433	5 %
Value Apparel, Shoes, Accessories	45,398	5 %
Home Décor	44,037	5 %
Other Retail	38,018	4 %
General Merchandise (Department, Gift, etc.)	36,585	4 %
Electronics & Appliance	27,937	3 %
Health & Beauty	27,477	3 %
Other Medical	26,089	3 %
Entertainment	21,504	2 %
Hobby & Crafts	16,132	2 %
Liquor	9,191	1 %
Other Professional Services	8,167	1 %
TOTAL	\$ 929,793	100 %

TOP FORTY RETAILERS RANKED BY ABR

Dollars in thousands, except per square foot amounts

Retailer	Owned Leases (1)	Leased GLA	Percent of GLA	ABR	Percent of ABR	ABR PSF
1 The TJX Companies, Inc. (2)	85	2,559,407	3.8 %	\$ 31,206	3.4 %	\$ 12.19
2 The Kroger Co. (3)	44	2,993,862	4.5 %	22,646	2.4 %	7.56
3 Burlington Stores, Inc.	37	1,619,178	2.4 %	18,075	1.9 %	11.16
4 Dollar Tree Stores, Inc. (4)	122	1,417,266	2.1 %	16,003	1.7 %	11.29
5 Publix Super Markets, Inc.	32	1,430,950	2.1 %	14,552	1.6 %	10.17
6 Ross Stores, Inc. (5)	40	1,047,460	1.6 %	13,131	1.4 %	12.54
7 L.A. Fitness International, LLC	14	566,362	0.8 %	10,944	1.2 %	19.32
8 Ahold Delhaize (6)	18	981,884	1.5 %	10,621	1.1 %	10.82
9 Amazon.com, Inc. / Whole Foods Market Services, Inc.	15	570,402	0.8 %	9,953	1.1 %	17.45
10 Albertson's Companies, Inc. (7)	14	763,202	1.1 %	9,681	1.0 %	12.68
	421	13,949,973	20.7 %	156,812	16.8 %	11.24
11 PetSmart, Inc.	27	594,706	0.9 %	9,457	1.0 %	15.90
12 Kohl's Corporation	14	1,095,329	1.6 %	8,896	1.0 %	8.12
13 PETCO Animal Supplies, Inc.	35	478,325	0.7 %	8,491	0.9 %	17.75
14 Big Lots, Inc.	34	1,097,269	1.6 %	8,187	0.9 %	7.46
15 Ulta Beauty, Inc.	30	337,600	0.5 %	7,918	0.9 %	23.45
16 Five Below, Inc.	43	398,985	0.6 %	7,569	0.8 %	18.97
17 Party City Holdco Inc.	29	418,942	0.6 %	6,435	0.7 %	15.36
18 The Michaels Companies, Inc.	21	472,884	0.7 %	6,158	0.7 %	13.02
19 Bed Bath & Beyond, Inc. (8)	22	547,175	0.8 %	6,007	0.6 %	10.98
20 Best Buy Co., Inc. (9)	12	459,022	0.7 %	5,778	0.6 %	12.59
	688	19,850,210	29.4 %	231,708	24.9 %	11.67
21 Staples, Inc.	21	442,469	0.7 %	5,432	0.6 %	12.28
22 Office Depot, Inc. (10)	21	460,001	0.7 %	5,322	0.6 %	11.57
23 CVS Health	15	222,799	0.3 %	4,951	0.5 %	22.22
24 JP Morgan Chase & Co.	28	101,418	0.2 %	4,807	0.5 %	47.40
25 JOANN Stores, Inc.	20	394,487	0.6 %	4,690	0.5 %	11.89
26 Gap, Inc. (11)	13	215,422	0.3 %	4,281	0.5 %	19.87
27 The Home Depot, Inc.	5	428,868	0.6 %	4,136	0.4 %	9.64
28 Hobby Lobby Stores, Inc.	11	574,545	0.9 %	4,107	0.4 %	7.15
29 Harbor Freight Tools	23	387,287	0.6 %	4,070	0.4 %	10.51
30 Wal-Mart Stores, Inc. (12)	10	983,458	1.5 %	3,902	0.4 %	3.97
31 Sally Beauty Holdings, Inc. (13)	85	159,671	0.2 %	3,716	0.4 %	23.27
32 AMC Entertainment	4	200,955	0.3 %	3,686	0.4 %	18.34
33 Bank of America, NA	25	87,063	0.1 %	3,545	0.4 %	40.72
34 Walgreens Boots Alliance, Inc.	16	210,570	0.3 %	3,485	0.4 %	16.55
35 Designer Brands Inc. (DSW)	12	232,077	0.3 %	3,427	0.4 %	14.77
36 Barnes & Noble, Inc.	9	203,748	0.3 %	3,402	0.4 %	16.70
37 At Home Stores LLC	6	548,197	0.8 %	3,323	0.4 %	6.06
38 DICK's Sporting Goods, Inc. (14)	7	233,976	0.3 %	3,308	0.4 %	14.14
39 Regal Entertainment Group (15)	3	156,549	0.2 %	3,291	0.4 %	21.02
40 Wakefern Food Corporation (16)	4	230,254	0.3 %	3,289	0.4 %	14.28
TOTAL TOP 40 RETAILERS	1,026	26,324,024	38.9 %	\$ 311,878	33.7 %	\$ 11.85

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

(2) Includes T.J. Maxx-34, Marshalls-32, HomeGoods-16, Sierra Trading Post-2 and HomeSense-1.

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

(4) Includes Dollar Tree-109, Family Dollar-12 and Deal\$-1.

(5) Includes Ross Dress for Less-39 and dd's Discounts-1.

(6) Includes Super Stop & Shop-7, Giant Food-5, Food Lion-2, Stop & Shop-1, Bottom Dollar Food-1, Hannaford-1 and Tops Market-1.

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

(8) Includes Bed Bath & Beyond-14, buybuy Baby-3, Harmon Face Values-3 and Cost Plus World Market(sublease)-2.

(9) Includes Best Buy-11 and Yardbird-1.

(10) Includes Office Depot-11 and OfficeMax-10.

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

(12) Includes Supercenters-9 and Walmart Neighborhood Market-1.

(13) Includes Sally Beauty-73, Cosmoprof-11 and Macon Beauty Systems-1.

(14) Includes Golf Galaxy-4 and DICK'S Sporting Goods-3.

(15) Includes Regal Cinemas-2 and United Artist Theatres-1.

(16) Includes ShopRite-3 and PriceRite-1.

NEW & RENEWAL LEASE SUMMARY

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 6/30/22	443	2,885,438	\$ 49,312	\$ 17.09	\$ 4.59	\$ 2.15	6.5	331	2,297,341	\$ 16.38	\$ 14.56	12.5 %
Three months ended 3/31/22	374	2,307,147	35,869	15.55	4.68	1.99	6.4	271	1,775,717	14.63	12.93	13.1 %
Three months ended 12/31/21	467	2,866,093	47,923	16.72	3.99	2.23	6.3	351	2,241,762	15.90	14.09	12.8 %
Three months ended 9/30/21	386	2,770,003	40,269	14.54	3.23	1.43	6.0	285	2,352,283	14.22	12.85	10.7 %
TOTAL - TWELVE MONTHS ENDED 6/30/22	1,670	10,828,681	\$ 173,373	\$ 16.01	\$ 4.10	\$ 1.95	6.3	1,238	8,667,103	\$ 15.31	\$ 13.64	12.2 %
NEW & RENEWAL LEASES ONLY												
Three months ended 6/30/22	387	1,962,044	\$ 36,865	\$ 18.79	\$ 6.75	\$ 3.16	7.2	275	1,373,947	\$ 18.33	\$ 16.00	14.6 %
Three months ended 3/31/22	321	1,390,152	26,046	18.74	7.77	3.31	7.4	218	858,722	18.81	15.93	18.1 %
Three months ended 12/31/21	430	2,121,990	40,498	19.08	5.39	3.01	6.9	314	1,497,659	18.84	16.45	14.5 %
Three months ended 9/30/21	332	1,719,493	28,570	16.62	5.20	2.31	6.6	231	1,301,773	16.70	14.87	12.3 %
TOTAL - TWELVE MONTHS ENDED 6/30/22	1,470	7,193,679	\$ 131,979	\$ 18.35	\$ 6.18	\$ 2.94	7.0	1,038	5,032,101	\$ 18.14	\$ 15.83	14.6 %
NEW LEASES												
Three months ended 6/30/22	166	870,194	\$ 17,160	\$ 19.72	\$ 12.68	\$ 6.99	9.1	56	291,223	\$ 19.75	\$ 14.71	34.3 %
Three months ended 3/31/22	149	779,954	13,754	17.63	12.46	5.82	9.0	51	285,463	16.28	11.98	35.9 %
Three months ended 12/31/21	175	954,979	19,218	20.12	10.90	6.57	10.0	68	381,973	20.58	14.52	41.7 %
Three months ended 9/30/21	161	745,712	13,001	17.43	9.62	5.28	8.2	60	327,992	18.82	14.90	26.3 %
TOTAL - TWELVE MONTHS ENDED 6/30/22	651	3,350,839	\$ 63,133	\$ 18.84	\$ 11.44	\$ 6.22	9.1	235	1,286,651	\$ 18.99	\$ 14.09	34.8 %
RENEWAL LEASES												
Three months ended 6/30/22	221	1,091,850	\$ 19,705	\$ 18.05	\$ 2.03	\$ 0.10	5.6	219	1,082,724	\$ 17.95	\$ 16.35	9.8 %
Three months ended 3/31/22	172	610,198	12,292	20.14	1.78	0.10	5.3	167	573,259	20.07	17.90	12.1 %
Three months ended 12/31/21	255	1,167,011	21,280	18.23	0.87	0.10	4.4	246	1,115,686	18.24	17.12	6.5 %
Three months ended 9/30/21	171	973,781	15,569	15.99	1.82	0.04	5.3	171	973,781	15.99	14.86	7.6 %
TOTAL - TWELVE MONTHS ENDED 6/30/22	819	3,842,840	\$ 68,846	\$ 17.92	\$ 1.59	\$ 0.08	5.1	803	3,745,450	\$ 17.85	\$ 16.43	8.6 %
OPTION LEASES												
Three months ended 6/30/22	56	923,394	\$ 12,447	\$ 13.48	\$ —	\$ —	5.0	56	923,394	\$ 13.48	\$ 12.41	8.6 %
Three months ended 3/31/22	53	916,995	9,823	10.71	—	—	5.0	53	916,995	10.71	10.12	5.8 %
Three months ended 12/31/21	37	744,103	7,425	9.98	—	—	4.7	37	744,103	9.98	9.33	7.0 %
Three months ended 9/30/21	54	1,050,510	11,699	11.14	—	—	5.0	54	1,050,510	11.14	10.35	7.6 %
TOTAL - TWELVE MONTHS ENDED 6/30/22	200	3,635,002	\$ 41,394	\$ 11.39	\$ —	\$ —	4.9	200	3,635,002	\$ 11.39	\$ 10.61	7.4 %
LEASES BY ANCHOR AND SMALL SHOP												
	Three Months Ended 6/30/22						Twelve Months Ended 6/30/22					
	% 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 %	1,918,566	66 %	49 %	\$ 12.57	11.2 %	15 %	6,934,812	64 %	45 %	\$ 11.32	11.9 %
New & Renewal Leases Only	12 %	1,121,013	57 %	41 %	13.38	14.3 %	11 %	3,766,983	52 %	37 %	12.93	16.7 %
New Leases	16 %	509,590	59 %	45 %	15.22	43.0 %	13 %	1,776,716	53 %	40 %	14.05	51.2 %
Renewal Leases	10 %	611,423	56 %	37 %	11.86	6.5 %	11 %	1,990,267	52 %	35 %	11.94	4.8 %
Option Leases	45 %	797,553	86 %	73 %	11.42	7.9 %	43 %	3,167,829	87 %	72 %	9.39	6.8 %
Small Shop Leases (< 10,000 SF)												
Total - New, Renewal & Option Leases	84 %	966,872	34 %	51 %	\$ 26.06	13.9 %	85 %	3,893,869	36 %	55 %	\$ 24.37	12.5 %
New & Renewal Leases Only	88 %	841,031	43 %	59 %	25.99	14.8 %	89 %	3,426,696	48 %	63 %	24.30	13.3 %
New Leases	84 %	360,604	41 %	55 %	26.08	27.6 %	87 %	1,574,123	47 %	60 %	24.25	22.7 %
Renewal Leases	90 %	480,427	44 %	63 %	25.93	11.9 %	89 %	1,852,573	48 %	65 %	24.33	10.9 %
Option Leases	55 %	125,841	14 %	27 %	26.50	10.2 %	57 %	467,173	13 %	28 %	24.90	8.6 %

(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

Dollars in thousands, except per square foot amounts

NEW LEASE NET EFFECTIVE RENT

	Twelve Months Ended	Three Months Ended				
	6/30/22	6/30/22	3/31/22	12/31/21	9/30/21	6/30/21
NEW LEASES						
Weighted average over lease term:						
Base rent	\$ 20.13	\$ 20.96	\$ 18.87	\$ 21.65	\$ 18.53	\$ 21.04
Tenant improvements and allowances	(1.48)	(1.57)	(1.65)	(1.36)	(1.35)	(1.80)
Third party leasing commissions	(0.65)	(0.71)	(0.63)	(0.68)	(0.57)	(0.70)
NET EFFECTIVE RENT BEFORE TENANT SPECIFIC LANDLORD WORK	18.00	18.68	16.59	19.61	16.61	18.54
Tenant specific landlord work (1)	(1.42)	(1.77)	(1.57)	(1.02)	(1.35)	(1.83)
NET EFFECTIVE RENT	\$ 16.58	\$ 16.91	\$ 15.02	\$ 18.59	\$ 15.26	\$ 16.71
Net effective rent before tenant specific landlord work /						
base rent	89%	89%	88%	91%	90%	88%
Net effective rent / base rent	82%	81%	80%	86%	82%	79%
Weighted average term (years)	9.1	9.1	9.0	10.0	8.2	9.3
PERCENT OF TOTAL NET EFFECTIVE RENT BY ANCHOR AND SMALL SHOP						
≥ 10,000 SF	38%	43%	31%	44%	29%	30%
< 10,000 SF	62%	57%	69%	56%	71%	70%

LEASES SIGNED BUT NOT YET COMMENCED (2)

As of 6/30/22:	Leases	GLA	ABR	ABR PSF
≥ 10,000 SF	77	1,737,144	\$ 25,379	\$ 14.61
< 10,000 SF	345	1,062,020	28,377	26.72
TOTAL	422	2,799,164	\$ 53,756	\$ 19.20

EXPECTED TIMING OF THE LEASES SIGNED BUT NOT YET COMMENCED

	2022 (remaining)	2023	2024+	Total
Projected Lease Commencements	\$ 27,377	\$ 18,667	\$ 7,712	\$ 53,756

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

(2) Signed but not commenced population represents approximately 420 basis points of total portfolio GLA (\$53.8M in ABR), 70 basis points (\$8.9M in ABR) of which represents leases on space that will be vacated by existing tenants in the near term.

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

Reflects portfolio statistics as reported for the specified period.

