



BRIXMOR[®]
Property Group

2025 Corporate Responsibility Report





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- Engagement
- Growth and Development
- Health and Well-Being



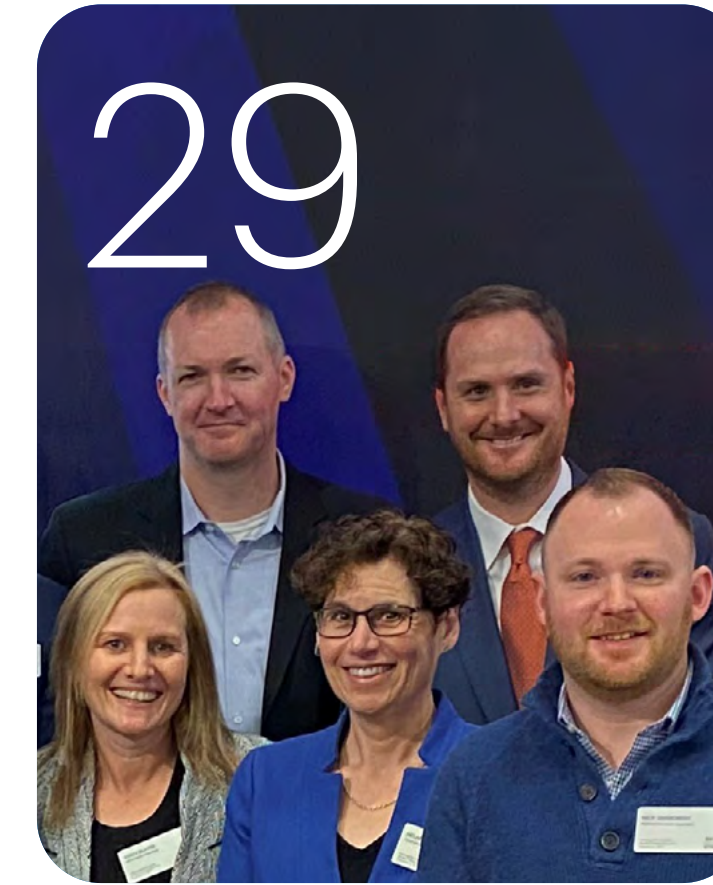
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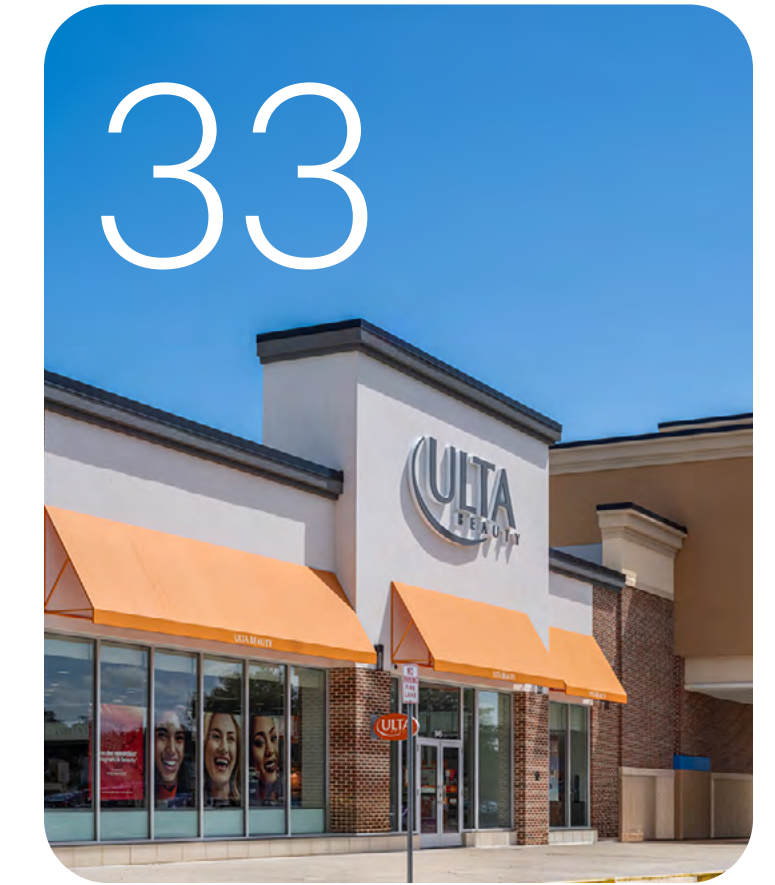
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BRIXMOR

Introduction

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Chino Spectrum Towne Center | Riverside, CA

Brixmor Property Group is committed to providing our stakeholders with transparent, robust, and comprehensive information on our Corporate Responsibility (CR) strategy, initiatives, goals, and performance through this annual Corporate Responsibility Report. This report contains both quantitative and qualitative updates for calendar year 2025 and supplements information in our 2025 Form 10-K and 2026 Proxy Statement, available on our website.

REPORTING STANDARDS

This CR Report was prepared in alignment with multiple reporting standards and frameworks, including the Sustainability Accounting Standards Board (SASB), the Task Force on Climate-related Financial Disclosures (TCFD), the Global Reporting Initiative's (GRI) Sustainability Reporting Standards, and the United Nations Sustainable Development Goals (SDGs).

This report contains environmental performance data for assets, areas, and activities under Brixmor's organizational boundary, using the operational control approach as defined in the Greenhouse Gas (GHG) Protocol Corporate Accounting and Reporting standards. Under this approach, Brixmor's Scope 1 direct and Scope 2 indirect emissions include emissions from Brixmor offices and portions of shopping centers over which the Company applies operating

policies and has day-to-day property management responsibilities. Brixmor's Scope 3 emissions include emissions from all other activities occurring within the Company's value chain and not otherwise captured as part of Scope 1 or Scope 2 disclosures.

An independent third party has verified selected environmental and social performance data in this report to assure that the information is reliable, consistent, and comparable information.



Brixmor (NYSE: BRX) owns and operates a high-quality, national portfolio of open-air shopping centers 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 valued partner to a broad range of retailers, including The TJX Companies, The Kroger Co., Publix Super Markets, and Ross Stores.

Our Vision

To be the center of the communities we serve by matching vibrant retailers with thriving communities

