

Q3 2026 FACT SHEET

Financial Highlights

Core FFO	\$0.50/share
Same-Property NOI Growth	3.1%
Current Quarter Annualized Net Debt-to-Adjusted EBITDA	4.9x
Total Liquidity	\$510M
Weighted Average Interest Rate	4.7%
Weighted Average Maturity	4.1 years

Market Data (09/30/26)

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$30.15
52-Week Range	\$26.81-\$37.22
Total Market Capitalization	\$2.35B
2026 Annualized Dividend Declared	\$1.00

2026 Guidance

Core FFO per diluted share	\$1.94 - \$1.96
Same Property NOI ("SPNOI") Growth	3.75% - 4.25%

Additional Information



QUARTERLY EARNINGS MATERIALS

Scaling the Platform Through Acquisitions

Acquired \$290 Million of Necessity-Based Retail Assets in 2026



NEW GARDEN CROSSING *MSA: Greensboro, NC*

- Acquired Q3 2026
- ABR PSF - \$14.20
- Community Center
- 100% leased occupancy



WESTERN PLAZA *MSA: Knoxville, TN*

- Acquired Q2 2026
- ABR PSF - \$21.63
- Community Center
- 98.6% leased occupancy



SWEETGRASS CORNER *MSA: Charleston, SC*

- Acquired Q2 2026
- ABR PSF - \$27.66
- Community Center
- 100% leased occupancy



3609 SOUTH *MSA: Charlotte, NC*

- Acquired Q2 2026
- ABR PSF - \$30.01
- Neighborhood Center
- 100% leased occupancy



MARKETPLACE AT HUDSON STATION *MSA: Phoenix, AZ*

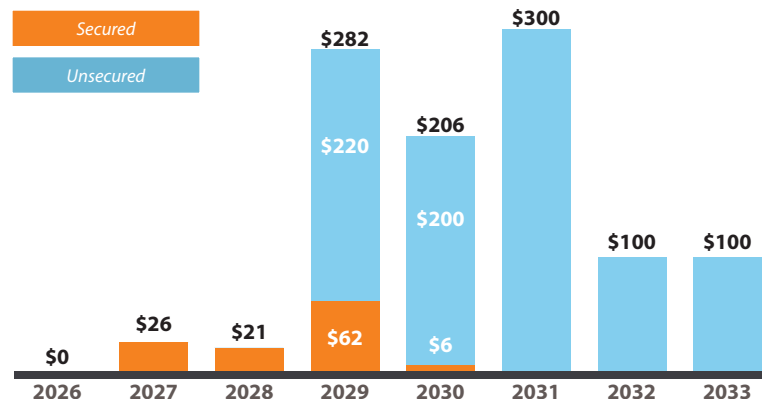
- Acquired Q1 2026
- ABR PSF - \$34.93
- Neighborhood Center
- 100% leased occupancy



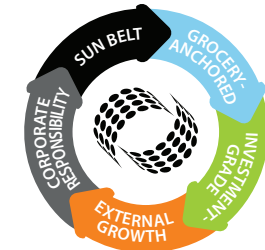
NASHVILLE WEST *MSA: Nashville, TN*

- Acquired Q1 2026
- ABR PSF - \$18.79
- Power Center w/ Grocer
- 97.3% leased occupancy

Debt Maturity Schedule (\$M)



A Simple & Focused Investment Opportunity



Sun Belt Markets with Strong, Persistent Migration



- Moving towards 100% Sun Belt concentration (peer average ~38%)
- Attractive demographic trends – jobs, population, education, and household income
- In 2026, the Sun Belt will lead the nation in population growth

High-Performing, Grocery-Anchored Portfolio



- 89% of ABR derived from centers with a grocery presence
- Essential retail tenants drive recurring foot traffic
- Cycle-tested portfolio, providing durable cash flow

External Growth through Disciplined Acquisitions



- Acquired ~\$465 million of assets in 2025; \$290 million year-to-date
- For properties acquired in 2024 & 2025, new/renewal lease spreads averaged approximately 19%, demonstrating our ability to identify below market opportunities

Investment-Grade Balance Sheet



- Balanced debt schedule – no debt maturities in 2026, with just \$26 million maturing in 2027
- Completed a private placement of \$250 million of senior notes in June 2026
- Fitch rating BBB- / Stable outlook

Governance & Corporate Responsibility



- Shareholder friendly governance structure
- Destaggered Board and opted out of MUTA
- Annual Corporate Responsibility report with five-year environmental reduction targets