LEASE EXPIRATION SCHEDULE

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	315	950,481	1.5 %	1.6 %	\$ 16.12	\$ 16.12	18	306,341	0.7 %	0.7 %	\$ 10.84	\$ 10.84	297	644,140	3.5 %	2.7 %	\$ 18.64	\$ 18.64
2022	407	1,603,870	2.6 %	2.6 %	15.30	15.30	28	636,307	1.5 %	1.2 %	9.19	9.19	379	967,563	5.2 %	4.2 %	19.32	19.32
2023	1,222	7,014,601	11.3 %	11.0 %	14.63	14.66	168	4,283,435	9.8 %	8.9 %	10.01	10.02	1,054	2,731,166	14.7 %	13.4 %	21.87	21.95
2024	1,151	8,428,703	13.6 %	12.5 %	13.80	13.93	173	5,884,979	13.5 %	11.9 %	9.78	9.78	978	2,543,724	13.7 %	13.2 %	23.09	23.51
2025	1,027	7,953,399	12.8 %	12.2 %	14.29	14.49	187	5,627,244	12.9 %	12.5 %	10.72	10.78	840	2,326,155	12.6 %	12.0 %	22.93	23.46
2026	910	7,352,060	11.8 %	11.8 %	14.98	15.33	172	5,229,130	12.0 %	11.8 %	10.92	11.00	738	2,122,930	11.5 %	11.9 %	25.00	25.98
2027	888	8,032,226	12.9 %	12.5 %	14.52	15.12	190	5,912,006	13.6 %	13.5 %	11.09	11.32	698	2,120,220	11.4 %	11.5 %	24.10	25.70
2028	405	3,637,745	5.9 %	6.1 %	15.67	16.76	89	2,657,163	6.1 %	6.3 %	11.47	12.03	316	980,582	5.3 %	6.0 %	27.05	29.58
2029	399	4,086,128	6.6 %	6.6 %	14.99	16.18	107	3,148,114	7.2 %	7.5 %	11.57	12.22	292	938,014	5.1 %	5.6 %	26.47	29.47
2030	290	2,971,676	4.8 %	4.8 %	14.96	16.12	72	2,228,120	5.1 %	5.1 %	10.98	11.53	218	743,556	4.0 %	4.5 %	26.90	29.88
2031	277	2,628,515	4.2 %	4.7 %	16.38	18.12	68	1,897,334	4.4 %	5.0 %	12.86	13.89	209	731,181	3.9 %	4.0 %	25.50	29.08
2032+	676	7,447,389	12.0 %	13.6 %	16.75	18.80	195	5,769,144	13.2 %	15.6 %	13.15	14.30	481	1,678,245	9.1 %	11.0 %	29.13	34.27

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	315	950,481	1.5 %	1.6 %	\$ 16.12	\$ 16.12	18	306,341	0.7 %	0.7 %	\$ 10.84	\$ 10.84	297	644,140	3.5 %	2.7 %	\$ 18.64	\$ 18.64
2022	367	1,100,173	1.8 %	2.0 %	16.91	16.91	14	227,341	0.5 %	0.4 %	9.10	9.10	353	872,832	4.7 %	3.7 %	18.95	18.95
2023	949	3,652,061	5.9 %	6.4 %	16.26	16.32	72	1,512,641	3.5 %	2.9 %	9.13	9.15	877	2,139,420	11.5 %	10.2 %	21.30	21.39
2024	793	2,828,630	4.6 %	5.5 %	17.92	18.23	43	1,087,148	2.5 %	2.4 %	10.50	10.53	750	1,741,482	9.4 %	8.8 %	22.55	23.03
2025	652	2,464,273	4.0 %	4.8 %	17.94	18.39	44	994,486	2.3 %	2.2 %	10.71	10.84	608	1,469,787	7.9 %	7.5 %	22.84	23.51
2026	548	2,272,714	3.7 %	4.4 %	18.16	18.90	40	967,776	2.2 %	2.0 %	10.16	10.42	508	1,304,938	7.0 %	7.1 %	24.09	25.19
2027	532	2,364,869	3.8 %	4.8 %	18.70	19.96	52	1,102,595	2.5 %	2.7 %	11.79	12.27	480	1,262,274	6.8 %	7.0 %	24.74	26.67
2028	331	1,605,526	2.6 %	3.3 %	19.24	20.93	34	762,896	1.8 %	1.9 %	12.10	12.87	297	842,630	4.5 %	4.9 %	25.71	28.24
2029	309	1,440,923	2.3 %	3.0 %	19.12	21.19	31	619,309	1.4 %	1.5 %	11.74	12.97	278	821,614	4.4 %	4.6 %	24.68	27.39
2030	283	1,879,599	3.0 %	3.2 %	15.69	17.29	43	1,140,285	2.6 %	2.5 %	10.59	11.32	240	739,314	4.0 %	3.9 %	23.56	26.50
2031	281	1,851,028	3.0 %	3.3 %	16.43	18.58	40	1,132,962	2.6 %	2.6 %	11.27	12.34	241	718,066	3.9 %	4.0 %	24.56	28.43
2032+	2,607	39,696,516	63.8 %	57.7 %	13.55	17.30	1,036	33,725,537	77.4 %	78.2 %	11.23	14.23	1,571	5,970,979	32.4 %	35.6 %	26.62	34.66

(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 6/30/22	74.6%	81.8%

MAJOR MSA DETAIL

Dollars in thousands, except per square foot amounts

PROPERTIES BY LARGEST US MSAs

Largest US MSAs by 2021 Population	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 MSAs by Population	258	45,034,264	88.1 %	91.7 %	\$ 652,093	\$ 16.72	67.9 %	67.0 %	70.2 %
MSAs Ranked 51 - 100 by Population	46	8,692,748	91.1 %	94.5 %	104,392	14.00	12.2 %	13.1 %	11.2 %
Other MSAs	75	13,380,834	90.5 %	94.1 %	173,308	14.39	19.9 %	19.9 %	18.6 %
TOTAL	379	67,107,846	89.0 %	92.5 %	\$ 929,793	\$ 15.90	100.0 %	100.0 %	100.0 %

BRIXMOR LARGEST MSAs BY ABR

Largest MSAs by ABR	MSA Rank	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR PSF	Percent of Number of Properties	Percent of GLA	Percent of ABR
1 New York-Newark-Jersey City, NY-NJ-PA	1	26	3,197,989	85.3 %	93.3 %	\$ 66,293	\$ 22.70	6.9 %	4.8 %	7.1 %
2 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7	22	4,061,820	88.2 %	92.6 %	65,195	20.01	5.8 %	6.1 %	7.0 %
3 Houston-The Woodlands-Sugar Land, TX	5	30	4,003,729	91.1 %	93.5 %	51,991	14.32	7.9 %	6.0 %	5.6 %
4 Chicago-Naperville-Elgin, IL-IN-WI	3	17	4,317,167	84.0 %	85.4 %	51,415	14.50	4.5 %	6.4 %	5.5 %
5 Dallas-Fort Worth-Arlington, TX	4	13	2,601,417	87.5 %	91.1 %	44,341	18.89	3.4 %	3.9 %	4.8 %
6 Los Angeles-Long Beach-Anaheim, CA	2	11	1,888,045	93.7 %	96.8 %	40,869	24.37	2.9 %	2.8 %	4.4 %
7 Atlanta-Sandy Springs-Alpharetta, GA	8	23	3,332,105	87.2 %	92.1 %	39,162	13.18	6.1 %	5.0 %	4.2 %
8 Tampa-St. Petersburg-Clearwater, FL	18	11	1,778,193	89.0 %	90.8 %	25,860	16.70	2.9 %	2.6 %	2.8 %
9 Cincinnati, OH-KY-IN	30	7	1,860,331	90.5 %	92.7 %	23,858	17.83	1.8 %	2.8 %	2.6 %
10 Miami-Fort Lauderdale-Pompano Beach, FL	9	9	1,484,923	83.3 %	87.7 %	20,988	16.55	2.4 %	2.2 %	2.3 %
10 Largest MSAs by ABR	—	169	28,525,719	87.8 %	91.4 %	429,972	17.55	44.6 %	42.6 %	46.3 %
11 Naples-Marco Island, FL	141	5	1,069,081	95.3 %	97.5 %	19,182	18.70	1.3 %	1.6 %	2.1 %
12 Denver-Aurora-Lakewood, CO	19	6	1,316,296	86.8 %	93.3 %	17,700	15.53	1.6 %	2.0 %	1.9 %
13 Orlando-Kissimmee-Sanford, FL	23	5	806,564	86.4 %	88.1 %	16,367	23.24	1.3 %	1.2 %	1.8 %
14 Detroit-Warren-Dearborn, MI	14	8	1,459,631	88.1 %	93.7 %	16,308	12.94	2.1 %	2.2 %	1.8 %
15 Charlotte-Concord-Gastonia, NC-SC	22	5	1,425,703	93.3 %	97.4 %	16,226	12.95	1.3 %	2.1 %	1.7 %
16 San Diego-Chula Vista-Carlsbad, CA	17	3	652,263	97.6 %	98.8 %	15,605	24.73	0.8 %	1.0 %	1.7 %
17 Minneapolis-St. Paul-Bloomington, MN-WI	16	8	1,086,726	86.9 %	88.7 %	13,628	15.67	2.1 %	1.6 %	1.5 %
18 Ann Arbor, MI	148	3	820,327	89.8 %	92.8 %	12,382	16.39	0.8 %	1.2 %	1.3 %
19 San Francisco-Oakland-Berkeley, CA	13	2	506,994	93.4 %	95.3 %	11,469	29.09	0.5 %	0.8 %	1.2 %
20 Vallejo, CA	122	1	519,324	90.0 %	98.1 %	10,744	21.27	0.3 %	0.8 %	1.2 %
20 Largest MSAs by ABR	—	215	38,188,628	88.4 %	92.1 %	579,583	17.54	56.7 %	57.1 %	62.5 %
21 Binghamton, NY	194	4	751,572	87.7 %	91.4 %	10,071	14.90	1.1 %	1.1 %	1.1 %
22 North Port-Sarasota-Bradenton, FL	70	5	734,750	94.5 %	96.5 %	9,982	14.17	1.3 %	1.1 %	1.1 %
23 Allentown-Bethlehem-Easton, PA-NJ	68	3	829,432	94.5 %	96.9 %	9,912	13.59	0.8 %	1.2 %	1.1 %
24 Memphis, TN-MS-AR	43	1	649,252	93.5 %	95.7 %	9,830	16.82	0.3 %	1.0 %	1.1 %
25 Nashville-Davidson--Murfreesboro--Franklin, TN	35	4	798,262	94.6 %	94.7 %	9,788	12.94	1.1 %	1.2 %	1.1 %
26 Port St. Lucie, FL	112	5	688,049	86.5 %	91.7 %	9,717	15.50	1.3 %	1.0 %	1.0 %
27 Riverside-San Bernardino-Ontario, CA	12	4	501,668	84.4 %	96.9 %	9,501	22.42	1.1 %	0.7 %	1.0 %

MAJOR MSA DETAIL

Dollars in thousands, except per square foot amounts

BRIXMOR LARGEST MSAs BY ABR

Largest MSAs by ABR		MSA Rank	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR PSF	Percent of Number of Properties	Percent of GLA	Percent of ABR
28	Boston-Cambridge-Newton, MA-NH	11	6	723,339	87.8 %	94.8 %	9,407	13.72	1.6 %	1.1 %	1.0 %
29	Cleveland-Elyria, OH	34	3	795,777	83.7 %	84.2 %	8,836	13.29	0.8 %	1.2 %	1.0 %
30	Indianapolis-Carmel-Anderson, IN	33	2	722,546	87.9 %	93.2 %	7,907	11.91	0.5 %	1.1 %	0.9 %
31	Jacksonville, FL	39	3	695,151	97.3 %	99.5 %	7,851	11.76	0.8 %	1.0 %	0.8 %
32	Louisville/Jefferson County, KY-IN	45	4	700,179	92.3 %	96.3 %	7,799	11.88	1.1 %	1.0 %	0.8 %
33	Hartford-East Hartford-Middletown, CT	48	3	584,167	68.6 %	68.6 %	7,209	17.99	0.8 %	0.9 %	0.8 %
34	Norwich-New London, CT	184	2	440,313	90.9 %	90.9 %	6,414	16.40	0.5 %	0.7 %	0.7 %
35	Worcester, MA-CT	57	3	515,320	85.4 %	94.4 %	6,243	15.58	0.8 %	0.8 %	0.7 %
36	Washington-Arlington-Alexandria, DC-VA-MD-WV	6	3	437,979	89.0 %	90.4 %	6,121	15.78	0.8 %	0.7 %	0.7 %
37	New Haven-Milford, CT	69	4	487,795	82.8 %	85.1 %	5,939	14.31	1.1 %	0.7 %	0.6 %
38	Greensboro-High Point, NC	78	1	407,244	98.3 %	99.4 %	5,909	14.60	0.3 %	0.6 %	0.6 %
39	Wilmington, NC	170	2	379,107	90.8 %	99.1 %	5,861	15.77	0.5 %	0.6 %	0.6 %
40	Scranton-Wilkes-Barre, PA	100	2	619,139	91.8 %	95.6 %	5,854	23.65	0.5 %	0.9 %	0.6 %
41	Milwaukee-Waukesha, WI	40	4	566,998	85.3 %	86.9 %	5,832	11.84	1.1 %	0.8 %	0.6 %
42	Poughkeepsie-Newburgh-Middletown, NY	84	3	399,379	98.0 %	99.5 %	5,695	14.56	0.8 %	0.6 %	0.6 %
43	Oxnard-Thousand Oaks-Ventura, CA	71	2	319,844	84.1 %	96.2 %	5,556	18.72	0.5 %	0.5 %	0.6 %
44	College Station-Bryan, TX	181	3	433,728	95.4 %	95.4 %	5,520	16.06	0.8 %	0.6 %	0.6 %
45	Spartanburg, SC	156	1	364,148	72.3 %	95.5 %	4,844	14.25	0.3 %	0.5 %	0.5 %
46	Dayton-Kettering, OH	73	1	333,998	97.4 %	97.4 %	4,471	14.06	0.3 %	0.5 %	0.5 %
47	Greenville-Anderson, SC	60	2	220,723	100.0 %	100.0 %	4,164	19.31	0.5 %	0.3 %	0.4 %
48	Manchester-Nashua, NH	129	2	228,850	97.7 %	97.7 %	4,134	19.44	0.5 %	0.3 %	0.4 %
49	Raleigh-Cary, NC	41	2	286,697	85.8 %	97.6 %	4,131	14.88	0.5 %	0.4 %	0.4 %
50	Fresno, CA	55	1	255,149	97.6 %	99.0 %	4,127	16.33	0.3 %	0.4 %	0.4 %
50 Largest MSAs by ABR		—	300	54,059,183	88.8 %	92.5 %	788,208	16.76	79.4 %	80.6 %	84.8 %
51	Charleston-North Charleston, SC	74	2	498,871	84.0 %	84.3 %	4,117	9.95	0.5 %	0.7 %	0.4 %
52	Mobile, AL	128	1	429,636	79.2 %	80.1 %	4,108	12.23	0.3 %	0.6 %	0.4 %
53	Panama City, FL	246	2	397,492	96.9 %	97.4 %	4,045	10.45	0.5 %	0.6 %	0.4 %
54	Boulder, CO	157	1	275,919	84.0 %	85.0 %	3,977	16.95	0.3 %	0.4 %	0.4 %
55	Kansas City, MO-KS	31	3	448,226	84.6 %	88.5 %	3,896	9.82	0.8 %	0.7 %	0.4 %
56	Cape Coral-Fort Myers, FL	77	1	281,394	95.7 %	98.9 %	3,890	14.34	0.3 %	0.4 %	0.4 %
57	Winston-Salem, NC	90	2	354,801	77.5 %	89.7 %	3,788	12.66	0.5 %	0.5 %	0.4 %
58	Hilton Head Island-Bluffton, SC	210	2	231,952	97.5 %	97.5 %	3,626	16.03	0.5 %	0.3 %	0.4 %
59	Bakersfield, CA	62	1	240,068	97.8 %	97.8 %	3,617	15.69	0.3 %	0.4 %	0.4 %
60	Richmond, VA	44	2	229,840	92.2 %	93.6 %	3,569	16.59	0.5 %	0.3 %	0.4 %
61	Atlantic City-Hammonton, NJ	179	1	179,199	88.9 %	91.3 %	3,225	19.71	0.3 %	0.3 %	0.3 %
62	Greenville, NC	255	1	233,153	95.5 %	95.5 %	3,159	14.19	0.3 %	0.3 %	0.3 %
63	Springfield, MA	87	2	322,088	88.2 %	95.6 %	3,108	13.73	0.5 %	0.5 %	0.3 %
64	Virginia Beach-Norfolk-Newport News, VA-NC	37	1	150,300	90.3 %	96.4 %	3,102	21.63	0.3 %	0.2 %	0.3 %
65	Pittsfield, MA	325	1	188,444	95.3 %	96.4 %	2,924	16.10	0.3 %	0.3 %	0.3 %