Our Mission

Deliver compelling total returns to our shareholders by **Acting Like Owners**

Aggressively managing and **Upgrading Our Shopping Centers**

to make them **Relevant To The Communities**

they serve **With Merchants That Thrive**

in a dynamic and **Competitive Environment**

Brixmor at a Glance

348 properties

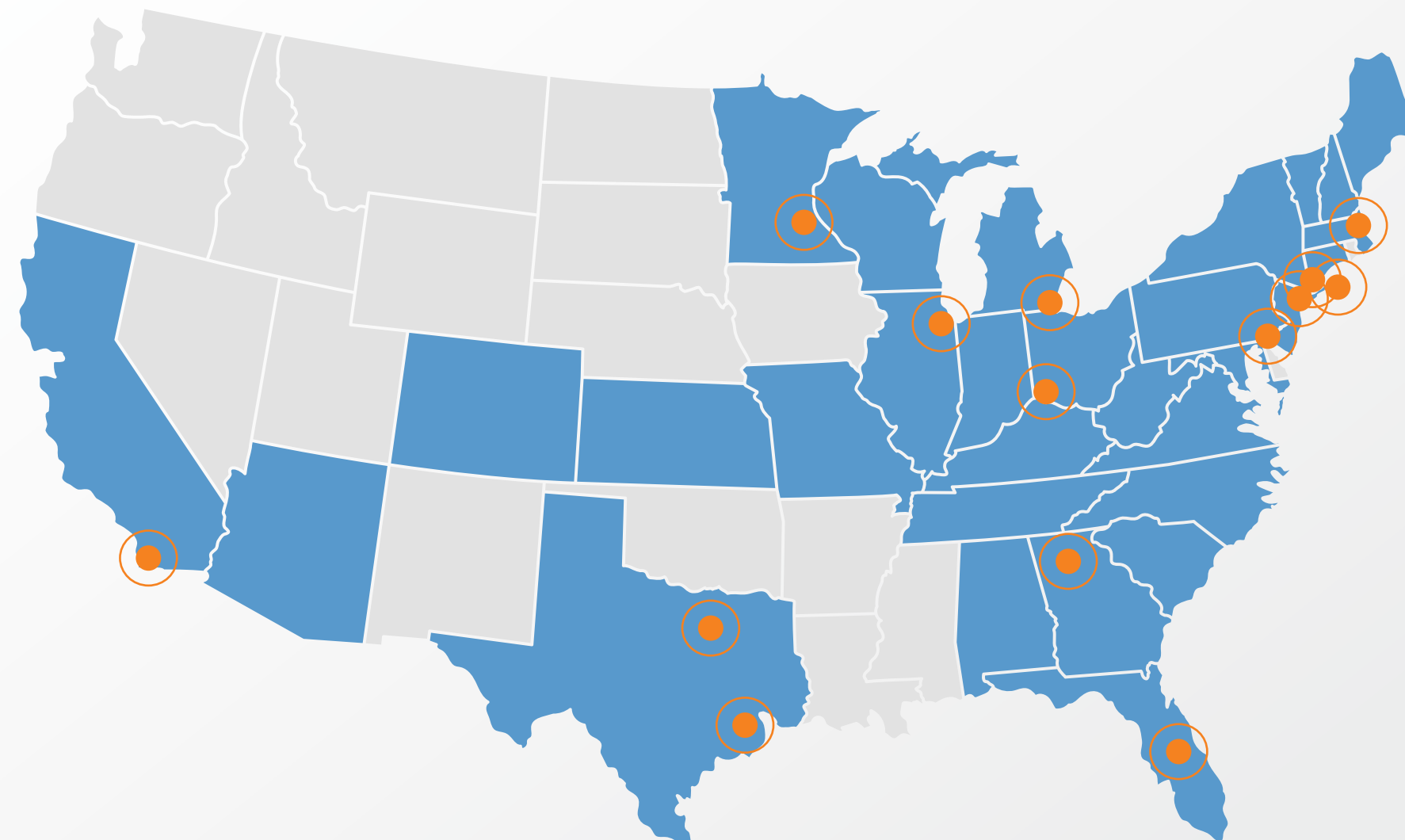
63M square feet GLA

95% leased occupancy

464 employees

 Brixmor office location

(as of December 31, 2025)



A Message From Our CEO



At Brixmor, we operate on a simple belief: great places start with people. It is a conviction I have carried through more than two decades at this company, across every part of our business, and it has never been more central to how we think about value than it is today.

As one of the largest owners and operators of open-air shopping centers in the United States, we welcomed over 900 million visits to our properties last year. That scale is not an abstraction to us; it reflects the role we play in everyday life. Our centers support both local entrepreneurs and national retailers and serve as places for neighbors and communities to come together. We embrace the opportunity and responsibility to operate our business with discipline and purpose, with the long-term perspective that has always defined how we run this company.

We are a company of operators, and operators know that durable value gets created when the needs of all our stakeholders are thoughtfully aligned. Our employees, retailers, communities, and investors each have a role in our performance, and our strategy reflects that interdependence. When we invest in our people and provide retailers with well-located, well-maintained centers that support their growth, we strengthen our connection to the communities we serve. This approach

builds trust and stability, which ultimately shows up in performance across the portfolio. By prioritizing our retailers' needs, we create vibrant destinations and drive long-term value for everyone who depends on us.

How we operate matters. In a retail environment that is constantly evolving, long-term success comes down to resilience, efficiency, and the willingness to adapt without losing discipline. We have operated with this mindset throughout cycles, and it is why we have embedded corporate responsibility directly into our business strategy. It informs how we invest and how we operate, and it shapes how we position Brixmor for the future. Efficient operations, prudent sustainability investments, and disciplined capital allocation enhance asset performance and strengthen resilience, keeping our centers competitive as markets and customer expectations change.

To keep that work aligned with the business, we have sharpened our corporate responsibility strategy around four key priorities: Employee Empowerment, Community Connection, Environmental Stewardship, and Ethics & Governance. These give us a clear framework for decision-making and accountability, and the initiatives in this report show how they translate into action. It is a thoughtful, integrated approach to managing our portfolio, one that supports consistent performance, mitigates risk, and positions the company for continued strength over time.

None of this progress happens without our people. Every day, the Brixmor team brings our values to life through their dedication, integrity, and accountability—and they do it together. Outstanding results come from outstanding people. I am proud of our team, and I am excited for what we will continue to build together, today and for the long term.



Brian Finnegan
Chief Executive Officer
and President

Our Corporate Responsibility strategy defines how we create long-term value for stakeholders by aligning our people, properties, and practices with clear outcomes. It establishes a consistent, four-pillar framework to guide decisions, execution, and accountability using the following foundational principles and key performance indicators.

Employee Empowerment

Elevating the employee experience by fostering an engaged and purpose-aligned workforce

Foundational Principles:

- Employee retention and growth of next-generation leadership, evidenced by maintaining a voluntary turnover rate below 15% annually
- Inclusive culture and respect for diverse perspectives and experiences
- Competitive compensation and benefits

Performance Indicators:

- **Voluntary turnover:** 10% over last three years
- **Employee satisfaction:** 95%+ over the last three surveys
- Upholding **One Brixmor culture** of shared trust and purpose
- Participation in **growth and development** initiatives
- **Training hours:** 20,000+ hours sponsored or initiated by Brixmor
- **Annual fair pay validation:** our annual evaluation confirmed fair and equitable pay practices regardless of gender or race

Community Connection

Supporting vibrant communities around our centers through local and tenant partnerships

Foundational Principles:

- Activating our centers as community hubs through long-term investment, charitable giving, and local involvement in philanthropic and civic causes, with engagement hours exceeding 3,000 annually
- Providing tenants with high-quality locations to deliver an exceptional customer experience
- Reflecting the character of our communities in the tenant mix, design, amenities, and aesthetics of our centers

Performance Indicators:

- **Service in our communities:** 3,400+ hours and 20,000+ meals provided
- **Tenant satisfaction:** 80% satisfaction in 2024 survey
- **Community engagement events:** 190 events held across the portfolio
- **Investment in placemaking and redevelopment:** \$1.4B value-enhancing projects stabilized since year-end 2015
- **Disaster response and support** in affected communities

Environmental Stewardship

Adapting operations to prioritize resource efficiency and business resilience while improving environmental impact

Foundational Principles:

Implementing sustainability initiatives that:

- Continue efforts toward net-zero GHG emissions by 2045, evidenced through a GHG emissions intensity of 0.30 kg CO₂e/sq ft through 2030
- Increase sustainable transportation infrastructure at our centers, with a pipeline of 500+ EV charging stations by 2030
- Align environmental stewardship with long-term value creation for our centers and communities
- Reduce risk exposure and improve climate resilience

Performance Indicators:

- **GHG emissions:** reduced Scope 1 & 2 emissions by 56% since 2018
- **Energy and water efficiency:** reduced like-for-like electricity and water usage by 57% and 60%, respectively
- **EV charging:** 500+ charging stations deployed
- **Solar energy generating capacity:** 17+ MW energized
- **Green leasing practices:** green leasing provisions present in 97% of executed leases
- **Climate risk:** integrated into investment decisions and disclosed in this report

Ethics & Governance

Upholding integrity at all levels through dynamic, expertise-driven corporate stewardship

Foundational Principles:

- Integrity, as exemplified by our code of conduct, business ethics, and human rights policies, and evidenced through annual training and acknowledgment of these principles by all employees
- Accountability and oversight by our Board and executive team
- Internal and external transparency

Performance Indicators:

- **Top governance ratings** by Green Street and ISS QualityScore
- **Culture and Ethics training** provided annually to all employees
- **Board expertise and oversight**
- Achievement of CR goals is a component of **executive bonuses**
- High-quality sustainability and financial disclosures

Recognition and Industry Partnerships



Named a Top Workplace by the Philadelphia Inquirer, 2023-25



**GRESB Participant since 2017
Public Disclosure rating of "A"**



Awarded Green Lease Leader – Gold Level



Awarded the highest score of 1 in ISS's Governance QualityScore category



"Prime" Sustainability Corporate Rating by ISS STOXX



Named Best ESG Program in Mid-Cap REITs



ICSC ESG Steering Committee member



Nareit Real Estate Sustainability Committee member



Employee Empowerment

Our employees are the foundation of our success. We foster an engaged, inclusive, purpose-aligned workforce grounded in shared values, growth opportunities, and accountability, because when our people thrive, our business and the communities we serve thrive as well.

In This Section

- Culture
- Engagement
- Growth and Development
- Health and Well-Being





Summer interns touring NYSE trading floor



We believe our performance is enhanced by an inclusive environment that reflects the diversity of the communities we serve.

We believe a culture based on inclusion is critical to our ability to attract and retain talented employees and to deliver on our strategic goals and objectives. Annually, employees sign a pledge to commit to helping create and maintain an inclusive culture, free from harassment based on race, sexual orientation, gender, and other protected classes. We advocate for inclusivity in every part of our organization and strive to create equal opportunities for current and future employees.

INCLUSIVE CULTURE IN PRACTICE

Brixmor's recruitment philosophy is rooted in the belief that diversity in expertise and life experiences drives innovation and strengthens our team. We are committed to broadening our talent search to ensure we attract candidates from varied backgrounds and to fostering an inclusive environment where unique skills and experiences are valued and celebrated.

To celebrate and promote an inclusive work environment, we hold events to recognize the backgrounds and unique perspectives of our employees. Cultural tradition exchanges and roundtable events allow employees to share meaningful aspects of their heritage, help employees broaden their understanding of those around them, and reinforce a culture of respect and curiosity.

ONE BRIXMOR

Brixmor's One Brixmor culture is defined by operating with transparency and empowering our people to take ownership

and make an impact. We know that the best ideas come from those closest to the real estate, so we encourage open dialogue, thoughtful debate, and a healthy exchange of perspectives to help us make better decisions. We value being decisive, learning as we go, and having the courage to face challenges head-on so we can keep getting better. Above all, One Brixmor is about our people: supporting one another, building trust, and showing up every day with integrity, passion, and a shared commitment to never settling for "good enough."

CONNECTION AND BELONGING

Quarterly town halls and annual trainings serve as consistent touchpoints for reinforcing our culture and expectations. These sessions foster transparency, open dialogue, and connection across the organization, supporting a shared understanding of our values and priorities.

In addition to Company-wide communication, in-person experiences play a critical role in sustaining an inclusive and engaged workplace. New-hire training introduces new employees to Brixmor's values from day one, while team-building activities, social gatherings, and service events create opportunities for employees to connect, collaborate, and celebrate diverse perspectives in different settings. Together, these experiences strengthen our culture, deepen our sense of community, and ensure that every employee feels welcomed, valued, and empowered to contribute to our collective success.



Tie-dye Day at Plymouth office



We believe that employees who are personally engaged in our vision to be the center of the communities we serve and are connected with similarly engaged colleagues will be more effective in their roles. We foster connectivity and engagement through events and initiatives, including:



Big Brain Days, where leading authors discuss topics to inspire individual and team growth. In 2025, we hosted two Big Brain Days featuring Julie Brown and Michael Easter, who shared strategies and stories about building powerful professional relationships and getting out of your comfort zone.



Annual Company-sponsored Day of Service and additional employee-led volunteer activities, including food drives, public works projects, desktop research, and other volunteer activities in support of issues such as food insecurity, animal activism, and historical preservation.



Events and initiatives that spark connections and shared experiences, like weekly breakfasts, team outings, volunteer events, and promotion celebrations. Cultural tradition exchanges and round table events allow employees to share meaningful aspects of their heritage and provide a forum for other employees to broaden their understanding of their colleagues and promote collegiality and teamwork.



Quarterly recognition of employee excellence in customer, community, and Company service, recognition of milestone service anniversaries, and annual awards to exemplary employees who embody Brixmor's vision, mission, and cultural tenets.

Our engagement and connectivity initiatives have resulted in being recognized as a **Top Workplace by the Philadelphia Inquirer for 2023-25** and contributed to high employee satisfaction results in our employee satisfaction survey. Last administered in 2025 with a 95% response rate, employees reported the following:

97% of employees are satisfied working at Brixmor

98% of employees feel proud to work at Brixmor



Growth and Development

Brixmor's first cultural tenet is "Great real estate matters, but great people matter even more." We pride ourselves on our ability to recruit, hire, and retain some of the best talent in the industry.

We encourage employees at all levels to grow and develop their interests, skills, and passions by providing:

- Professional and personal training opportunities
- Tuition and licensure reimbursement
- Mentorship and coaching
- Regular performance and talent development reviews

We believe in increasing early-career exposure to the real estate industry and offer summer internship positions, case competitions, speaking events, and year-round mentoring to undergraduate- and graduate-level students. Our industry-leading two-year development programs in leasing, property management, and construction provide intensive, on-the-job training to cultivate expertise in professionals beginning their careers in commercial real estate. Twenty-nine individuals have completed these programs since their inception.

Through promotions and cross-functional career opportunities, we support talented professionals in reaching their full potential.

Over half of our leadership team has built long-standing careers at Brixmor, with ten or more years of service.

In 2025, Brixmor awarded 64 promotions.

In 2025, 12 employees transitioned into new roles across the organization.

Competitive pay and benefits for all roles and levels support our culture of high-performing, deeply engaged employees. We offer an attractive compensation and rewards program, including a robust benefits offering. We believe in fair pay and conduct an annual pay equity analysis to ensure that our pay practices are fair and equitable, regardless of gender or race.

Health and Well-Being



Roswell, GA, employees participating in the AdventHealth Corporate 5K

Our commitment to the health and well-being of our employees is a crucial component of our culture. We provide a wide range of employee benefits and encourage healthy lifestyles through elective Company-sponsored benefits and initiatives focused on the physical, mental, and financial health of our team and their families.

We offer a wide range of health benefits, including affordable medical, prescription, dental, and vision insurance; family forming, fertility, and expanded maternal care benefits; paid parental leave; behavioral coaching for adults, children, and families; critical illness and accident insurance; and identity protection insurance.

WELLNESS PROGRAMS

To promote physical activity, Brixmor employees receive an annual \$150 allowance to be used toward wellness-related products or activities of their

choosing and can participate in an annual fitness challenge to receive an additional allowance. Health fairs at our offices feature cooking demonstrations, health screenings, and immunizations, and Brixmor offers full or subsidized access to gyms and online workouts through the OnePass Select program.