Q3 2026 FACT SHEET

Portfolio Highlights



78
Retail
Properties



12.3M
Total GLA (SF)



97%
Sun Belt



89%
Grocery-
Anchored



158K
Avg. Center Size (SF)



96.4%
Leased

Established Centers with Necessity-Based Tenants



Neighborhood Center
Trade Area 1-3 miles



Community Center
Trade Area 3 - 5 miles



Power Center w/ Grocer
Trade Area 5 - 10 miles



Power Center no Grocer
Trade Area 5 - 10 miles



Lifestyle Center
Trade Area 8 - 12 miles

- 43 properties
- 3.6M GLA
- 32% of ABR¹
- \$22.62 ABR PSF²

- 23 properties
- 5.2M GLA
- 44% of ABR¹
- \$21.51 ABR PSF²

- 10 properties
- 3.1M GLA
- 21% of ABR¹
- \$17.81 ABR PSF²

- 1 property
- 0.2M GLA
- 2% of ABR¹
- \$20.71 ABR PSF²

- 1 property
- 0.1M GLA
- 1% of ABR¹
- \$28.24 ABR PSF²

Top 10 Tenants

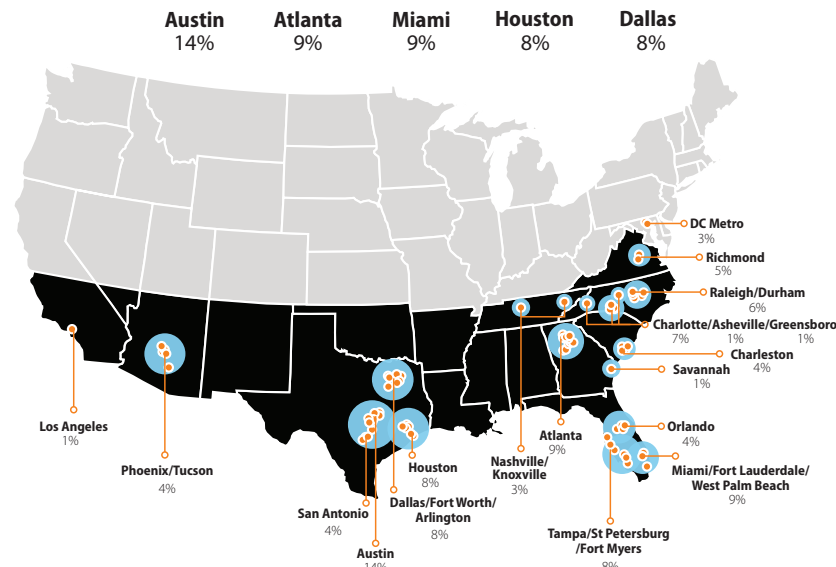
#	Tenant	# of Leases	% of ABR
1	Kroger	11	3.1%
2	Publix	16	3.0%
3	TJX THE TUX COMPANIES INC.	20	2.8%
4	WHOLE FOODS MARKET	8	2.1%
5	Albertsons	6	1.8%
6	H-E-B	5	1.8%
7	TRADER JOE'S	8	1.3%
8	DICK'S SPORTING GOODS	5	1.3%
9	Michaels Where Creativity Happens	9	1.2%
10	NORDSTROM RACK	5	1.1%
Top 10 Total		93	19.4%

Grocer Tenant

1. Annualized Base Rent as of September 30, 2026
2. Includes ground rent and excludes specialty leases

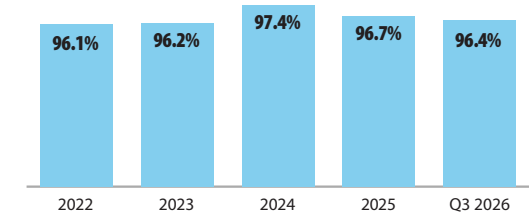
Portfolio by Percentage of ABR

TOP 5 MARKETS TOTAL 48% OF ABR

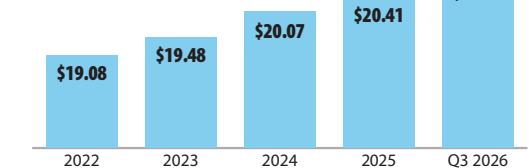


Strong Leasing Pipeline of Essential Tenants

Historical Leased Occupancy



ABR Per SF



226 LEASES SIGNED IN 2026
TOTALING **1.3M SF** OF GLA