MAJOR MSA DETAIL

Dollars in thousands, except per square foot amounts

BRIXMOR LARGEST MSAs BY ABR

Largest MSAs by ABR		MSA Rank	Number of Properties	GLA	Percent Billed	Percent Leased	ABR	ABR PSF	Percent of Number of Properties	Percent of GLA	Percent of ABR
66	Savannah, GA	134	2	221,381	96.2 %	96.2 %	2,786	13.08	0.5 %	0.3 %	0.3 %
67	Columbus, OH	32	2	276,504	88.4 %	88.9 %	2,622	11.03	0.5 %	0.4 %	0.3 %
68	Bridgeport-Stamford-Norwalk, CT	59	1	161,075	97.3 %	97.3 %	2,613	16.67	0.3 %	0.2 %	0.3 %
69	Roanoke, VA	163	2	313,340	93.8 %	95.2 %	2,568	10.73	0.5 %	0.5 %	0.3 %
70	Elkhart-Goshen, IN	220	1	214,067	88.5 %	91.1 %	2,537	13.01	0.3 %	0.3 %	0.3 %
71	Concord, NH	279	1	194,612	91.4 %	97.4 %	2,490	13.88	0.3 %	0.3 %	0.3 %
72	Hickory-Lenoir-Morganton, NC	149	2	284,984	94.3 %	94.3 %	2,489	9.26	0.5 %	0.4 %	0.3 %
73	Altoona, PA	339	1	266,512	86.3 %	87.4 %	2,455	10.64	0.3 %	0.4 %	0.3 %
74	Duluth, MN-WI	171	1	183,105	97.1 %	97.1 %	2,432	13.68	0.3 %	0.3 %	0.3 %
75	Flint, MI	135	1	164,632	98.2 %	100.0 %	2,182	13.34	0.3 %	0.2 %	0.2 %
76	Pittsburgh, PA	27	1	202,349	98.8 %	100.0 %	2,181	12.15	0.3 %	0.3 %	0.2 %
77	St. Louis, MO-IL	21	2	208,998	95.5 %	96.1 %	2,162	10.94	0.5 %	0.3 %	0.2 %
78	Austin-Round Rock-Georgetown, TX	28	1	170,605	96.7 %	96.7 %	2,150	13.03	0.3 %	0.3 %	0.2 %
79	Manhattan, KS	319	1	214,898	99.5 %	99.5 %	2,113	15.87	0.3 %	0.3 %	0.2 %
80	Trenton-Princeton, NJ	143	1	149,993	97.3 %	97.3 %	2,096	14.36	0.3 %	0.2 %	0.2 %
81	Tulsa, OK	54	1	193,276	96.7 %	100.0 %	2,069	10.70	0.3 %	0.3 %	0.2 %
82	Greeneville, TN	478	1	224,139	100.0 %	100.0 %	2,058	9.38	0.3 %	0.3 %	0.2 %
83	Saginaw, MI	233	1	184,735	98.0 %	100.0 %	2,010	10.88	0.3 %	0.3 %	0.2 %
84	Columbus, IN	437	1	143,740	82.8 %	100.0 %	1,987	13.82	0.3 %	0.2 %	0.2 %
85	Ithaca, NY	372	1	204,405	75.3 %	94.5 %	1,974	10.22	0.3 %	0.3 %	0.2 %
86	Santa Maria-Santa Barbara, CA	123	1	179,549	76.8 %	88.9 %	1,943	13.25	0.3 %	0.3 %	0.2 %
87	Rutland, VT	527	1	223,314	90.0 %	90.0 %	1,931	9.61	0.3 %	0.3 %	0.2 %
88	Portland-South Portland, ME	103	1	287,533	94.8 %	95.5 %	1,872	17.62	0.3 %	0.4 %	0.2 %
89	Crestview-Fort Walton Beach-Destin, FL	169	1	158,118	97.6 %	97.6 %	1,858	12.05	0.3 %	0.2 %	0.2 %
90	California-Lexington Park, MD	355	1	92,335	100.0 %	100.0 %	1,838	19.91	0.3 %	0.1 %	0.2 %
91	Tucson, AZ	53	1	165,350	67.1 %	79.3 %	1,810	13.80	0.3 %	0.2 %	0.2 %
92	Des Moines-West Des Moines, IA	82	1	269,705	97.4 %	97.4 %	1,787	6.80	0.3 %	0.4 %	0.2 %
93	Toledo, OH	94	1	289,105	84.5 %	84.5 %	1,762	12.74	0.3 %	0.4 %	0.2 %
94	Deltona-Daytona Beach-Ormond Beach, FL	88	1	182,054	98.9 %	100.0 %	1,690	9.28	0.3 %	0.3 %	0.2 %
95	London, KY	291	1	165,826	100.0 %	100.0 %	1,608	9.70	0.3 %	0.2 %	0.2 %
96	Georgetown, SC	513	1	120,095	95.3 %	96.4 %	1,602	13.83	0.3 %	0.2 %	0.2 %
97	Palm Bay-Melbourne-Titusville, FL	95	1	125,392	72.2 %	86.2 %	1,592	14.73	0.3 %	0.2 %	0.2 %
98	Muskegon, MI	250	1	104,600	96.2 %	96.2 %	1,513	15.04	0.3 %	0.2 %	0.2 %
99	Durham-Chapel Hill, NC	92	1	97,226	90.9 %	90.9 %	1,505	17.03	0.3 %	0.1 %	0.2 %
100	Ocean City, NJ	404	1	136,822	71.5 %	86.1 %	1,491	12.65	0.3 %	0.2 %	0.2 %
100 Largest MSAs by ABR		—	363	65,294,940	89.1 %	92.6 %	914,135	16.06	95.8 %	97.3 %	98.3 %
Other MSAs		—	16	1,812,906	86.0 %	89.4 %	15,658	9.98	4.2 %	2.7 %	1.7 %
TOTAL		—	379	67,107,846	89.0 %	92.5 %	\$ 929,793	\$ 15.90	100.0 %	100.0 %	100.0 %

PROPERTIES BY STATE

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	49	8,401,161	90.2 %	93.0 %	\$ 123,022	\$ 16.09	12.9 %	12.5 %	13.2 %
2 California	28	5,260,750	90.9 %	95.6 %	105,687	22.58	7.4 %	7.8 %	11.4 %
3 Texas	48	7,294,146	90.3 %	92.9 %	105,179	16.00	12.7 %	10.9 %	11.3 %
4 New York	27	3,460,936	89.1 %	96.0 %	68,305	21.05	7.1 %	5.2 %	7.3 %
5 Pennsylvania	25	4,852,031	89.2 %	93.2 %	66,575	17.86	6.6 %	7.2 %	7.2 %
6 Illinois	18	4,405,013	84.1 %	85.4 %	51,977	14.35	4.7 %	6.6 %	5.6 %
7 North Carolina	18	3,812,078	91.7 %	96.2 %	44,703	12.90	4.7 %	5.7 %	4.8 %
8 Georgia	27	3,803,045	87.2 %	92.7 %	44,233	12.92	7.1 %	5.7 %	4.8 %
9 New Jersey	16	2,817,797	85.7 %	91.1 %	43,152	17.91	4.2 %	4.2 %	4.6 %
10 Michigan	16	2,994,400	88.4 %	92.4 %	36,256	13.66	4.2 %	4.5 %	3.9 %
11 Ohio	13	2,868,974	88.5 %	89.0 %	33,257	15.26	3.4 %	4.3 %	3.6 %
12 Tennessee	7	1,791,013	95.2 %	96.1 %	22,680	13.50	1.8 %	2.7 %	2.4 %
13 Connecticut	10	1,673,350	81.4 %	82.0 %	22,175	16.26	2.6 %	2.5 %	2.4 %
14 Colorado	7	1,592,215	86.3 %	91.8 %	21,677	15.77	1.8 %	2.4 %	2.2 %
15 Massachusetts	10	1,507,803	90.6 %	95.4 %	19,516	15.35	2.6 %	2.2 %	2.2 %
16 Kentucky	7	1,683,212	93.1 %	96.6 %	18,795	12.79	1.8 %	2.5 %	2.1 %
17 South Carolina	8	1,435,789	86.6 %	92.7 %	18,353	14.00	2.1 %	2.2 %	2.0 %
18 Minnesota	9	1,269,831	88.4 %	89.9 %	16,060	15.33	2.4 %	1.9 %	1.7 %
19 Indiana	5	1,212,380	88.7 %	94.4 %	13,833	12.19	1.3 %	1.8 %	1.5 %
20 Virginia	6	826,362	89.6 %	91.6 %	10,178	14.61	1.6 %	1.2 %	1.1 %
21 New Hampshire	5	664,850	86.4 %	95.6 %	8,790	14.30	1.3 %	1.0 %	0.9 %
22 Maryland	3	397,432	96.5 %	98.0 %	7,020	18.40	0.9 %	0.6 %	0.8 %
23 Wisconsin	4	566,998	85.3 %	86.9 %	5,832	11.84	1.1 %	0.8 %	0.6 %
24 Missouri	4	495,523	88.8 %	90.4 %	4,502	10.12	1.1 %	0.7 %	0.5 %
25 Alabama	1	429,636	79.2 %	80.1 %	4,108	12.23	0.3 %	0.6 %	0.4 %
26 Kansas	2	376,599	93.7 %	96.5 %	3,669	12.97	0.5 %	0.6 %	0.4 %
27 Oklahoma	1	193,276	96.7 %	100.0 %	2,069	10.70	0.3 %	0.3 %	0.2 %
28 Vermont	1	223,314	90.0 %	90.0 %	1,931	9.61	0.3 %	0.3 %	0.2 %
29 Maine	1	287,533	94.8 %	95.5 %	1,872	17.62	0.3 %	0.4 %	0.2 %
30 Arizona	1	165,350	67.1 %	79.3 %	1,810	13.80	0.3 %	0.2 %	0.2 %
31 Iowa	1	269,705	97.4 %	97.4 %	1,787	6.80	0.3 %	0.4 %	0.2 %
32 West Virginia	1	75,344	90.7 %	90.7 %	790	11.56	0.3 %	0.1 %	0.1 %
TOTAL	379	67,107,846	89.0 %	92.5 %	\$ 929,793	\$ 15.90	100.0 %	100.0 %	100.0 %

PROPERTY LIST

Dollars in thousands, except per square foot amounts

	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Major Tenants			
1	Springdale	Mobile	AL	Mobile, AL	2004	429,636	80.1 %	\$ 4,108	\$ 12.23	Sam's Club*	Bed Bath & Beyond, Big Lots, Burke's Outlet, Burlington Stores, Conn's HomePlus, Cost Plus World Market, Crunch Fitness, David's Bridal, Fresenius Medical Care, Marshalls, Shoe Station	-	
2	Northmall Centre	Tucson	AZ	Tucson, AZ	1996	165,350	79.3 %	1,810	13.80	Sam's Club*	Bookmans, CareMore, Defy-Tucson	-	
3	Bakersfield Plaza	Bakersfield	CA	Bakersfield, CA	1970	240,068	97.8 %	3,617	15.69	Lassens Natural Foods & Vitamins	AMC, Burlington Stores, Five Below, In Shape Fitness, Ross Dress for Less	Hobby Lobby	
4	Brea Gateway	Brea	CA	Los Angeles-Long Beach-Anaheim, CA	1994	181,819	100.0 %	4,738	26.06	Ralphs (Kroger)	Cost Plus World Market, HomeGoods, Rite Aid	-	
5	Carmen Plaza	Camarillo	CA	Oxnard-Thousand Oaks-Ventura, CA	2000	128,369	94.0 %	3,135	27.49	TBA, Trader Joe's*	CVS, Harbor Freight Tools, Pet Supplies Plus	-	
6	Plaza Rio Vista	Cathedral	CA	Riverside-San Bernardino-Ontario, CA	2005	75,415	96.6 %	1,455	22.36	Stater Bros.	-	-	
7	Cudahy Plaza	Cudahy	CA	Los Angeles-Long Beach-Anaheim, CA	2021	123,149	92.7 %	2,571	22.52	-	Big Lots, Burlington Stores, Chuze Fitness	-	
8	University Mall	Davis	CA	Sacramento-Roseville-Folsom, CA	1964	105,531	33.3 %	924	26.32	Trader Joe's	-	-	
9	Felicita Plaza	Escondido	CA	San Diego-Chula Vista-Carlsbad, CA	2001	98,594	100.0 %	1,637	16.60	Vons (Albertsons)	Chuze Fitness	-	
10	Felicita Town Center	Escondido	CA	San Diego-Chula Vista-Carlsbad, CA	1987	124,670	93.6 %	2,962	25.38	Major Market, Trader Joe's	Rite Aid	-	
11	Arbor - Broadway Faire (2)	Fresno	CA	Fresno, CA	1995	255,149	99.0 %	4,127	16.34	Smart & Final Extra!	PetSmart, The Home Depot, United Artists Theatres	Dick's Sporting Goods	
12	Lompoc Center	Lompoc	CA	Santa Maria-Santa Barbara, CA	1960	179,549	88.9 %	1,943	13.25	ALDI	Boot Barn, Five Below, Harbor Freight Tools, Marshalls, Michaels, Ulta	-	
13	Briggsmore Plaza	Modesto	CA	Modesto, CA	1998	92,315	100.0 %	1,332	15.27	Grocery Outlet	dd's Discounts (Ross), Sears Outlet	In Shape Fitness	
14	Montebello Plaza	Montebello	CA	Los Angeles-Long Beach-Anaheim, CA	1974	284,331	100.0 %	6,422	23.20	Albertsons	Best Buy, CVS, Five Below, Kohl's, Ross Dress for Less	-	
15	California Oaks Center	Murrieta	CA	Riverside-San Bernardino-Ontario, CA	1990	124,481	99.2 %	2,305	19.25	Barons Market	Crunch Fitness, Dollar Tree	-	
16	Pacoima Center	Pacoima	CA	Los Angeles-Long Beach-Anaheim, CA	1995	202,773	100.0 %	2,459	12.13	Food 4 Less (Kroger)	Ross Dress for Less, Target	-	
17	Metro 580	Pleasanton	CA	San Francisco-Oakland-Berkeley, CA	1996	177,573	93.4 %	2,622	33.76	-	Kohl's, Party City	Walmart	
18	Rose Pavilion	Pleasanton	CA	San Francisco-Oakland-Berkeley, CA	2019	329,421	96.3 %	8,847	27.95	99 Ranch Market, Trader Joe's	CVS, Macy's Home Store, Restoration Hardware, Total Wine & More	-	
19	Puente Hills Town Center	Rowland Heights	CA	Los Angeles-Long Beach-Anaheim, CA	1984	258,685	84.2 %	5,668	26.02	-	Marshalls, Planet Fitness	-	
20	Ocean View Plaza	San Clemente	CA	Los Angeles-Long Beach-Anaheim, CA	1990	169,963	100.0 %	5,502	32.37	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 %	1,342	27.56	Stater Bros.	-	-	
22	Village at Mira Mesa (3)	San Diego	CA	San Diego-Chula Vista-Carlsbad, CA	2022	428,999	100.0 %	11,006	26.48	Sprouts Farmers Market, Vons (Albertsons)	BevMo, Burlington Stores, CVS, Marshalls, Michaels, Mira Mesa Lanes	-	
23	San Dimas Plaza	San Dimas	CA	Los Angeles-Long Beach-Anaheim, CA	1986	164,757	100.0 %	4,047	24.56	Smart & Final Extra!	Harbor Freight Tools, T.J.Maxx	-	
24	Bristol Plaza	Santa Ana	CA	Los Angeles-Long Beach-Anaheim, CA	2003	111,403	91.3 %	3,380	33.96	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 %	3,607	24.25	El Super, Walmart Supercenter	LA Fitness, Ross Dress for Less	Target	
26	Santa Paula Center	Santa Paula	CA	Oxnard-Thousand Oaks-Ventura, CA	1995	191,475	97.6 %	2,421	13.25	Vons (Albertsons)	Ace Hardware, Big Lots	-	
27	Vail Ranch Center (3)	Temecula	CA	Riverside-San Bernardino-Ontario, CA	2022	201,682	94.7 %	3,464	24.67	Stater Bros.	Burlington Stores, Five Below, Rite Aid	-	
28	Country Hills Shopping Center	Torrance	CA	Los Angeles-Long Beach-Anaheim, CA	1977	53,200	97.2 %	1,133	21.92	Ralphs (Kroger)	-	-	
29	Upland Town Square	Upland	CA	Riverside-San Bernardino-Ontario, CA	1994	100,090	98.5 %	2,277	23.09	Sprouts Farmers Market	-	-	
30	Gateway Plaza - Vallejo (3)	Vallejo	CA	Vallejo, CA	2022	519,324	98.1 %	10,744	21.27	Costco*	Bed Bath & Beyond, Century Theatres, DSW, Five Below, LA Fitness, Marshalls, Michaels, OfficeMax, Party City, Petco, PetSmart, Ross Dress for Less, Ulta	Target	
31	Arvada Plaza	Arvada	CO	Denver-Aurora-Lakewood, CO	1994	95,236	100.0 %	821	8.62	King Soopers (Kroger)	Arc	-	
32	Arapahoe Crossings	Aurora	CO	Denver-Aurora-Lakewood, CO	1996	476,988	92.5 %	7,313	16.74	King Soopers (Kroger)	2nd & Charles, AMC Theatres, Big Lots, Burlington Stores, buybuy BABY, Goldfish Swim School, Kohl's, Planet Fitness	-	
33	Aurora Plaza	Aurora	CO	Denver-Aurora-Lakewood, CO	1996	178,013	100.0 %	2,129	12.38	King Soopers (Kroger)	Chuze Fitness, Gen X	-	
34	Villa Monaco	Denver	CO	Denver-Aurora-Lakewood, CO	1978	121,101	98.1 %	1,903	16.01	-	Chuze Fitness	-	
35	Centennial Shopping Center	Englewood	CO	Denver-Aurora-Lakewood, CO	2013	113,830	95.3 %	1,149	36.93	King Soopers (Kroger)	Pet Supplies Plus	-	