WORK-LIFE BALANCE AND ADDITIONAL BENEFITS

All employees are entitled to paid time off, plus birthdays, volunteer days, and additional personal days to use throughout the year. We also offer a combined remote and in-office hybrid work model to maximize engagement, collaboration, and efficiency while supporting a healthy work-life balance. Brixmor also provides matching 401(k) contributions, life insurance, disability and spousal death benefits, access to our Employee Assistance Program, and a variety of corporate discounts.

BRIXMOR

Community Connection

We strengthen community connectivity by curating shopping centers that reflect and enhance the character, experience, and vibrancy of the communities we serve.

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- Community in Action
- At The Center





The success of our Company is highly dependent on the success of our tenants. Trust is the foundation of any successful partnership, built through consistent actions, open communication, and mutual respect over time. We strive to be a key partner in the success of our tenants by providing proactive property management, ongoing tenant coordination, and resources to help local tenants promote and operate their businesses. By utilizing a combination of local leasing professionals and a dedicated National Accounts leasing team, we attract and retain a wide variety of relevant retailers to our shopping centers.

TENANT SURVEY

Brixmor actively engages with tenants and administers biennial surveys to tenants to solicit feedback and assess areas for improvement. The Tenant Survey has been conducted four times since 2018.

In the 2024 survey, approximately 1,100 tenants participated, representing 44% of our leased space, an increase of 15% from the 2022 survey. Results showed strong tenant satisfaction:

- 98% of national tenants would recommend Brixmor (slightly down from 100% in 2022).
- 79% of non-national tenants would recommend Brixmor (up from 69% in 2022).

Overall, this led to a record-high combined satisfaction score of 80% (up from 71% in 2022).

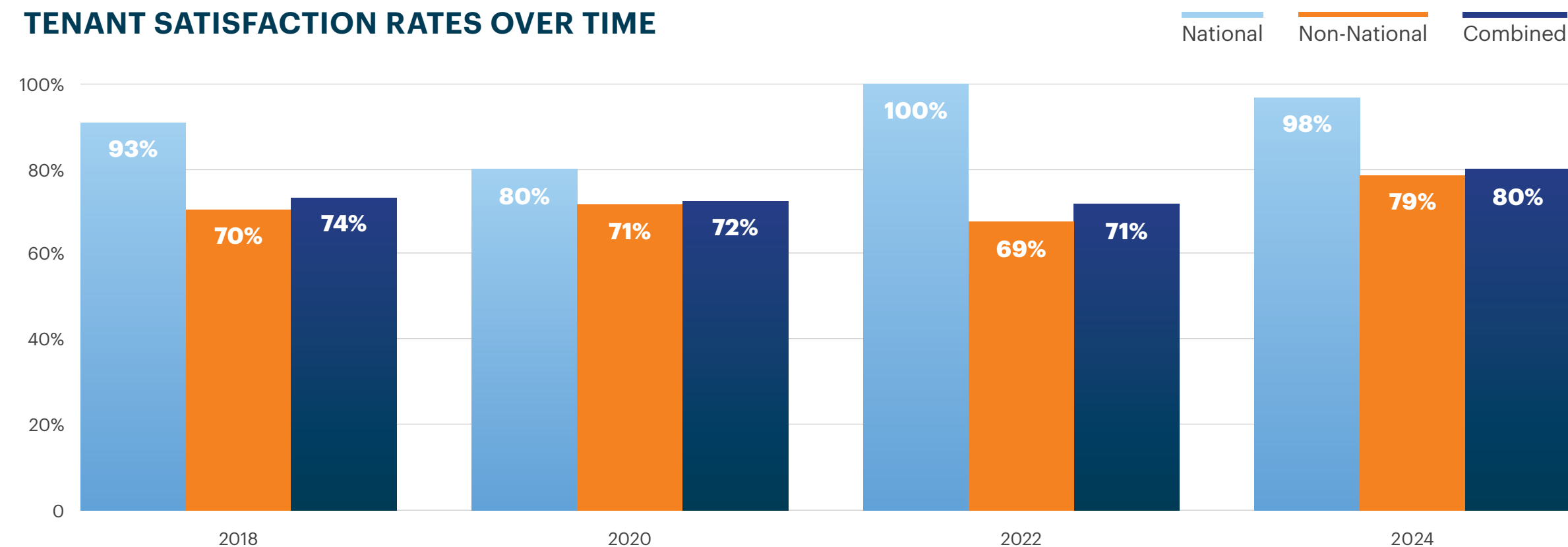
Survey results showed additional gains in tenant satisfaction with customer service and property conditions.

- 98% of national tenants were satisfied with customer service (up from 97% in 2022).
- 75% of non-national tenants were satisfied with customer service (up from 62% in 2022).

Overall, satisfaction with amenities and property appearance reached 78% across national and non-national tenants (up from 74% in 2022).

This survey provides valuable feedback on our properties, business practices, and relationships with tenants. The next tenant survey is scheduled to take place in 2026.

TENANT SATISFACTION RATES OVER TIME



Nearly **1,110** tenants responded to our 2024 tenant survey, representing 44% of our leased GLA

98% of national tenant respondents would recommend Brixmor as a landlord

Designed to Deliver

Brixmor’s commitment to curating high-quality shopping centers is built on helping merchants thrive and communities flourish. Through a disciplined reinvestment strategy and active capital allocation approach, including targeted enhancements, full-scale redevelopments, and strategic acquisitions, we continuously strengthen our portfolio in markets where we have deep local expertise and strong tenant demand.

By clustering investments in high-performing retail nodes and recycling capital into high-growth opportunities, we enhance asset quality, drive engagement, and position our centers for long-term, sustainable growth. These efforts are paired with innovative design and a carefully curated tenant mix that blends national brands, local businesses, and complementary uses, creating dynamic destinations that elevate the customer experience and deliver lasting value.



Block 59 is a new restaurant and entertainment district featuring The Cheesecake Factory, Yard House, Ruth’s Chris Steak House, Shake Shack, Stan’s Donuts, and more across nearly two acres of open community space. Sustainability upgrades, including native landscaping, advanced irrigation, energy-efficient signage and lighting, and improved stormwater management system, plus improvements to pedestrian walkways and vehicular flow enhance the overall experience. Community events like Fitness on the Green, family story time, a summer concert series, and winter ice skating draw patrons of all ages.

The Davis Collection reimagines the former University Mall, transforming it into a modern retail destination. The project leveraged the existing Trader Joe’s as a cornerstone while partnering with the grocer to complete the redevelopment. Anchored by a new Nordstrom Rack, PetSmart, and Ulta Beauty, the project introduced over 100,000 square feet of new retail and dining organized around an outdoor community courtyard. Sustainability improvements, including native landscaping, drip irrigation systems, LED lighting, onsite solar, EV charging stations, and bike lane connectivity will support a future LEED certification.

LaCenterra at Cinco Ranch is a grocery-anchored lifestyle center in the Houston suburbs. A vibrant regional destination, LaCenterra is home to 100+ retail and dining tenants, including Trader Joe’s, Athleta, CAVA, and Postino, and hosts over 200 community events each year at Central Green, a half-acre public park on the southern end of the property. The park features an outdoor stage, large oak shade trees, and an open lawn, ideal for movie nights, live performances, fitness, educational, and art events.



Day of Service food drive



Employees supporting Warm Up America!



River cleanup hosted by Roswell, GA, employees

We provide our tenants and their customers with inviting, safe, and attractive retail centers to gather, connect, and engage, both within stores and in public spaces at our centers throughout our portfolio. We do this in support of our vision: “to be the center of the communities we serve.”