PROPERTY LIST

Dollars in thousands, except per square foot amounts

	Property Name	City	State	Metropolitan Statistical Area	Year	Percent				Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF			Major Tenants
36	Superior Marketplace	Superior	CO	Boulder, CO	1997	275,919	85.0 %	3,977	16.95	Whole Foods Market, Costco*, SuperTarget*	Goldfish Swim School, Michaels, OfficeMax, PetSmart, Stickley Furniture, T.J.Maxx, Ulta	-
37	Westminster City Center (3)	Westminster	CO	Denver-Aurora-Lakewood, CO	2022	331,128	86.3 %	4,385	15.34	-	Barnes & Noble, buybuy BABY, David's Bridal, Five Below, Golf Galaxy, JOANN, Ross Dress for Less, Tile Shop, Ulta	-
38	The Shoppes at Fox Run	Glastonbury	CT	Hartford-East Hartford-Middletown, CT	1974	106,498	92.4 %	2,610	26.52	Whole Foods Market	Petco	-
39	Groton Square	Groton	CT	Norwich-New London, CT	1987	196,802	92.1 %	2,361	13.02	Super Stop & Shop (Ahold Delhaize)	Kohl's	Walmart
40	Parkway Plaza	Hamden	CT	New Haven-Milford, CT	2006	72,353	95.2 %	1,046	15.19	PriceRite (Wakefern)	-	The Home Depot
41	The Manchester Collection	Manchester	CT	Hartford-East Hartford-Middletown, CT	2001	327,775	67.1 %	3,048	13.86	Walmart Supercenter*	Bed Bath & Beyond, Cost Plus World Market, DSW, Edge Fitness, Frontera Grill, Hobby Lobby	Best Buy, The Home Depot, Walmart
42	Turnpike Plaza	Newington	CT	Hartford-East Hartford-Middletown, CT	2004	149,894	55.0 %	1,551	18.82	Price Chopper	-	-
43	North Haven Crossing	North Haven	CT	New Haven-Milford, CT	1993	103,865	69.9 %	1,373	18.91	-	Barnes & Noble, Dollar Tree, Five Below, Lumber Liquidators, PetSmart	-
44	Christmas Tree Plaza	Orange	CT	New Haven-Milford, CT	1996	132,791	86.2 %	1,319	11.52	-	Christmas Tree Shops, Montana Nights Axe Throwing, U.S. Furniture	-
45	Stratford Square	Stratford	CT	Bridgeport-Stamford-Norwalk, CT	1984	161,075	97.3 %	2,613	16.67	-	LA Fitness, Marshalls	-
46	Waterbury Plaza	Waterbury	CT	New Haven-Milford, CT	2000	178,786	88.9 %	2,201	13.85	Super Stop & Shop (Ahold Delhaize)	Dollar Tree, DLTR	Target
47	Waterford Commons	Waterford	CT	Norwich-New London, CT	2004	243,511	89.9 %	4,053	19.32	-	Dick's Sporting Goods, DSW, Michaels, Party City, Tractor Supply Co., Ulta	Best Buy, Raymour & Flanigan
48	Center of Bonita Springs	Bonita Springs	FL	Cape Coral-Fort Myers, FL	2014	281,394	98.9 %	3,890	14.34	Publix	Anthony's Ladies Apparel, Bealls Outlet, Crunch Fitness, Naples Community Hospital, NewSouth Window Solutions, Old Time Pottery	-
49	Coastal Way - Coastal Landing	Brooksville	FL	Tampa-St. Petersburg-Clearwater, FL	2008	374,598	75.5 %	4,012	18.24	-	Bed Bath & Beyond, Belk, HomeGoods, Marshalls, Michaels, Office Depot, Petco, Ulta	-
50	Clearwater Mall	Clearwater	FL	Tampa-St. Petersburg-Clearwater, FL	1973	300,929	95.1 %	6,683	23.35	Costco*, SuperTarget*	Burlington Stores, David's Bridal, Five Below, Michaels, PetSmart, Ross Dress for Less, Tota Music & Theatre Conservatory	Lowe's
51	Coconut Creek Plaza	Coconut Creek	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2005	264,129	93.7 %	3,827	15.47	Publix	Big Lots, CareerSource Broward, Harvest Church, Off the Wall Trampoline, Planet Fitness, Wellmax Medical Center	-
52	Century Plaza Shopping Center	Deerfield Beach	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2006	90,483	86.8 %	1,954	24.89	-	Broward County Library, CVS	-
53	Northgate Shopping Center	DeLand	FL	Deltona-Daytona Beach-Ormond Beach, FL	1993	182,054	100.0 %	1,690	9.28	Publix	Big Lots, Planet Fitness, Tractor Supply Co.	-
54	Sun Plaza	Fort Walton Beach	FL	Crestview-Fort Walton Beach-Destin, FL	2004	158,118	97.6 %	1,858	12.05	Publix	Bealls Outlet, Books-A-Million, Office Depot, T.J.Maxx	-
55	Normandy Square	Jacksonville	FL	Jacksonville, FL	1996	90,384	100.0 %	941	10.72	Winn-Dixie (Southeastern Grocers)	Ace Hardware, Family Dollar	-
56	Regency Park Shopping Center	Jacksonville	FL	Jacksonville, FL	1985	330,567	99.0 %	2,534	8.30	-	American Signature Furniture, Bealls Outlet, David's Bridal, Dollar Tree, Ollie's Bargain Outlet, Surplus Warehouse	-
57	Ventura Downs	Kissimmee	FL	Orlando-Kissimmee-Sanford, FL	2018	98,191	98.6 %	1,917	19.81	-	Dollar Tree, LA Fitness	-
58	Marketplace at Wycliffe	Lake Worth	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2002	135,820	89.9 %	2,368	19.77	Walmart Neighborhood Market	Walgreens	-
59	Venetian Isle Shopping Ctr	Lighthouse Point	FL	Miami-Fort Lauderdale-Pompano Beach, FL	1992	183,816	69.5 %	1,600	13.03	Publix	Dollar Tree, Petco, Staples	-
60	Marco Town Center (3)	Marco Island	FL	Naples-Marco Island, FL	2022	109,545	88.8 %	2,501	25.72	Publix	-	-
61	Mall at 163rd Street	Miami	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2007	342,385	79.3 %	3,336	12.61	Walmart Supercenter*	Citi Trends, Ross Dress for Less	The Home Depot
62	Shops at Palm Lakes (3)	Miami	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2022	230,336	98.3 %	5,108	24.72	Fresco y Más (Southeastern Grocers)	dd's Discounts (Ross), LA Fitness, Miami Beach Healthcare Group, Ross Dress for Less	-
63	Freedom Square	Naples	FL	Naples-Marco Island, FL	2021	193,812	95.3 %	2,563	13.88	Publix	Burlington Stores, HomeGoods, Planet Fitness	-
64	Granada Shoppes	Naples	FL	Naples-Marco Island, FL	2011	306,981	100.0 %	5,332	17.37	Trader Joe's	Advance Auto Parts, Chuck E. Cheese's, Hobby Lobby, Marshalls, Tuesday Morning, Walgreens	-
65	Naples Plaza	Naples	FL	Naples-Marco Island, FL	2013	201,795	97.9 %	3,679	18.94	Publix	Marshalls, Office Depot, PGA TOUR Superstore	-
66	Park Shore Plaza	Naples	FL	Naples-Marco Island, FL	2017	256,948	99.6 %	5,107	21.05	The Fresh Market	Big Lots, Burlington Stores, HomeGoods, Party City, Saks OFF Fifth, Yard House	-
67	Chelsea Place	New Port Richey	FL	Tampa-St. Petersburg-Clearwater, FL	1992	81,144	100.0 %	1,138	14.02	Publix	Zone Fitness Club	-
68	Presidential Plaza West	North Lauderdale	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2006	88,441	100.0 %	1,107	12.52	Sedano's	Family Dollar	-
69	Colonial Marketplace	Orlando	FL	Orlando-Kissimmee-Sanford, FL	1986	141,069	100.0 %	2,598	18.42	-	Burlington Stores, LA Fitness	Target

PROPERTY LIST

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	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Major Tenants			
70	Conway Crossing	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2002	76,321	96.0 %	1,095	14.94	Publix	-	-	
71	Hunter's Creek Plaza	Orlando	FL	Orlando-Kissimmee-Sanford, FL	1998	72,683	100.0 %	1,265	17.40	Seabra Foods	Office Depot	-	
72	Pointe Orlando (3)	Orlando	FL	Orlando-Kissimmee-Sanford, FL	2022	418,300	78.2 %	9,492	29.62	-	Capital Grille, Cuba Libre, Hampton Social, Improv & Fat Fish Blue, Maggiano's Little Italy, Main Event, Regal Cinemas, Rodizio Grill	-	
73	Martin Downs Town Center	Palm City	FL	Port St. Lucie, FL	1996	64,546	100.0 %	847	13.12	Publix	-	-	
74	Martin Downs Village Center	Palm City	FL	Port St. Lucie, FL	1987	162,582	93.8 %	2,996	20.20	-	Coastal Care, Walgreens	-	
75	23rd Street Station	Panama City	FL	Panama City, FL	1995	98,827	89.5 %	1,302	14.71	Publix	Pet Supplies Plus	-	
76	Panama City Square	Panama City	FL	Panama City, FL	1989	298,665	100.0 %	2,743	9.18	Walmart Supercenter	Big Lots, Harbor Freight Tools, HomeGoods, T.J.Maxx	-	
77	East Port Plaza (3)	Port St. Lucie	FL	Port St. Lucie, FL	2022	214,489	90.6 %	2,785	14.34	Publix	Fortis Institute, Urban Air Adventure Park, Walgreens	-	
78	Shoppes of Victoria Square	Port St. Lucie	FL	Port St. Lucie, FL	1990	95,186	98.7 %	1,311	13.96	Winn-Dixie (Southeastern Grocers)	Dollar Tree	-	
79	Lake St. Charles	Riverview	FL	Tampa-St. Petersburg-Clearwater, FL	1999	61,015	100.0 %	755	13.24	Winn-Dixie (Southeastern Grocers)	-	-	
80	Cobblestone Village	Royal Palm Beach	FL	Miami-Fort Lauderdale-Pompano Beach, FL	2005	39,404	100.0 %	859	21.80	SuperTarget*	The Zoo Health Club	-	
81	Beneva Village Shoppes	Sarasota	FL	North Port-Sarasota-Bradenton, FL	2020	144,078	100.0 %	2,753	19.11	Publix	Harbor Freight Tools, Pet Supermarket, Walgreens	-	
82	Sarasota Village	Sarasota	FL	North Port-Sarasota-Bradenton, FL	1972	173,184	100.0 %	2,180	12.91	Publix	Big Lots, Crunch Fitness, HomeGoods	-	
83	Atlantic Plaza	Satellite Beach	FL	Palm Bay-Melbourne-Titusville, FL	2008	125,392	86.2 %	1,592	14.73	Publix	Home Centric, Planet Fitness	-	
84	Seminole Plaza	Seminole	FL	Tampa-St. Petersburg-Clearwater, FL	2020	156,718	100.0 %	2,152	13.73	Sprouts Farmers Market	Bealls Outlet, Burlington Stores, T.J.Maxx	-	
85	Cobblestone Village	St. Augustine	FL	Jacksonville, FL	2003	274,200	100.0 %	4,376	15.96	Publix	Bealls, Bed Bath & Beyond, Michaels, Party City, Petco	-	
86	Dolphin Village	St. Pete Beach	FL	Tampa-St. Petersburg-Clearwater, FL	1990	135,796	85.4 %	2,040	17.59	Publix	CVS, Dollar Tree	-	
87	Rutland Plaza	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2002	149,562	98.8 %	1,404	9.50	Winn-Dixie (Southeastern Grocers)	Bealls Outlet, Big Lots	-	
88	Tyrone Gardens (3)	St. Petersburg	FL	Tampa-St. Petersburg-Clearwater, FL	2022	195,214	83.3 %	2,009	12.36	Winn-Dixie (Southeastern Grocers)	Big Lots, Chuck E. Cheese's, Crunch Fitness	-	
89	Downtown Publix	Stuart	FL	Port St. Lucie, FL	2000	151,246	83.2 %	1,778	14.13	Publix	Flooring USA	-	
90	Sunrise Town Center	Sunrise	FL	Miami-Fort Lauderdale-Pompano Beach, FL	1989	110,109	91.2 %	829	8.26	Patel Brothers	Dollar Tree	Walmart	
91	Carrollwood Center	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	2002	92,678	98.9 %	1,763	19.23	Publix	Rarehues	-	
92	Ross Plaza	Tampa	FL	Tampa-St. Petersburg-Clearwater, FL	1996	84,707	100.0 %	1,410	16.65	-	Dollar Tree, Lumber Liquidators, Ross Dress for Less	-	
93	Tarpon Mall	Tarpon Springs	FL	Tampa-St. Petersburg-Clearwater, FL	2003	145,832	99.0 %	2,494	17.28	Publix	Petco, T.J.Maxx, Ulta	-	
94	Venice Plaza	Venice	FL	North Port-Sarasota-Bradenton, FL	1999	132,345	98.8 %	1,053	8.05	Winn-Dixie (Southeastern Grocers)	Lumber Liquidators, Pet Supermarket, T.J.Maxx	-	
95	Venice Shopping Center	Venice	FL	North Port-Sarasota-Bradenton, FL	2000	109,801	87.3 %	818	8.53	Publix	American Freight Furniture	-	
96	Venice Village (3)	Venice	FL	North Port-Sarasota-Bradenton, FL	2022	175,342	94.0 %	3,178	19.29	Publix	JOANN, Planet Fitness	-	
97	Mansell Crossing	Alpharetta	GA	Atlanta-Sandy Springs-Alpharetta, GA	1993	280,749	93.8 %	3,531	17.82	-	Barnes & Noble, DSW, Macy's Furniture Gallery, REI, T.J.Maxx	Burlington Stores, buybuy BABY, HomeGoods, Michaels, Ross Dress for Less, Studio Movie Grill	
98	Northeast Plaza	Atlanta	GA	Atlanta-Sandy Springs-Alpharetta, GA	1952	445,042	88.0 %	4,716	12.30	City Farmers Market	Buckhead Fight Club, dd's Discounts (Ross), Happy Land Dresses, NCG Cinemas	-	
99	Augusta West Plaza	Augusta	GA	Augusta-Richmond County, GA-SC	2006	170,681	99.2 %	1,431	8.45	-	At Home, Dollar Tree, Hibachi Grill & Supreme Buffet, Octapharma	-	
100	Sweetwater Village	Austell	GA	Atlanta-Sandy Springs-Alpharetta, GA	1985	66,197	100.0 %	577	8.72	Food Depot	Family Dollar	-	
101	Vineyards at Chateau Elan	Braselton	GA	Atlanta-Sandy Springs-Alpharetta, GA	2002	79,047	100.0 %	1,270	16.07	Publix	-	-	
102	Salem Road Station	Covington	GA	Atlanta-Sandy Springs-Alpharetta, GA	2000	67,270	100.0 %	827	12.29	Publix	-	-	
103	Keith Bridge Commons	Cumming	GA	Atlanta-Sandy Springs-Alpharetta, GA	2002	94,886	94.3 %	1,258	14.05	Kroger	-	-	
104	Northside	Dalton	GA	Dalton, GA	2001	78,878	97.5 %	854	11.87	-	America's Thrift Stores, Dollar Tree	-	
105	Cosby Station	Douglasville	GA	Atlanta-Sandy Springs-Alpharetta, GA	1994	77,811	100.0 %	948	12.18	Publix	-	-	
106	Park Plaza	Douglasville	GA	Atlanta-Sandy Springs-Alpharetta, GA	1986	46,670	93.1 %	788	18.20	Kroger*	-	-	
107	Venture Pointe	Duluth	GA	Atlanta-Sandy Springs-Alpharetta, GA	1995	155,172	100.0 %	1,690	10.89	Costco*	American Signature Furniture, Ollie's Bargain Outlet, Studio Movie Grill	Big Lots	

PROPERTY LIST

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	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Grocer (1)		Major Tenants
108	Banks Station	Fayetteville	GA	Atlanta-Sandy Springs-Alpharetta, GA	2006	178,871	85.5 %	1,428	10.97	Food Depot	Staples	-
109	Barrett Place	Kennesaw	GA	Atlanta-Sandy Springs-Alpharetta, GA	1992	218,818	100.0 %	2,622	11.98	ALDI	Best Buy, Duluth Trading, Georgia Furniture Mart, Michaels, OfficeMax, PetSmart	-
110	Shops of Huntcrest	Lawrenceville	GA	Atlanta-Sandy Springs-Alpharetta, GA	2003	97,040	93.0 %	1,239	13.72	Publix	-	-
111	Mableton Walk	Mableton	GA	Atlanta-Sandy Springs-Alpharetta, GA	1994	105,884	93.7 %	1,533	15.45	Publix	-	-
112	The Village at Mableton (3)	Mableton	GA	Atlanta-Sandy Springs-Alpharetta, GA	2022	239,013	76.1 %	1,694	9.32	-	Dashmart, dd's Discounts (Ross), Dollar Tree, Ollie's Bargain Outlet, Planet Fitness, Ross Dress for Less	-
113	Eastlake Plaza	Marietta	GA	Atlanta-Sandy Springs-Alpharetta, GA	1982	56,176	100.0 %	760	13.82	-	Marshalls	-
114	New Chastain Corners	Marietta	GA	Atlanta-Sandy Springs-Alpharetta, GA	2004	113,079	93.5 %	1,279	12.10	Kroger	-	-
115	Pavilions at Eastlake	Marietta	GA	Atlanta-Sandy Springs-Alpharetta, GA	1996	144,151	96.6 %	2,068	14.85	Kroger	-	-
116	Creekwood Village	Rex	GA	Atlanta-Sandy Springs-Alpharetta, GA	1990	69,778	100.0 %	671	9.62	Food Depot	-	-
117	ConneXion	Roswell	GA	Atlanta-Sandy Springs-Alpharetta, GA	2016	107,687	96.6 %	2,004	19.27	-	My Salon Suites	-
118	Holcomb Bridge Crossing	Roswell	GA	Atlanta-Sandy Springs-Alpharetta, GA	1988	93,420	92.7 %	1,057	12.21	-	PGA TOUR Superstore	-
119	Kings Market	Roswell	GA	Atlanta-Sandy Springs-Alpharetta, GA	2005	275,294	78.2 %	2,447	11.37	Publix	Frontgate, SkyZone, TK Volleyball	-
120	Victory Square	Savannah	GA	Savannah, GA	2007	119,919	97.3 %	1,704	14.60	SuperTarget*	Citi Trends, Dollar Tree, NCG Cinemas, Staples	The Home Depot
121	Stockbridge Village	Stockbridge	GA	Atlanta-Sandy Springs-Alpharetta, GA	2008	184,185	98.3 %	3,072	16.96	Kroger	-	-
122	Stone Mountain Festival	Stone Mountain	GA	Atlanta-Sandy Springs-Alpharetta, GA	2006	135,865	98.4 %	1,683	12.60	-	Conn's Home Plus, Harbor Freight, NCG Cinemas	-
123	Wilmington Island	Wilmington Island	GA	Savannah, GA	1985	101,462	94.9 %	1,082	11.24	Kroger	-	-
124	Haymarket Square	Des Moines	IA	Des Moines-West Des Moines, IA	1979	269,705	97.4 %	1,787	6.80	Price Chopper	Big Lots, Genesis Health Club, Many Hands Thrift, Northern Tool + Equipment, Office Depot	-
125	Annex of Arlington	Arlington Heights	IL	Chicago-Naperville-Elgin, IL-IN-WI	1999	199,663	96.3 %	3,732	19.41	Trader Joe's	Chuck E. Cheese's, Kirkland's, Petco, Ulta	-
126	Ridge Plaza	Arlington Heights	IL	Chicago-Naperville-Elgin, IL-IN-WI	2000	151,643	96.0 %	2,102	14.43	-	XSport Fitness, Wholesalers Unlimited	Kohl's
127	Southfield Plaza	Bridgeview	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	196,445	99.5 %	2,429	12.43	Shop & Save Market	Hobby Lobby, Octapharma, Planet Fitness, Walgreens	-
128	Commons of Chicago Ridge	Chicago Ridge	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	324,977	97.2 %	4,688	15.98	-	KPot Korean BBQ & Hot Pot, Marshalls, Ross Dress for Less, The Home Depot, XSport Fitness	-
129	Rivercrest Shopping Center	Crestwood	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	541,651	84.9 %	5,638	13.09	-	AMC Theatre, At Home, Burlington Stores, Five Below, Party City, PetSmart, Planet Fitness, Ross Dress for Less	-
130	The Commons of Crystal Lake	Crystal Lake	IL	Chicago-Naperville-Elgin, IL-IN-WI	1987	273,060	78.6 %	2,298	10.71	Jewel-Osco (Albertsons)	Burlington Stores	Hobby Lobby
131	Elk Grove Town Center	Elk Grove Village	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	47,704	100.0 %	995	21.87	-	Dollar Tree	-
132	Elmhurst Crossing	Elmhurst	IL	Chicago-Naperville-Elgin, IL-IN-WI	2005	347,503	100.0 %	4,875	14.03	Whole Foods Market	At Home, Kohls, Party City, Petco, Shoe Carnival	-
133	Freeport Plaza	Freeport	IL	Freeport, IL	2000	87,846	86.9 %	562	7.36	Cub Foods (United Natural Foods Inc.)	-	-
134	The Quentin Collection	Kildeer	IL	Chicago-Naperville-Elgin, IL-IN-WI	2006	171,530	75.5 %	1,928	14.88	-	Best Buy, Painted Tree Marketplace, PetSmart	-
135	Butterfield Square	Libertyville	IL	Chicago-Naperville-Elgin, IL-IN-WI	1997	106,683	83.3 %	1,456	16.39	Sunset Foods	-	-
136	High Point Centre	Lombard	IL	Chicago-Naperville-Elgin, IL-IN-WI	2019	240,007	64.8 %	1,984	12.76	-	Altitude Trampoline Park, David's Bridal, JOANN, LA Fitness	-
137	Long Meadow Commons	Mundelein	IL	Chicago-Naperville-Elgin, IL-IN-WI	1997	118,281	95.2 %	1,779	16.65	Jewel-Osco	Planet Fitness	-
138	Westridge Court (2)	Naperville	IL	Chicago-Naperville-Elgin, IL-IN-WI	1992	682,650	68.6 %	6,758	14.69	-	Bed Bath & Beyond, buybuy BABY, Cost Plus World Market, Edge Fitness, Five Below, Furniture Source, La-Z-Boy Furniture, Painted Tree Marketplace, Party City, Star Cinema Grille, Ulta	-
139	North Riverside Plaza	North Riverside	IL	Chicago-Naperville-Elgin, IL-IN-WI	2007	383,884	94.7 %	4,381	12.05	Amazon Fresh	Best Buy, Burlington Stores, Kohl's, Michaels, Petco	-
140	Ravinia Plaza	Orland Park	IL	Chicago-Naperville-Elgin, IL-IN-WI	1990	101,800	81.1 %	1,470	17.80	Whole Foods Market	-	-
141	Rollins Crossing	Round Lake Beach	IL	Chicago-Naperville-Elgin, IL-IN-WI	1998	192,913	93.8 %	1,915	17.67	-	Asian Grill Sushi Buffet, LA Fitness, Regal Cinemas	-
142	Tinley Park Plaza	Tinley Park	IL	Chicago-Naperville-Elgin, IL-IN-WI	2022	236,773	78.3 %	2,987	16.12	Amazon Fresh	Burlington Stores, Planet Fitness, Tile Shop	-
143	Meridian Village	Carmel	IN	Indianapolis-Carmel-Anderson, IN	1990	130,769	88.0 %	1,228	10.67	-	Godby Home Furnishings, Ollie's Bargain Outlet	-
144	Columbus Center	Columbus	IN	Columbus, IN	1964	143,740	100.0 %	1,987	13.82	-	Burlington Stores, Five Below, OfficeMax, Pet Supplies Plus, T.J.Maxx, Ulta	Target