We support our communities by hosting local events, volunteering, and providing aid in times of need. To promote connection within our communities, we host farmers markets, holiday events and activities, drive-in movies, fundraising, and other charity events.

SERVICE IN OUR COMMUNITIES

Impact is core to our business and our culture. Employees seek out hands-on ways to give back to causes of their choice, supported by two paid service days each year.

During our 2025 Company-wide Day of Service, employees organized food drives at local shopping centers, resulting in over 24,000 pounds of food donated, equivalent to over 20,000 meals donated in the communities we serve. Our employees also volunteered with community organizations, including local fire departments, public parks, and libraries, as well as nationwide organizations like Warm Up America, Project Implicit, and Project Gutenberg.

In addition to our Company-wide Day of Service, Brixmor offices hosted other service events such as local clean-ups, races, and a Summer of Service that encouraged employees to support charitable causes.

Collectively, 85% of Brixmor employees donated time and energy to local causes in 2025, with a total impact of 3,400+ volunteer hours.

85%
employee participation

3,400+
volunteer hours

over
24,000
lbs of food donated

over
20,000
meals provided

Our centers host events year-round. Whether organized by Brixmor or in partnership with tenants and communities, local events reflect the unique personality of each community.



GRAND OPENINGS

Grand openings bring out the community! Notable recent openings include: Shake Shack, Cava, Crumbl Cookies, Five Below, Target, Sprouts, and Club Pilates.



DERBY DAY

Kroger at Eastgate Shopping Center has been the home of the Kentucky Derby's Garland of Roses since 1987. Every year, thousands of customers gather to watch master floral designers construct the 40-pound garland draped over the Derby winner.



BACK TO SCHOOL

Over 3,000 backpacks and school supplies were distributed to local kids at the School District of Philadelphia's Back-to-School Bus Tour, and backpack and school supplies giveaways got Wynnewood Village in the school spirit.



DAY OF SERVICE

Each year, Brixmor employees gather at our centers to give back to local communities. In 2025, employees donated 3,400+ hours and 24,000+ pounds of food.



FREE TO MOVE

Parks, playgrounds, and gathering areas at our centers host regular family events and fitness classes and offer places to unwind between errands.



LIVE MUSIC

Music events bring neighbors and friends together, creating a new way for communities to connect and experience our shopping centers.

BRIXMOR

Environmental Stewardship

We integrate sustainability across our operations to enhance resilience, efficiency, and long-term value—advancing energy, water, waste, and transportation initiatives, partnering with tenants, and investing in solutions that reduce emissions and environmental impact across our portfolio.

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- Scope 3 Emissions
- Property Initiatives
- Resource Conservation
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Reducing Our Impact



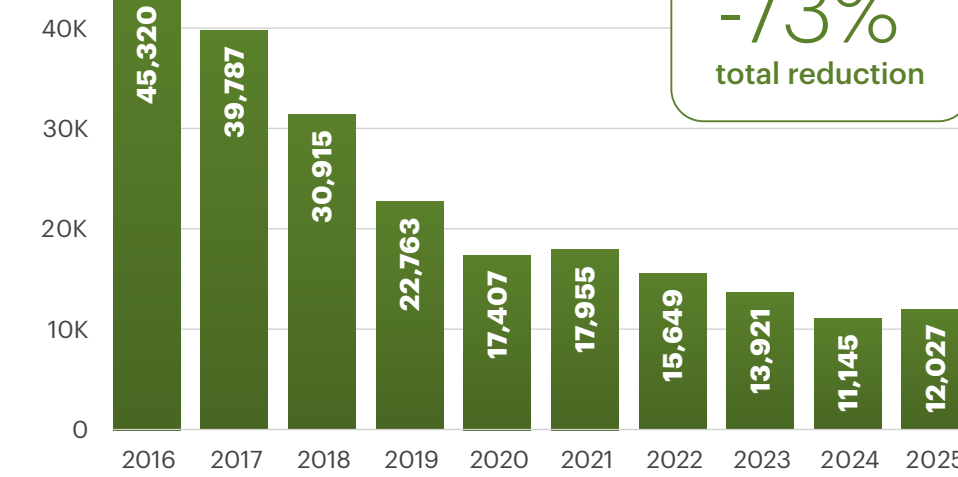
We promote environmental stewardship by integrating sustainable practices and initiatives into our business operations, thereby creating resilience and long-term value for our stakeholders.

In addition to improving our resilience and environmental efficiency, integrating sustainable practices and initiatives into our business operations has reduced utility-related operational expenses and added ancillary income to our properties. We continually evaluate opportunities to improve the environmental efficiency of each center, with an emphasis on energy efficiency, water conservation, waste management, and resilience.

The charts on this page show common area utility usage and GHG emissions since 2015, demonstrating the impact Brixmor's sustainability initiatives over time. The left-hand charts show absolute usage and emissions for the entire portfolio for each reporting year, while the like-for-like charts on the right show the total usage and emissions for the subset of assets owned continuously across these years. As of December 31, 2025, this like-for-like pool comprised 331 out of 348 properties in the portfolio.

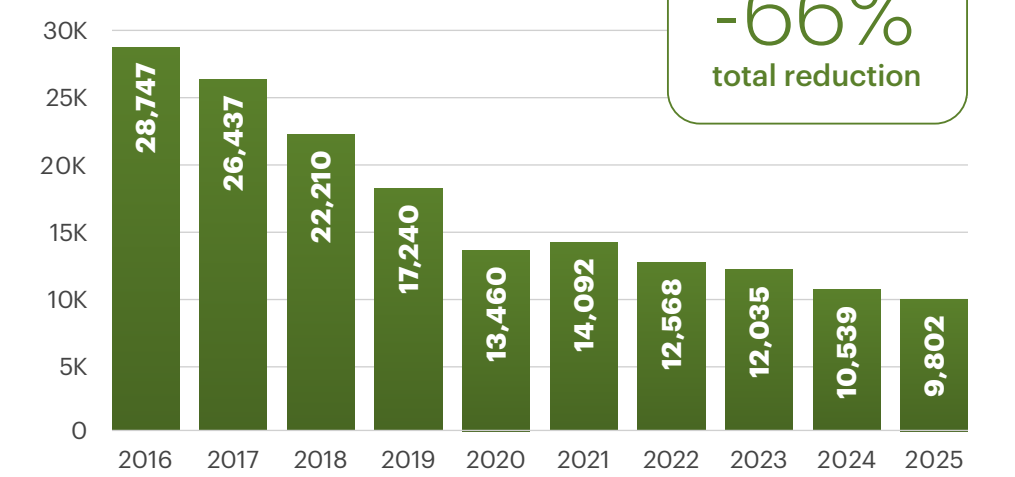
GREENHOUSE GAS EMISSIONS (MT CO₂e)