PROPERTY LIST

Dollars in thousands, except per square foot amounts

	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Grocer (1)		Major Tenants
145	Market Centre	Goshen	IN	Elkhart-Goshen, IN	1994	214,067	91.1 %	2,537	13.01	Walmart Supercenter*	Burlington Stores, JOANN, Ross Dress for Less, Staples	-
146	Speedway Super Center (3)	Speedway	IN	Indianapolis-Carmel-Anderson, IN	2022	591,777	94.4 %	6,679	12.17	Kroger	Aaron's, Burlington Stores, Harbor Freight Tools, Kohl's, Oak Street Health Center, Ross Dress for Less, Sears Outlet, T.J.Maxx	-
147	Sagamore Park Centre	West Lafayette	IN	Lafayette-West Lafayette, IN	2018	132,027	100.0 %	1,402	10.62	Pay Less (Kroger)	-	-
148	Westchester Square	Lenexa	KS	Kansas City, MO-KS	1987	161,701	92.6 %	1,556	10.39	Hy-Vee	-	-
149	West Loop Shopping Center	Manhattan	KS	Manhattan, KS	2013	214,898	99.5 %	2,113	15.87	Dillons (Kroger)	Bellus Academy, JOANN, Marshalls	-
150	North Dixie Plaza	Elizabethtown	KY	Elizabethtown-Fort Knox, KY	1992	130,466	99.1 %	1,096	8.48	-	At Home, Staples	-
151	Florence Plaza - Florence Square (2)	Florence	KY	Cincinnati, OH-KY-IN	2014	686,741	95.7 %	8,292	16.03	Kroger	Aaron's, Barnes & Noble, Bob's Discount Furniture, Burlington Stores, David's Bridal, Five Below, Harbor Freight Tools, Hobby Lobby, HomeGoods, Old Navy, Ollie's Bargain Outlet, Ross Dress for Less, Sierra Trading Post, Staples, T.J.Maxx	-
152	Jeffersontown Commons	Jeffersontown	KY	Louisville/Jefferson County, KY-IN	1959	208,388	95.2 %	1,928	10.23	-	Dollar Tree, King Pin Lanes, Louisville Athletic Club	-
153	London Marketplace	London	KY	London, KY	1994	165,826	100.0 %	1,608	9.70	Kroger	Goody's, Kohl's, Marshalls, Planet Fitness	-
154	Eastgate Shopping Center	Louisville	KY	Louisville/Jefferson County, KY-IN	2002	174,842	100.0 %	2,107	12.05	Kroger	Petco	-
155	Plainview Village	Louisville	KY	Louisville/Jefferson County, KY-IN	1997	158,009	90.8 %	1,716	12.62	Kroger	-	-
156	Stony Brook I & II	Louisville	KY	Louisville/Jefferson County, KY-IN	1988	158,940	99.1 %	2,048	13.01	Kroger Marketplace	-	-
157	Points West Plaza	Brockton	MA	Boston-Cambridge-Newton, MA-NH	1960	141,451	97.8 %	1,142	8.25	America's Food Basket	Citi Trends, Crunch Fitness, Jerusalem Discount Furniture	-
158	Burlington Square I, II & III	Burlington	MA	Boston-Cambridge-Newton, MA-NH	1992	79,698	84.4 %	1,993	29.64	-	Golf Galaxy, Staples	Duluth Trading Co.
159	Holyoke Shopping Center	Holyoke	MA	Springfield, MA	2000	195,995	93.8 %	1,708	13.63	Super Stop & Shop (Ahold Delhaize)	JOANN, Ocean State Job Lot	-
160	WaterTower Plaza (3)	Leominster	MA	Worcester, MA-CT	2022	284,757	91.7 %	3,417	13.62	TBA	Barnes & Noble, Michaels, Party City, Petco, Staples, The Paper Store, T.J.Maxx	-
161	Lunenburg Crossing	Lunenburg	MA	Worcester, MA-CT	1994	25,515	100.0 %	376	14.74	Hannaford Bros. (Ahold Delhaize)*	-	Walmart
162	Lynn Marketplace	Lynn	MA	Boston-Cambridge-Newton, MA-NH	1968	78,046	95.5 %	1,412	18.94	Stop And Compare	Crunch Fitness, Rainbow Shops	-
163	Webster Square Shopping Center	Marshfield	MA	Boston-Cambridge-Newton, MA-NH	2005	182,756	100.0 %	2,694	14.74	Star Market (Albertsons)	Marshalls, Ocean State Job Lot, The Paper Store	-
164	Berkshire Crossing	Pittsfield	MA	Pittsfield, MA	1994	188,444	96.4 %	2,924	16.10	Market 32	Barnes & Noble, Michaels, Staples, Ulta	The Home Depot, Walmart
165	Westgate Plaza	Westfield	MA	Springfield, MA	1996	126,093	98.2 %	1,400	13.84	ALDI	Five Below, Ocean State Job Lot, Staples, T.J.Maxx	-
166	Perkins Farm Marketplace	Worcester	MA	Worcester, MA-CT	1967	205,048	97.4 %	2,450	19.72	Super Stop & Shop (Ahold Delhaize)	Citi Trends, Crunch Fitness, Ollie's Bargain Outlet	-
167	South Plaza Shopping Center	California	MD	California-Lexington Park, MD	2005	92,335	100.0 %	1,838	19.91	-	Best Buy, Old Navy, Petco, Ross Dress for Less	-
168	Campus Village Shoppes	College Park	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	1986	25,528	91.4 %	865	37.08	-	-	-
169	Fox Run (3)	Prince Frederick	MD	Washington-Arlington-Alexandria, DC-VA-MD-WV	2022	279,569	97.9 %	4,317	16.24	Giant Food (Ahold Delhaize)	Big Lots, Five Below, JOANN, Planet Fitness, Ross Dress for Less, Ulta	-
170	Pine Tree Shopping Center	Portland	ME	Portland-South Portland, ME	1958	287,533	95.5 %	1,872	17.62	-	Big Lots, Dollar Tree, JOANN, Lowe's, O'Reilly Auto Parts	-
171	Arborland Center	Ann Arbor	MI	Ann Arbor, MI	2000	403,536	91.8 %	6,718	18.41	Kroger	Bed Bath & Beyond, DSW, Gardner White Furniture, Marshalls, Michaels, Nordstrom Rack, Ulta	-
172	Maple Village	Ann Arbor	MI	Ann Arbor, MI	2020	294,029	93.0 %	4,737	17.32	Plum Market	Burlington Stores, Dunham's Sports, HomeGoods, LA Fitness, Sierra Trading Post, Ulta	-
173	Grand Crossing	Brighton	MI	Detroit-Warren-Dearborn, MI	2005	85,389	97.2 %	1,011	12.18	Busch's Fresh Food Market	Ace Hardware	-
174	Farmington Crossroads	Farmington	MI	Detroit-Warren-Dearborn, MI	1986	79,068	98.0 %	854	11.02	-	Dollar Tree, Ollie's Bargain Outlet, True Value	-
175	Silver Pointe Shopping Center	Fenton	MI	Flint, MI	1996	164,632	100.0 %	2,182	13.34	VG's Food (SpartanNash)	Dunham's Sports, Glik's	Five Below, Michaels, T.J.Maxx
176	Cascade East	Grand Rapids	MI	Grand Rapids-Kentwood, MI	1983	99,529	88.7 %	757	8.58	D&W Fresh Market (SpartanNash)	-	-
177	Delta Center	Lansing	MI	Lansing-East Lansing, MI	1985	160,946	62.7 %	1,104	10.94	-	Bed Bath & Beyond, DXL Destination XL, Planet Fitness	-
178	Lakes Crossing	Muskegon	MI	Muskegon, MI	2008	104,600	96.2 %	1,513	15.04	-	JOANN, Party City, Shoe Carnival, Ulta	Kohl's
179	Redford Plaza	Redford	MI	Detroit-Warren-Dearborn, MI	1992	303,883	98.2 %	3,210	10.76	Prince Valley Market	Burlington Stores, Citi Trends, Dollar Tree, Lincoln Behavioral Services	-
180	Hampton Village Centre	Rochester Hills	MI	Detroit-Warren-Dearborn, MI	2004	470,276	90.8 %	6,458	20.19	TBA	DSW, Emagine Theatre, Five Below, Kohl's, Old Navy, Petco, T.J.Maxx, Ulta	Target

PROPERTY LIST

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	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Major Tenants			
181	Fashion Corners	Saginaw	MI	Saginaw, MI	2004	184,735	100.0 %	2,010	10.88	-	-	Bed Bath & Beyond, Best Buy, Dunham's Sports, Guitar Center, Harbor Freight Tools	-
182	Southfield Plaza	Southfield	MI	Detroit-Warren-Dearborn, MI	1970	101,724	100.0 %	1,293	12.71	-	-	Citi Trends, Party City, Planet Fitness	Burlington Stores, Former A&E
183	18 Ryan	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1997	101,564	100.0 %	948	9.33	Dream Market	-	O'Reilly Auto Parts	-
184	Delco Plaza	Sterling Heights	MI	Detroit-Warren-Dearborn, MI	1996	154,853	100.0 %	1,111	7.18	-	-	Amish Direct Furniture, Bed Bath & Beyond, Dunham's Mega Sports, Urban Air Adventure Park	-
185	West Ridge	Westland	MI	Detroit-Warren-Dearborn, MI	1989	162,874	75.8 %	1,423	11.53	-	-	Bed Bath & Beyond, Crunch Fitness, Party City, Petco	Burlington Stores, Target
186	Washtenaw Fountain Plaza	Ypsilanti	MI	Ann Arbor, MI	2005	122,762	95.4 %	927	7.92	Save-A-Lot	-	Big Lots, Dollar Tree, Planet Fitness	-
187	Southport Centre I - VI	Apple Valley	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1985	124,260	100.0 %	2,401	19.32	SuperTarget*	-	Best Buy, Dollar Tree, Walgreens	-
188	Champlin Marketplace	Champlin	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2005	91,970	100.0 %	1,253	13.62	Cub Foods (United Natural Foods Inc.)	-	-	-
189	Burning Tree Plaza	Duluth	MN	Duluth, MN-WI	1987	183,105	97.1 %	2,432	13.68	-	-	Best Buy, David's Bridal, HomeGoods, JOANN, T.J.Maxx	-
190	Westwind Plaza	Minnetonka	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2007	91,670	95.5 %	1,876	22.35	Cub Foods (United Natural Foods Inc.)*	-	Bethesda Thrift, Goldfish Swim School	-
191	Richfield Hub	Richfield	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1952	213,595	67.8 %	1,674	11.57	-	-	Marshalls, Michaels	-
192	Roseville Center	Roseville	MN	Minneapolis-St. Paul-Bloomington, MN-WI	2021	82,576	94.2 %	1,036	19.47	ALDI, Cub Foods (Jerry's Foods)*	-	Dollar Tree	-
193	Marketplace @ 42	Savage	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1999	118,693	97.1 %	1,911	16.58	Fresh Thyme Farmers Market	-	Dollar Tree, Marshalls	-
194	Sun Ray Shopping Center	St. Paul	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1958	290,897	85.7 %	2,364	12.89	Cub Foods (United Natural Foods Inc.)	-	BioLife Plasma Services, Planet Fitness, T.J.Maxx	-
195	White Bear Hills Shopping Center	White Bear Lake	MN	Minneapolis-St. Paul-Bloomington, MN-WI	1996	73,065	100.0 %	1,113	15.23	Festival Foods	-	Dollar Tree	-
196	Ellisville Square	Ellisville	MO	St. Louis, MO-IL	1989	137,408	96.5 %	1,694	13.09	ALDI	-	Michaels, Party City, Petco, Tuesday Morning	-
197	Watts Mill Plaza	Kansas City	MO	Kansas City, MO-KS	1997	161,717	78.6 %	1,215	9.56	Price Chopper	-	-	-
198	Liberty Corners	Liberty	MO	Kansas City, MO-KS	1987	124,808	96.1 %	1,125	9.38	Price Chopper	-	-	-
199	Maplewood Square	Maplewood	MO	St. Louis, MO-IL	1998	71,590	95.4 %	468	6.85	Schnucks	-	-	-
200	Devonshire Place	Cary	NC	Raleigh-Cary, NC	1996	106,680	100.0 %	1,626	15.57	-	-	Burlington Stores, Dollar Tree, Harbor Freight Tools, REI	-
201	McMullen Creek Market	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	1988	281,924	95.1 %	4,228	15.77	Walmart Neighborhood Market	-	Burlington Stores, Dollar Tree, PopShelf, Staples	-
202	The Commons at Chancellor Park	Charlotte	NC	Charlotte-Concord-Gastonia, NC-SC	1994	348,604	100.0 %	2,169	8.93	Patel Brothers	-	Big Air Trampoline, Big Lots, Gabriel Brothers, The Home Depot, Value City Furniture	-
203	Macon Plaza	Franklin	NC	—	2001	92,583	75.6 %	503	18.09	Food Lion (Ahold Delhaize)	-	-	-
204	Garner Towne Square	Garner	NC	Raleigh-Cary, NC	1997	180,017	96.2 %	2,505	14.46	LIDL	-	Burn Boot Camp, Citi Trends, Harbor Freight Tools, OfficeMax, PetSmart	Target, The Home Depot
205	Franklin Square	Gastonia	NC	Charlotte-Concord-Gastonia, NC-SC	1989	317,824	96.4 %	3,981	14.42	Walmart Supercenter*	-	Best Buy, Burke's Outlet, Dollar Tree, Five Below, Michaels, Partners in Primary Care, PopShelf, Ross Dress for Less, Skechers	-
206	Wendover Place	Greensboro	NC	Greensboro-High Point, NC	2000	407,244	99.4 %	5,909	14.60	-	-	Burlington Stores, Christmas Tree Shops, Dick's Sporting Goods, Kohl's, Michaels, Old Navy, PetSmart, Rainbow Shops, Ross Dress for Less, Ulta	Target
207	University Commons	Greenville	NC	Greenville, NC	1996	233,153	95.5 %	3,159	14.19	Harris Teeter (Kroger)	-	Barnes & Noble, Overstock Furniture & Mattress, Petco, T.J.Maxx	Target
208	Valley Crossing	Hickory	NC	Hickory-Lenoir-Morganton, NC	2014	191,431	98.8 %	1,821	9.63	-	-	Academy Sports + Outdoors, American Freight Furniture, Dollar Tree, Harbor Freight Tools, Ollie's Bargain Outlet	-
209	Kinston Pointe	Kinston	NC	Kinston, NC	2001	250,580	100.0 %	1,132	4.52	Walmart Supercenter	-	Dollar Tree	-
210	Magnolia Plaza	Morganton	NC	Hickory-Lenoir-Morganton, NC	1990	93,553	85.2 %	668	8.38	-	-	Big Lots, Harbor Freight Tools	Rural King
211	Roxboro Square	Roxboro	NC	Durham-Chapel Hill, NC	2005	97,226	90.9 %	1,505	17.03	-	-	Person County Health & Human Services	-
212	Innes Street Market	Salisbury	NC	Charlotte-Concord-Gastonia, NC-SC	2002	349,425	100.0 %	4,277	12.24	Food Lion (Ahold Delhaize)	-	Lowe's, Marshalls, Old Navy, PetSmart, Staples, Tinseltown	-
213	Crossroads	Statesville	NC	Charlotte-Concord-Gastonia, NC-SC	1997	127,926	91.0 %	1,571	13.50	Walmart Supercenter*	-	Big Lots, Burkes Outlet	Tractor Supply Co.
214	New Centre Market	Wilmington	NC	Wilmington, NC	1998	143,762	100.0 %	2,153	15.39	-	-	Burlington Stores, PetSmart, PopShelf, Sportsmans Warehouse	Target
215	University Commons	Wilmington	NC	Wilmington, NC	2007	235,345	98.5 %	3,708	16.00	Lowes Foods	-	HomeGoods, Sketchers, T.J.Maxx	-