Common area, absolute



-73%
total reduction

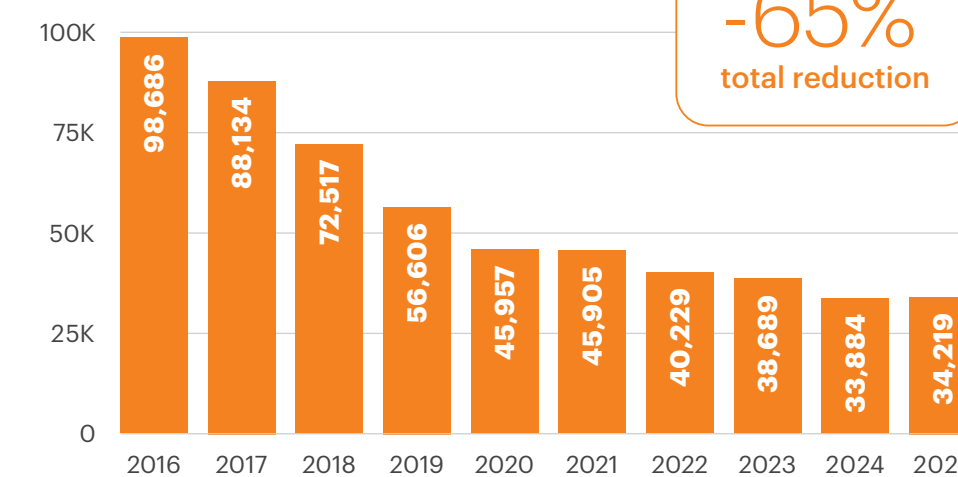
Common area, like-for-like



-66%
total reduction

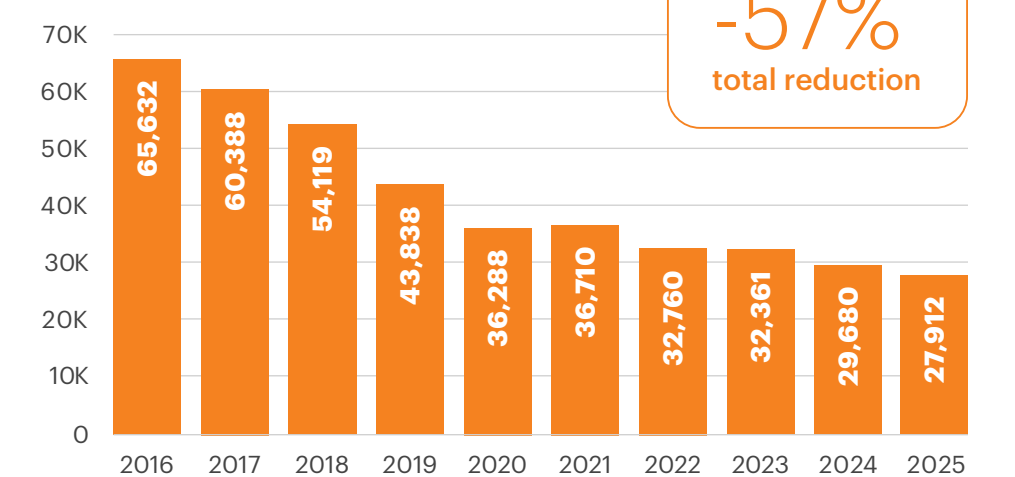
ELECTRICITY CONSUMPTION (MWh)

Common area, absolute



-65%
total reduction

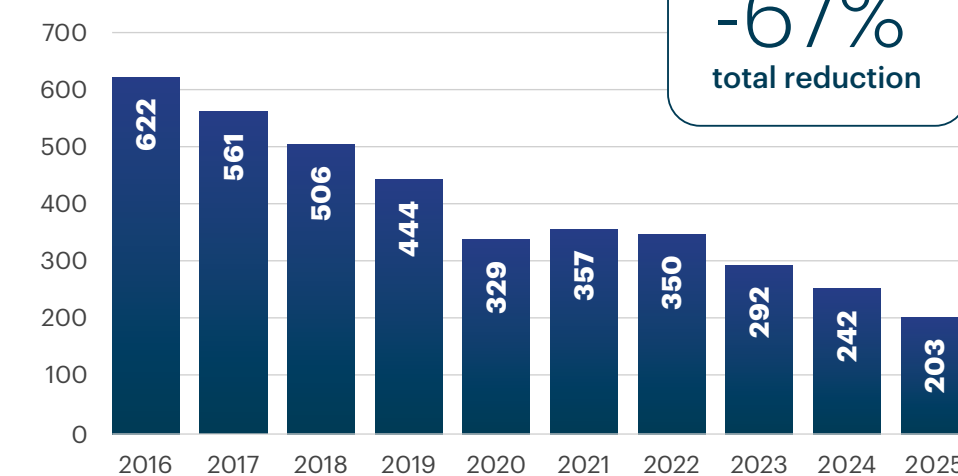
Common area, like-for-like



-57%
total reduction

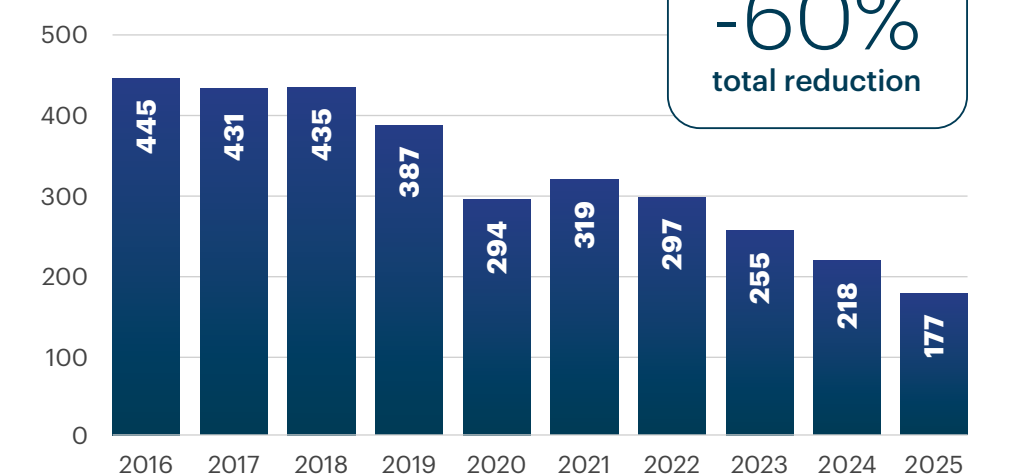
WATER CONSUMPTION (MGAL)

Common area, absolute



-67%
total reduction

Common area, like-for-like



-60%
total reduction

Scope 1 and 2 Emissions



Brixmor is committed to providing transparency on our carbon footprint, and we report a variety of metrics summarizing our environmental performance on an absolute and like-for-like basis.

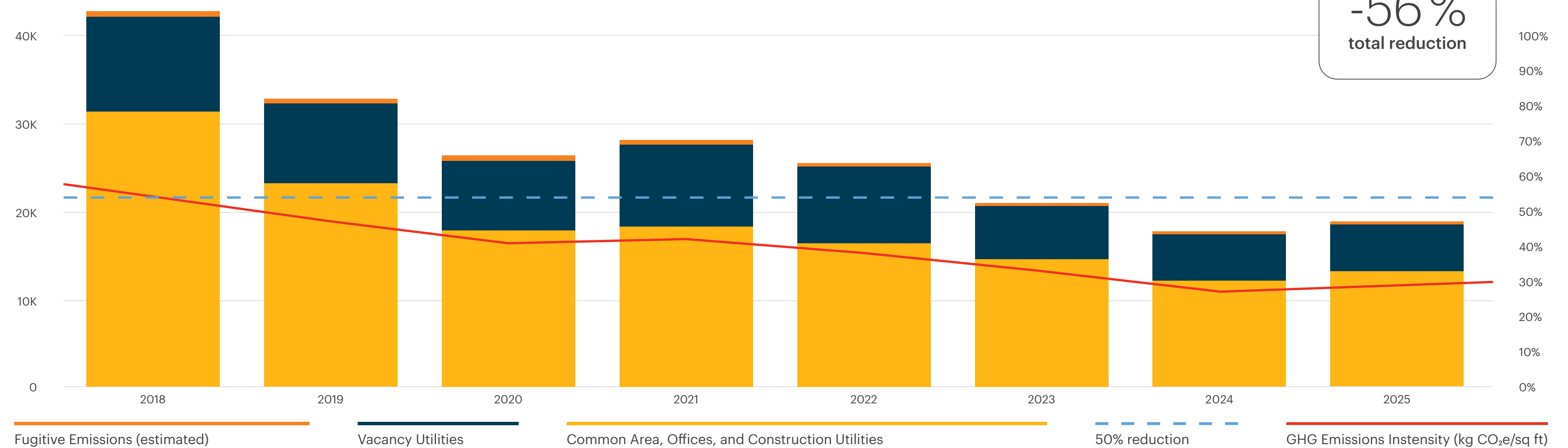
We released our Climate Change Policy in 2021 and committed to achieving net-zero carbon emissions by 2045 for areas under our operational control. In the same year, we also signed on to the Science Based Targets initiative (SBTi) under the more stringent 1.5°C-aligned scenario, committing to a gross target of reducing our absolute Scope 1 and 2 emissions by 50% by 2030, as compared to a 2018 baseline.

Brixmor’s Scope 1 and 2 GHG emissions primarily consist of electricity usage in our common areas and vacant tenant spaces. Sustainability enhancements, changes to portfolio composition through capital recycling, increased occupancy rates, and electricity grid improvements enabled us to meet our interim SBTi goal in 2023. Moving forward, we are revising this goal to maintain a GHG emissions intensity of 0.30 kg CO₂e/sq ft through 2030 as we develop a strategy to meet our long-term net-zero goal, balancing this ambition with our commitments to operating efficiently, demonstrating measurable performance, and delivering value to current and future stakeholders.

Because of the nature of our Scope 1 and 2 GHG emissions sources, key strategies for addressing emissions focus on energy efficiency and energy sources.

Our combined energy initiatives and improvements to the electricity grid have contributed to a like-for-like common area electricity reduction of 57% since 2015 and an absolute electricity reduction of 65% over the same time period.

SCOPE 1 AND 2 EMISSIONS BY YEAR (MT CO₂e)



Scope 3 Emissions

Addressing our broader environmental impact includes understanding and influencing emissions beyond our direct operations. While Scope 3 emissions are outside our operational control, we remain committed to increasing transparency and insight where they are most relevant to our business. Estimates, measurements, and third-party verification of Scope 3 emissions categories that we have deemed relevant and significant to our business operations can be found in the Appendix of this report.

Emissions from tenant operations are the largest component of our Scope 3 emissions. We engage actively with tenants to promote energy awareness and efficiency. Through these efforts, we seek to encourage practices that support reduced energy use and contribute to long-term resilience across our portfolio.



Tenant Build Out

Funding roof replacements with reflective coatings and improved insulation and upgraded, more efficient HVAC systems



Rooftop solar

Hosting rooftop solar generation and offering tenants the opportunity to purchase electricity generated



Green Leasing

Employing green leases help to make rooftop solar developments feasible, support Brixmor's utility submetering program, and bring EV charging stations to our shopping centers



Energy Procurement

Passing on the benefits of clean energy procurement in deregulated markets



Superior Marketplace | Boulder, CO

SOLAR ENERGY AND ENERGY PURCHASING

We began our rooftop solar program at shopping centers in 2017, advancing our commitment to sustainability. At some centers, these panels provide clean energy to tenants and our common areas, offsetting our utility-related GHG emissions, while at others, the panels are part of community solar programs that provide residential subscribers with the opportunity to purchase clean, renewable energy.

17+ MW

Total installed renewable energy capacity

~5 MW

Solar capacity energized in 2025 (record year)

Our pipeline for future solar arrays comprises more than 13 MW of capacity over the next several years. Projects are currently in development in New Jersey, New York, and California, and future projects are being evaluated across the portfolio.

Brixmor enters into retail energy supply agreements in deregulated markets to procure energy for common areas and tenant spaces, including

contracts wherein Brixmor procures clean energy and retires renewable energy credits (RECs). These arrangements contribute to our market-based emissions reductions and align with our broader strategy to source energy from renewable sources. By continuing to drive demand for clean electricity, we support the expansion of grid decarbonization efforts while further reducing GHG emissions generated through our and our tenants' operations.

SUSTAINABLE TRANSPORTATION

Providing sustainable transportation options is becoming increasingly relevant to the communities we serve. In addition to exploring opportunities to improve walkability and connect public transportation to our centers, Brixmor is implementing targeted enhancements across the portfolio. For example, as part of the redevelopment of The Davis Collection, we added a wide pedestrian area connecting the center to Russell Boulevard, installed bike racks, improved transit stops on two sides of the property, and enhanced bike lanes along public roads leading to the center.

Brixmor also recognizes the opportunity that growing EV ownership presents in promoting decarbonization and reducing emissions from personal vehicles. Brixmor began installing EV charging stations in 2011 and partners with multiple operators to bring this amenity to our centers. As of year-end 2025, more than 500 charging stations are available at properties across our portfolio.

500+

EV charging stations available throughout portfolio

GREEN LEASING

Lease agreements define the expectations of Brixmor and our tenants for the operations of our shopping centers. Several key lease provisions set forth various rights and responsibilities that promote mutual goals to reduce negative impacts to the environment while also reducing operating expenses. The incorporation of these key lease provisions results in “green leases” and has facilitated Brixmor’s progress toward our sustainability goals. Indeed, these provisions help to make rooftop solar developments feasible, support Brixmor’s utility submetering program, and bring EV charging stations to our shopping centers. Of the new leases and ground leases signed in 2025, 97% of them were green leases.

Our green leasing efforts have earned Green Lease Leader recognition at the Gold level from the Institute for Market Transformation and the U.S. Department of Energy.