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	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Major Tenants			
216	Parkway Plaza	Winston-Salem	NC	Winston-Salem, NC	2005	282,493	87.0 %	2,830	12.47	Super Compare Foods	Badcock Home Furniture, Citi Trends, Modern Home, Office Depot, O'Reilly Auto Parts	-	
217	Stratford Commons	Winston-Salem	NC	Winston-Salem, NC	1995	72,308	100.0 %	958	13.25	-	Chef Store, Golf Galaxy, Mattress Firm	-	
218	Bedford Grove	Bedford	NH	Manchester-Nashua, NH	1989	97,602	94.5 %	1,614	17.49	-	Bed Bath & Beyond, Boston Interiors	-	
219	Capital Shopping Center	Concord	NH	Concord, NH	2001	194,612	97.4 %	2,490	13.88	Market Basket (DeMoulas Supermarkets)	Burlington Stores, JOANN, Marshalls	-	
220	Willow Springs Plaza	Nashua	NH	Manchester-Nashua, NH	1990	131,248	100.0 %	2,520	20.93	Patel Brothers	New Hampshire Liquor and Wine Outlet, Petco	The Home Depot	
221	Seacoast Shopping Center	Seabrook	NH	Boston-Cambridge-Newton, MA-NH	1991	89,634	82.7 %	570	7.69	-	JOANN, The Zoo Health Club	Ashley Furniture, Card's Furniture, Ocean State Job Lot, Tractor Supply Co.	
222	Tri-City Plaza	Somersworth	NH	Boston-Cambridge-Newton, MA-NH	1990	151,754	97.8 %	1,596	10.76	Market Basket (DeMoulas Supermarkets)	Staples, T.J.Maxx	-	
223	Laurel Square (3)	Brick	NJ	New York-Newark-Jersey City, NY-NJ-PA	2022	245,984	82.5 %	1,722	8.49	-	Ashley Homestore, At Home, Dollar Tree, Planet Fitness, Senior Helpers Town Square	-	
224	The Shoppes at Cinnaminson	Cinnaminson	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2010	301,211	96.5 %	4,658	23.85	ShopRite	Burlington Stores, Planet Fitness, Ross Dress For Less	-	
225	Acme Clark	Clark	NJ	New York-Newark-Jersey City, NY-NJ-PA	2007	52,812	100.0 %	1,465	27.74	Acme (Albertsons)	-	-	
226	Collegietown Shopping Center	Glassboro	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2021	231,532	94.5 %	3,202	14.83	LIDL	Big Lots, Five Below, LA Fitness, Ross Dress for Less	-	
227	Hamilton Plaza	Hamilton	NJ	Trenton-Princeton, NJ	1972	149,993	97.3 %	2,096	14.36	Grocery Outlet	2nd Ave, Crab Du Jour, Dollar Tree, Family Dollar, Planet Fitness, Rothman Orthopaedic Institute	-	
228	Bennetts Mills Plaza	Jackson	NJ	New York-Newark-Jersey City, NY-NJ-PA	2002	127,230	90.9 %	1,475	12.76	Super Stop & Shop (Ahold Delhaize)	Pet Supplies Plus	-	
229	Marlton Crossing	Marlton	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2019	337,878	95.9 %	7,224	22.42	Sprouts Farmers Market	Burlington Stores, DSW, HomeGoods, Michaels, T.J. Maxx	-	
230	Middletown Plaza	Middletown	NJ	New York-Newark-Jersey City, NY-NJ-PA	2001	197,066	51.1 %	2,184	22.28	-	Petco	-	
231	Larchmont Centre	Mount Laurel	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1985	103,787	93.4 %	1,242	29.70	ShopRite	-	-	
232	Old Bridge Gateway (3)	Old Bridge	NJ	New York-Newark-Jersey City, NY-NJ-PA	2022	254,548	99.3 %	4,643	18.37	Bhavani Food Market, TBA	Marshalls, Pep Boys, Petco, Robert Wood Johnson Fitness	-	
233	Morris Hills Shopping Center	Parsippany	NJ	New York-Newark-Jersey City, NY-NJ-PA	1994	159,561	100.0 %	2,940	18.43	-	Blink Fitness (Equinox), HomeGoods, Marshalls	-	
234	Rio Grande Plaza	Rio Grande	NJ	Ocean City, NJ	1997	136,822	86.1 %	1,491	12.65	ShopRite*	Burlington Stores, PetSmart, Planet Fitness	-	
235	Ocean Heights Plaza	Somers Point	NJ	Atlantic City-Hammonton, NJ	2006	179,199	91.3 %	3,225	19.71	ShopRite	Dollar Tree, Staples	-	
236	Springfield Place	Springfield	NJ	New York-Newark-Jersey City, NY-NJ-PA	1965	36,209	95.0 %	560	16.28	ShopRite	-	-	
237	Tinton Falls Plaza	Tinton Falls	NJ	New York-Newark-Jersey City, NY-NJ-PA	2006	87,760	96.5 %	1,481	17.49	-	Dollar Tree, Jersey Strong	-	
238	Cross Keys Commons	Turnersville	NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	216,205	95.4 %	3,544	17.19	Walmart Supercenter*	Dollar Tree, Marshalls, Ross Dress for Less, Staples, Ulta	-	
239	Parkway Plaza	Carle Place	NY	New York-Newark-Jersey City, NY-NJ-PA	1993	89,704	99.1 %	2,898	32.60	ALDI	T.J.Maxx	-	
240	Unity Plaza	East Fishkill	NY	Poughkeepsie-Newburgh-Middletown, NY	2005	67,462	100.0 %	1,424	21.11	Acme (Albertsons)	True Value	-	
241	Suffolk Plaza	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1998	84,316	89.4 %	1,706	23.22	BJ's Wholesale*, TBA	Five Below	Kohl's, Walmart	
242	Three Village Shopping Center	East Setauket	NY	New York-Newark-Jersey City, NY-NJ-PA	1991	77,458	94.4 %	2,105	28.77	Stop & Shop*, Wild by Nature Market*	Ace Hardware	Rite Aid	
243	Stewart Plaza	Garden City	NY	New York-Newark-Jersey City, NY-NJ-PA	2022	207,893	97.9 %	3,970	19.50	-	Burlington Stores, Dollar Tree, Floor & Décor, Phenix Salon Suites	-	
244	Dalewood I, II & III Shopping Center	Hartsdale	NY	New York-Newark-Jersey City, NY-NJ-PA	1972	194,441	100.0 %	7,131	37.46	H-Mart	Christmas Tree Shops, T.J.Maxx, Ulta	-	
245	Cayuga Mall	Ithaca	NY	Ithaca, NY	1969	204,405	94.5 %	1,974	10.22	ALDI	Big Lots, Dollar Tree, JOANN, Planet Fitness, True Value, VA Community Based Outpatient	-	
246	Kings Park Plaza	Kings Park	NY	New York-Newark-Jersey City, NY-NJ-PA	1985	72,208	100.0 %	1,641	22.73	Key Food Marketplace	T.J.Maxx	-	
247	Village Square Shopping Center	Larchmont	NY	New York-Newark-Jersey City, NY-NJ-PA	1981	17,000	100.0 %	627	36.88	Trader Joe's	-	-	
248	Falcaro's Plaza	Lawrence	NY	New York-Newark-Jersey City, NY-NJ-PA	1972	61,904	100.0 %	1,526	24.65	KoSave Market*	Advance Auto Parts, Dollar Tree, Planet Fitness	-	
249	Mamaroneck Centre	Mamaroneck	NY	New York-Newark-Jersey City, NY-NJ-PA	2020	36,470	100.0 %	1,458	39.98	North Shore Farms	CVS	-	
250	Sunshine Square	Medford	NY	New York-Newark-Jersey City, NY-NJ-PA	2007	223,322	97.6 %	3,337	15.79	Super Stop & Shop (Ahold Delhaize)	Lumber Liquidators, Planet Fitness, Savers	-	
251	Walkill Plaza	Middletown	NY	Poughkeepsie-Newburgh-Middletown, NY	1986	209,910	99.0 %	2,242	11.12	-	Big Lots, Citi Trends, David's Bridal, Hobby Lobby	-	

PROPERTY LIST

Dollars in thousands, except per square foot amounts

	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Grocer (1)		Major Tenants
252	Monroe ShopRite Plaza	Monroe	NY	Poughkeepsie-Newburgh-Middletown, NY	1985	122,007	100.0 %	2,029	16.63	ShopRite	Better Lifestyle Club, U.S. Post Office	-
253	Rockland Plaza	Nanuet	NY	New York-Newark-Jersey City, NY-NJ-PA	2006	262,490	96.5 %	6,335	26.86	A Matter of Health, TBA	Barnes & Noble, Marshalls, Petco, Quality Furniture & Electronic, Ulta	-
254	North Ridge Shopping Center	New Rochelle	NY	New York-Newark-Jersey City, NY-NJ-PA	1971	39,551	93.8 %	1,440	38.80	-	Harmon Discount	-
255	Nesconset Shopping Center	Port Jefferson Station	NY	New York-Newark-Jersey City, NY-NJ-PA	1961	129,996	92.4 %	3,179	26.47	-	Dollar Tree, HomeGoods	-
256	Riverhead	Riverhead	NY	New York-Newark-Jersey City, NY-NJ-PA	2018	120,089	100.0 %	3,017	25.12	Costco*	HomeSense, Marshalls, PetSmart, Ulta	-
257	Roanoke Plaza	Riverhead	NY	New York-Newark-Jersey City, NY-NJ-PA	2002	99,131	100.0 %	2,053	20.71	Fine Fare	CVS, T.J.Maxx	-
258	Rockville Centre	Rockville Centre	NY	New York-Newark-Jersey City, NY-NJ-PA	1975	44,131	100.0 %	1,280	29.01	-	HomeGoods, Rite Aid	-
259	College Plaza	Selden	NY	New York-Newark-Jersey City, NY-NJ-PA	2013	188,214	95.8 %	3,344	22.14	ShopRite	Wren Kitchens	Firestone
260	Campus Plaza	Vestal	NY	Binghamton, NY	2003	160,744	89.2 %	1,885	13.15	-	Olum's Furniture & Appliances, Staples	-
261	Parkway Plaza	Vestal	NY	Binghamton, NY	1995	207,154	81.9 %	1,936	11.42	-	Kohl's, PetSmart	Target
262	Shoppes at Vestal	Vestal	NY	Binghamton, NY	2000	92,328	93.9 %	1,531	17.67	-	HomeGoods, Michaels, Old Navy	-
263	Town Square Mall (2)	Vestal	NY	Binghamton, NY	1991	291,346	98.7 %	4,719	17.06	Sam's Club*, Walmart Supercenter*	AMC Vestal Town Square 9, Barnes & Noble, Burlington Stores, Dick's Sporting Goods, Dollar Tree, DSW, T.J.Maxx, Ulta	-
264	The Plaza at Salmon Run	Watertown	NY	Watertown-Fort Drum, NY	1993	68,761	94.1 %	742	11.46	Hannaford Bros. (Ahold Delhaize)	Red Robin Gourmet Burger	Lowe's, Runnings
265	Highridge Plaza	Yonkers	NY	New York-Newark-Jersey City, NY-NJ-PA	1977	88,501	95.2 %	2,776	32.96	H-Mart	-	-
266	Brunswick Town Center	Brunswick	OH	Cleveland-Elyria, OH	2004	143,282	96.8 %	2,127	15.91	Giant Eagle	-	The Home Depot
267	Brentwood Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2004	223,843	94.5 %	2,626	19.03	Kroger	Petco, Planet Fitness, Rainbow Shops	-
268	Delhi Shopping Center	Cincinnati	OH	Cincinnati, OH-KY-IN	1973	165,411	100.0 %	1,531	9.26	Kroger	Pet Supplies Plus, Salvation Army	-
269	Harpers Station	Cincinnati	OH	Cincinnati, OH-KY-IN	1994	253,356	80.0 %	3,289	16.23	Fresh Thyme Farmers Market	HomeGoods, LA Fitness, Pet Supplies Plus, T.J.Maxx	-
270	Western Hills Plaza	Cincinnati	OH	Cincinnati, OH-KY-IN	2021	240,022	95.5 %	4,755	21.55	-	Michaels, Old Navy, PetSmart, Staples, T.J.Maxx, Ulta	Target
271	Western Village	Cincinnati	OH	Cincinnati, OH-KY-IN	2005	115,791	97.8 %	1,234	37.88	Kroger	-	-
272	Crown Point	Columbus	OH	Columbus, OH	1980	144,931	93.4 %	1,402	10.36	Kroger	Dollar Tree, Planet Fitness	-
273	Greentree Shopping Center	Columbus	OH	Columbus, OH	2005	131,573	83.9 %	1,220	11.91	Kroger	-	-
274	South Towne Centre	Dayton	OH	Dayton-Kettering, OH	1972	333,998	97.4 %	4,471	14.06	Health Foods Unlimited	Burlington Stores, Christmas Tree Shops, JOANN, Party City, PetSmart, Value City Furniture	-
275	Southland Shopping Center	Middleburg Heights	OH	Cleveland-Elyria, OH	1951	582,492	79.4 %	5,552	12.01	BJ's Wholesale Club*, Giant Eagle, Marc's	Cleveland Furniture Bank, JOANN, Marshalls, Party City, UFC Gym	-
276	The Shoppes at North Olmsted	North Olmsted	OH	Cleveland-Elyria, OH	2002	70,003	98.2 %	1,157	16.84	-	Ollie's Bargain Outlet, Sears Outlet	-
277	Surrey Square Mall	Norwood	OH	Cincinnati, OH-KY-IN	2010	175,167	83.1 %	2,131	34.76	Kroger	-	-
278	Miracle Mile Shopping Plaza	Toledo	OH	Toledo, OH	1955	289,105	84.5 %	1,762	12.75	Kroger	Big Lots, Crunch Fitness, Harbor Freight Tools	-
279	Marketplace	Tulsa	OK	Tulsa, OK	1992	193,276	100.0 %	2,069	10.71	-	Basset Home Furnishings, Boot Barn, Conn's, David's Bridal, PetSmart	Best Buy
280	Village West	Allentown	PA	Allentown-Bethlehem-Easton, PA-NJ	1999	140,474	91.1 %	2,468	19.28	Giant Food (Ahold Delhaize)	CVS, Dollar Tree	-
281	Park Hills Plaza	Altoona	PA	Altoona, PA	1985	266,512	87.4 %	2,455	10.65	Weis Markets	Burlington Stores, Dunham's Sports, Harbor Freight Tools, Shoe Carnival, Urban Air Adventure Park	-
282	Bethel Park Shopping Center	Bethel Park	PA	Pittsburgh, PA	1965	202,349	100.0 %	2,181	12.15	Giant Eagle	Pep Boys, Walmart	-
283	Lehigh Shopping Center	Bethlehem	PA	Allentown-Bethlehem-Easton, PA-NJ	1955	373,766	97.4 %	4,156	14.35	Giant Food (Ahold Delhaize)	Aetna, Big Lots, Citi Trends, Dollar Tree, Mega Marshalls, PetSmart, Rite Aid, Staples, Wines & Spirits Shoppe	-
284	Bristol Park	Bristol	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1993	260,953	91.6 %	2,028	8.72	-	Complete Liquidators, Dollar Tree, Family Dollar, Ollie's Bargain Outlet	-
285	Chalfont Village Shopping Center	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	46,051	63.2 %	334	11.48	-	-	-
286	New Britain Village Square	Chalfont	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1989	143,716	86.2 %	2,379	19.20	Giant Food (Ahold Delhaize)	Wine & Spirits Shoppe	-
287	Collegeville Shopping Center	Collegeville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2020	110,430	83.4 %	1,608	17.47	Kimberton Whole Foods	Pep Boys, Rascal Fitness	-
288	Plymouth Square Shopping Center	Conshohocken	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1959	234,810	82.8 %	4,119	21.19	Weis Markets	Planet Fitness, REI	-

PROPERTY LIST

Dollars in thousands, except per square foot amounts

	Property Name	City	State	Metropolitan Statistical Area	Year	Percent					Grocer (1)	Other Major Tenants	Non-Owned
					Built	GLA	Leased	ABR	ABR PSF	Major Tenants			
289	Whitemarsh Shopping Center	Conshohocken	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	76,391	100.0 %	2,174	28.46	Giant Food (Ahold Delhaize)	-	-	
290	Valley Fair	Devon	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2001	105,086	26.8 %	571	20.24	-	-	-	
291	Dickson City Crossings (3)	Dickson City	PA	Scranton--Wilkes-Barre, PA	2022	312,699	92.0 %	3,323	19.08	-	Burlington Stores, Dollar Tree, Gabe's, JOANN, Party City, PetSmart, The Home Depot, T.J.Maxx	-	
292	Barn Plaza	Doylestown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2002	237,681	98.5 %	3,641	15.56	-	Kohl's, Marshalls, Regal Cinemas	-	
293	Pilgrim Gardens	Drexel Hill	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1955	75,223	98.0 %	1,350	18.32	-	Dollar Tree, Ross Dress for Less, Tuesday Morning, U.S. Post Office	-	
294	North Penn Market Place	Lansdale	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1977	58,358	93.1 %	1,018	20.07	Weis Markets*	-	-	
295	Village at Newtown	Newtown	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2021	224,579	91.1 %	6,929	35.29	McCaffrey's	Ulta	-	
296	Ivyridge	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1963	106,348	100.0 %	3,025	28.44	-	Dollar Tree, Target, Wine & Spirits Shoppe	-	
297	Roosevelt Mall	Philadelphia	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2020	581,434	97.7 %	8,914	34.97	Sprouts Farmers Market	LA Fitness, Macy's, Rainbow Shops, Ross Dress For Less	-	
298	Shoppes at Valley Forge	Phoenixville	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2003	176,676	100.0 %	1,258	7.12	Redner's Warehouse Market	Big Lots, Staples	-	
299	County Line Plaza	Souderton	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1971	154,608	95.1 %	1,678	11.41	ALDI	Big Lots, Dollar Tree, Planet Fitness, Rite Aid	-	
300	69th Street Plaza	Upper Darby	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1994	41,711	100.0 %	458	10.98	Fresh Grocer (Wakefern)*	EZ Bargains, Rent-A-Center, Super Dollar City	-	
301	Warminster Towne Center	Warminster	PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1997	237,152	100.0 %	3,841	17.57	ShopRite	Harbor Freight Tools, Old Navy, Party City, PetSmart, Ross Dress for Less, Sportsman's Warehouse	Kohl's	
302	Shops at Prospect	West Hempfield	PA	Lancaster, PA	1994	63,392	100.0 %	848	13.38	Giant Food (Ahold Delhaize)	Penn State Health	-	
303	Whitehall Square	Whitehall	PA	Allentown-Bethlehem-Easton, PA-NJ	2006	315,192	98.9 %	3,288	10.55	Redner's Warehouse Market	Dollar Tree, Gabe's, Mavis Discount Tires, PetSmart, Ross Dress for Less, Staples	-	
304	Wilkes-Barre Township Marketplace	Wilkes-Barre	PA	Scranton--Wilkes-Barre, PA	2004	306,440	99.2 %	2,531	34.49	Walmart Supercenter	Chuck E. Cheese's, Cracker Barrel, Party City, Pet Supplies Plus	-	
305	Belfair Towne Village	Bluffton	SC	Hilton Head Island-Bluffton, SC	2006	166,639	96.6 %	2,698	16.77	Kroger	K1 Speed	-	
306	Milestone Plaza	Greenville	SC	Greenville-Anderson, SC	1995	89,721	100.0 %	1,678	19.84	Lowes Foods	-	-	
307	Circle Center	Hilton Head Island	SC	Hilton Head Island-Bluffton, SC	2000	65,313	100.0 %	928	14.21	-	-	-	
308	Island Plaza	James Island	SC	Charleston-North Charleston, SC	1994	173,524	99.1 %	1,775	10.54	Food Lion (Ahold Delhaize)	Dollar Tree, Gold's Gym, Tuesday Morning	-	
309	Festival Centre	North Charleston	SC	Charleston-North Charleston, SC	1987	325,347	76.5 %	2,342	9.54	-	Gold's Gym, New Spring Church, New York Beauty and Fashion, Sears Outlet	-	
310	Pawleys Island Plaza	Pawleys Island	SC	Georgetown, SC	2015	120,095	96.4 %	1,602	13.84	Publix	Petco, T.J.Maxx, Tuesday Morning	-	
311	Fairview Corners I & II	Simpsonville	SC	Greenville-Anderson, SC	2003	131,002	100.0 %	2,486	18.98	-	Ross Dress for Less, T.J.Maxx	Target	
312	Hillcrest Market Place (3)	Spartanburg	SC	Spartanburg, SC	2022	364,148	95.5 %	4,844	14.25	Publix	Five Below, Hobby Lobby, Marshalls, NCG Cinemas, Petco, Ross Dress for Less	-	
313	Watson Glen Shopping Center	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1988	265,948	87.4 %	2,936	12.64	ALDI	At Home, Big Lots, Carbon Athletics	-	
314	Williamson Square	Franklin	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1988	331,386	99.6 %	4,267	12.92	-	Family Leisure, Goldfish Swim School, Grace Church Nashville, Hobby Lobby, Painted Tree Marketplace, Planet Fitness	-	
315	Greenville Commons	Greenville	TN	Greenville, TN	2002	224,139	100.0 %	2,058	9.38	-	Belk, Burkes Outlet, Five Below, Hobby Lobby, Marshalls, Ross Dress for Less	-	
316	Kingston Overlook	Knoxville	TN	Knoxville, TN	1996	119,360	100.0 %	1,004	8.41	-	Badcock Home Furniture, Painted Tree Marketplace, Urban Air Adventure Park	-	
317	The Commons at Wolfcreek (2)	Memphis	TN	Memphis, TN-MS-AR	2014	649,252	95.7 %	9,830	16.82	-	2nd & Charles, Academy Sports + Outdoors, Best Buy, Big Lots, Burlington Stores, Dave & Busters, David's Bridal, DSW, Office Depot, Painted Tree Marketplace, PetSmart, T.J.Maxx	Target, The Home Depot	
318	Georgetown Square	Murfreesboro	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	2003	114,117	93.7 %	1,436	13.43	Kroger	Aaron's	-	
319	Nashboro Village	Nashville	TN	Nashville-Davidson--Murfreesboro--Franklin, TN	1998	86,811	100.0 %	1,149	13.24	Kroger	-	Walgreens	
320	Parmer Crossing	Austin	TX	Austin-Round Rock-Georgetown, TX	1989	170,605	96.7 %	2,150	13.03	Desi Brothers	Big Lots, Dollar Tree, Harbor Freight Tools, Mega Furniture, Planet Fitness	-	
321	Baytown Shopping Center	Baytown	TX	Houston-The Woodlands-Sugar Land, TX	1987	95,941	98.9 %	1,471	15.50	-	24 Hour Fitness	-	
322	El Camino	Bellaire	TX	Houston-The Woodlands-Sugar Land, TX	2008	71,651	98.5 %	699	9.91	El Ahorro Supermarket	Dollar Tree, Family Dollar	-	
323	Townshire	Bryan	TX	College Station-Bryan, TX	2002	136,887	88.8 %	954	7.85	-	Taps Printing	-	
324	Central Station	College Station	TX	College Station-Bryan, TX	1976	178,141	98.7 %	3,147	18.32	-	Dollar Tree, HomeGoods, Party City, Spec's Liquors	Kohl's	

PROPERTY LIST

Dollars in thousands, except per square foot amounts

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					Built	GLA	Leased	ABR	ABR PSF	Grocer (1)		Major Tenants
325	Rock Prairie Crossing	College Station	TX	College Station-Bryan, TX	2002	118,700	98.1 %	1,419	28.13	Kroger	CVS	-
326	Carmel Village	Corpus Christi	TX	Corpus Christi, TX	2019	84,667	100.0 %	1,177	13.90	-	Crunch Fitness, Dollar Tree, Tuesday Morning	-
327	Arboretum Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	2014	95,354	97.4 %	2,455	26.43	Tom Thumb (Albertsons)	Ace Hardware, PetSmart	-
328	Claremont Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1976	66,980	34.8 %	343	15.16	-	Family Dollar	-
329	Kessler Plaza	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1975	68,962	98.2 %	756	11.16	-	Canales, Family Dollar	-
330	Stevens Park Village	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1974	45,492	97.0 %	474	10.74	-	Big Lots, O'Reilly Auto Parts	-
331	Webb Royal Plaza	Dallas	TX	Dallas-Fort Worth-Arlington, TX	1961	108,545	89.9 %	1,199	12.90	El Rio Grande Latin Market	Family Dollar	-
332	Wynnewood Village (3)	Dallas	TX	Dallas-Fort Worth-Arlington, TX	2022	464,995	92.5 %	6,339	15.02	El Rancho, Kroger	Fallas, Five Below, Kids Empire, LA Fitness, Mi Doctor, Ross Dress for Less	-
333	Parktown	Deer Park	TX	Houston-The Woodlands-Sugar Land, TX	1999	118,221	96.9 %	1,140	9.95	Food Town	Burkes Outlet, Walgreens	-
334	Ridglea Plaza	Fort Worth	TX	Dallas-Fort Worth-Arlington, TX	1990	170,519	92.0 %	1,818	11.59	Tom Thumb (Albertsons)	Goody Goody Wine & Spirits	-
335	Trinity Commons	Fort Worth	TX	Dallas-Fort Worth-Arlington, TX	1998	197,423	92.4 %	3,823	20.96	Tom Thumb (Albertsons)	DSW, Ulta	-
336	Preston Ridge	Frisco	TX	Dallas-Fort Worth-Arlington, TX	2018	793,217	92.0 %	16,165	22.16	SuperTarget*	Best Buy, Big Lots, Boof Barn, DSW, Macy's Backstage, Marshalls, Nordstrom Rack, Old Navy, PopShelf, Ross Dress for Less, T.J.Maxx	-
337	Village Plaza	Garland	TX	Dallas-Fort Worth-Arlington, TX	2002	89,444	100.0 %	1,362	15.30	Truong Nguyen Grocer	-	-
338	Highland Village Town Center	Highland Village	TX	Dallas-Fort Worth-Arlington, TX	1996	101,874	100.0 %	1,242	12.50	-	Painted Tree Marketplace, Planet Fitness	-
339	Bay Forest	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	71,667	100.0 %	818	11.41	Kroger	-	-
340	Beltway South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	107,174	97.0 %	1,036	30.61	Kroger	-	-
341	Braes Heights (3)	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2022	92,179	92.5 %	2,543	29.81	-	CVS, I W Marks Jewelers, My Salon Suites	-
342	Braesgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1997	91,982	95.7 %	688	7.82	Food Town	-	-
343	Broadway	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2006	74,988	100.0 %	959	13.29	El Ahorro Supermarket	Blink Fitness (Equinox), Melrose Fashions	-
344	Clear Lake Camino South	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1964	106,058	90.6 %	1,409	15.69	ALDI	24 Hour Fitness, Mr. Gatti's Pizza, Spec's Liquors	-
345	Hearthstone Corners	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2019	208,147	97.4 %	2,306	11.37	El Rancho	Big Lots, Conn's	-
346	Jester Village (3)	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2022	62,665	93.1 %	1,301	22.29	-	24 Hour Fitness	-
347	Jones Plaza (3)	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2022	111,206	87.5 %	1,101	11.32	La Michoacana Supermarket	Aaron's, Fitness Connection	-
348	Jones Square	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1999	169,786	98.9 %	1,572	9.36	-	Big Lots, Hobby Lobby, Octapharma	-
349	Maplewood	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2004	99,177	97.0 %	928	9.64	Foodarama	Burke's Outlet, Kids Empire	-
350	Merchants Park	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2009	246,451	98.2 %	3,629	15.00	Kroger	Big Lots, Petco, Planet Fitness, Ross Dress for Less, Tuesday Morning	-
351	Northgate	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1972	38,724	100.0 %	549	14.18	El Rancho*	Firestone, TitleMax, WSS	-
352	Northshore	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	223,954	91.7 %	2,937	14.54	Sellers Bros.	Conn's, Dollar Tree, Oak Street Health, Office Depot	-
353	Northtown Plaza	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1960	190,666	91.8 %	2,459	14.25	El Rancho	99 Cents Only, Crazy Boss Big Discount Store, dd's Discounts (Ross)	-
354	Orange Grove	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2005	184,664	100.0 %	2,083	11.76	-	24 Hour Fitness, Burlington Stores, Floor & Décor, WSS	-
355	Royal Oaks Village	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2001	146,279	98.5 %	3,422	23.74	H-E-B	-	-
356	Tanglewilde Center	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1998	83,343	97.9 %	1,331	16.46	ALDI	Dollar Tree, Party City, Salon In The Park	-
357	West U Marketplace	Houston	TX	Houston-The Woodlands-Sugar Land, TX	2000	60,136	100.0 %	1,569	26.09	Whole Foods Market	-	-
358	Westheimer Commons	Houston	TX	Houston-The Woodlands-Sugar Land, TX	1984	245,714	96.7 %	2,363	9.94	Fiesta Mart	King Dollar, Marshalls, Sanitas Medical Center	-
359	Crossroads Centre - Pasadena	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1997	146,567	96.4 %	2,087	15.76	Kroger	LA Fitness	-
360	Spencer Square	Pasadena	TX	Houston-The Woodlands-Sugar Land, TX	1998	186,732	85.4 %	1,780	11.53	Kroger	Burkes Outlet	-
361	Pearland Plaza	Pearland	TX	Houston-The Woodlands-Sugar Land, TX	1995	156,491	95.9 %	1,386	9.23	Kroger	American Freight Furniture, Harbor Freight Tools, Walgreens	-
362	Market Plaza	Plano	TX	Dallas-Fort Worth-Arlington, TX	2002	142,058	93.6 %	2,886	22.65	Central Market (H-E-B)	-	-
363	Preston Park Village (3)	Plano	TX	Dallas-Fort Worth-Arlington, TX	2022	256,554	85.8 %	5,479	24.89	-	Gap Factory Store, HomeGoods, Petco	-

PROPERTY LIST

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					Built	GLA	Leased					Major Tenants
364	Keegan's Meadow	Stafford	TX	Houston-The Woodlands-Sugar Land, TX	1999	125,293	97.0 %	1,438	12.19	El Rancho	Family Dollar	-
365	Lake Pointe Village	Sugar Land	TX	Houston-The Woodlands-Sugar Land, TX	2010	162,263	87.7 %	4,079	28.66	Whole Foods Market	-	-
366	Texas City Bay	Texas City	TX	Houston-The Woodlands-Sugar Land, TX	2005	224,922	91.6 %	2,140	10.50	Kroger	Conn's, Harbor Freight Tools, Planet Fitness	-
367	Windvale Center	The Woodlands	TX	Houston-The Woodlands-Sugar Land, TX	2002	100,688	31.1 %	768	24.55	-	-	-
368	Culpeper Town Square	Culpeper	VA	Washington-Arlington-Alexandria, DC-VA-MD-WV	1999	132,882	74.3 %	939	9.51	-	Ollie's Bargain Outlet, Tractor Supply Co.	-
369	Hanover Square	Mechanicsville	VA	Richmond, VA	1991	141,620	93.0 %	2,100	15.94	-	Gold's Gym, Hobby Lobby	Kohl's
370	Tuckernuck Square	Richmond	VA	Richmond, VA	1981	88,220	94.6 %	1,469	17.60	-	2nd & Charles, Chuck E. Cheese's	-
371	Cave Spring Corners	Roanoke	VA	Roanoke, VA	2005	147,133	93.0 %	1,133	14.52	Kroger	Hamrick's	-
372	Hunting Hills	Roanoke	VA	Roanoke, VA	1989	166,207	97.1 %	1,435	8.89	-	Dollar Tree, Kohl's, PetSmart	-
373	Hilltop Plaza	Virginia Beach	VA	Virginia Beach-Norfolk-Newport News, VA-NC	2010	150,300	96.4 %	3,102	21.63	Trader Joe's	JOANN, PetSmart, Ulta	-
374	Rutland Plaza	Rutland	VT	Rutland, VT	1997	223,314	90.0 %	1,931	9.61	Price Chopper	Dollar Tree, T.J.Maxx, Walmart	-
375	Spring Mall	Greenfield	WI	Milwaukee-Waukesha, WI	2003	45,920	31.3 %	144	10.01	-	-	Walgreens
376	Mequon Pavilions	Mequon	WI	Milwaukee-Waukesha, WI	1967	219,230	89.0 %	3,321	17.02	Sendik's Food Market	Bed Bath & Beyond, Marshalls	-
377	Moorland Square Shopping Ctr	New Berlin	WI	Milwaukee-Waukesha, WI	1990	98,303	94.7 %	941	10.11	Pick 'n Save (Kroger)	-	-
378	Paradise Pavilion	West Bend	WI	Milwaukee-Waukesha, WI	2000	203,545	93.4 %	1,426	7.51	-	Hobby Lobby, Kohl's	-
379	Grand Central Plaza	Parkersburg	WV	Parkersburg-Vienna, WV	1986	75,344	90.7 %	790	11.56	-	Office Depot, O'Reilly Auto Parts	-
TOTAL PORTFOLIO						67,107,846	92.5 %	\$ 929,793	\$ 15.90			

(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.