WASTE MANAGEMENT

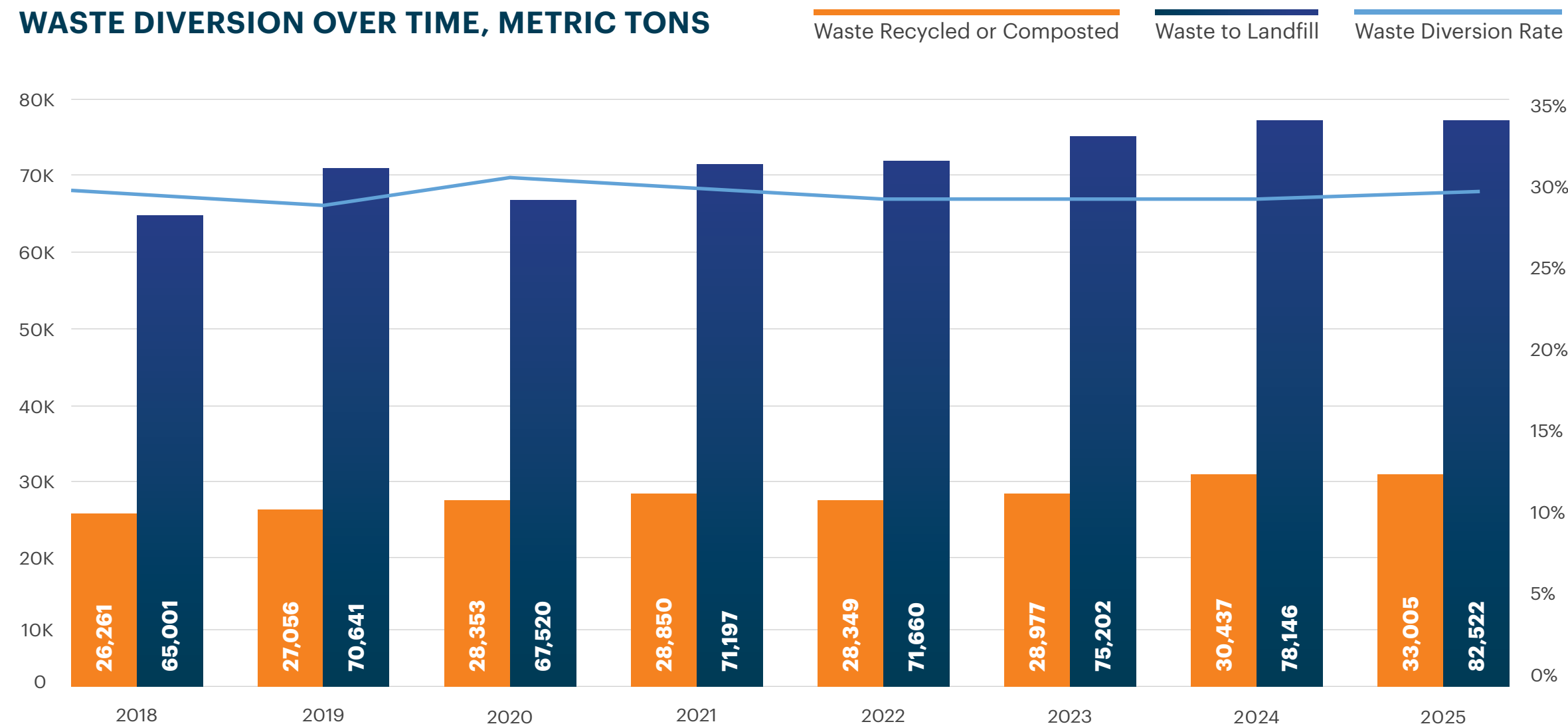
Brixmor contracts waste disposal and recycling centrally across our portfolio, ensuring that waste receptacles are appropriately sized, hauling schedules match operations, and waste diversion options are provided and used as often as possible. Tenants opting into these services benefit from a simpler, more cost-effective solution to waste management, and our properties benefit from a steady waste diversion rate across our portfolio.

In 2025, approximately 29% of the waste that was picked up from our properties was recycled or

composted, resulting in the diversion of over 33,000 metric tons of waste from landfills.

We also strive to improve the efficiency of waste management efforts throughout our operations. At our construction and redevelopment projects, waste is sorted for salvage and recycling, and throughout our stabilized portfolio, local teams work to donate items discarded during tenant move-outs to charitable organizations. Waste management programs are in place at our corporate and regional offices, where we seek to divert office and electronic waste to recycling based on local availability.

WASTE DIVERSION OVER TIME, METRIC TONS



HEALTH AND SAFETY

Brixmor takes the responsibility of providing safe and well-maintained shopping centers very seriously. Our Property Management team oversees daily operations, maintenance, safety, security, and tenant relationships, regularly inspecting each center for needed repairs, equipment replacements, and other improvements that support a better experience for tenants and shoppers.

We evaluate health and safety risks at every stage of ownership, from due diligence through construction and redevelopment, and ongoing operations. These evaluations include environmental assessments; inspections of building equipment, fire suppression systems, and common areas; and assessments of the building structure and features.

Brixmor is committed to making our centers accessible to everyone, in line with the Americans with Disabilities Act. Accessibility is a component of all of our construction and development work.

DISASTER RECOVERY

Disaster preparedness and response are critical components of our Property Management program and help minimize the disruption caused by unexpected incidents, such as weather-related damage, natural disasters, or emergency events. Comprised of employee volunteers all over the country, Brixmor's Disaster Assistance Recovery Team (DART)

assembles at affected properties within 48 hours to provide personnel support such as repair and risk management coordinators, construction and restoration experts, tenant and administrative contacts, and local aid agency liaisons to support our communities and ensure that our centers are operational as quickly as possible to customers and those in need.

Brixmor's DART partners with local and federal agencies to ensure that volunteers are prepared for mobilization. DART volunteers are trained on hazard-specific response activities and best practices for effective communication and coordination during recovery efforts.



Conserving natural resources is integral to the resilience of our properties and the communities they serve. We thoughtfully integrate water-efficient design, stormwater management, sustainable landscaping, and pollinator-supportive practices to reduce environmental impact and protect local ecosystems.



Barn Plaza | Philadelphia, PA

WATER



Landscape irrigation represents Brixmor’s largest source of water use within our operational control. At our irrigated properties, we employ sprinkler systems and drip irrigation to keep landscaping vibrant for our customers and visitors. Wet checks are performed to ensure that water usage is limited to our landscaped areas. After evaluating irrigation-related water usage, we began deploying smart irrigation systems at some of our most water-intensive properties. These systems adjust watering schedules based on recent weather conditions and soil moisture levels, ensuring that watering is optimized to local conditions. Brixmor began installing wireless smart meters in 2021 to increase data monitoring and leak detection capabilities. Automated alerts allow our local teams to investigate leaks and initiate corrective actions more quickly, minimizing water waste at our properties. Our water conservation initiatives have contributed to a like-for-like common area water reduction of 60% since 2015.

At our irrigated properties, our initiatives have saved an estimated

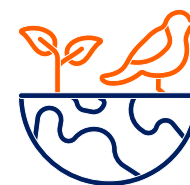
124 Mgal

since 2015



STORMWATER MANAGEMENT

At redevelopment projects throughout the portfolio, changes to stormwater management improve drainage and protect local watersheds by appropriately diverting, retaining, and/or treating stormwater.



SUSTAINABLE LANDSCAPING

Xeriscaping in arid climates, planting native or drought-tolerant plants, and reconfiguring landscaped areas are other ways we reduce the volume of water needed for irrigation while maintaining the natural beauty of our centers.



POLLINATORS

Our centers also support local natural communities. In 2023, 19 of our Atlanta-area shopping centers became new homes for honeybees. A local beekeeper checks on the health of the bees monthly and harvests and packages the honey, which is gifted to our tenants.

Brixmor recognizes that climate change could have an impact on our portfolio and the communities we serve. Our goal is to identify, understand, and minimize such risk. We align our disclosure of these risks with the four thematic areas of the TCFD framework over the following pages. An index can be found in the Appendix.

STRATEGY AND RISK MANAGEMENT

Our strategy for ensuring the resilience of our portfolio and our platform is based on a continuous risk oversight cycle, wherein we identify and assess risks, develop and implement mitigation strategies, and monitor and report on performance. Our climate risk strategy also includes the identification of climate-related opportunities and is informed by stakeholder engagement, including through dialogue with tenants, investors, community members, and industry experts, and membership and participation in industry committees, conferences, and events.

We manage day-to-day risk through the proactive implementation of resilience measures, property insurance, and emergency response, business continuity, and life safety plans. Climate-related and natural hazard risk assessments for our existing portfolio are conducted annually and reviewed by our CR steering committee. Climate-related risk assessments are part of our standard underwriting due diligence processes and are appropriately

considered by our Investment Committee with respect to potential acquisitions and major redevelopment projects.

GOVERNANCE

For information on Brixmor's governance of climate change issues, please see "Corporate Responsibility Oversight" on page 32 of this report.

METRICS AND TARGETS

Brixmor measures and discloses Scope 1, 2, and 3 GHG emissions in accordance with the GHG Protocol. Please see the "Scope 1 and 2 Emissions" and "Scope 3 Emissions" sections on pages 20-21 of this report, as well as the report Appendix.

CLIMATE CHANGE RISK MANAGEMENT PROCESS



As part of our risk management process, we have identified the following risks associated with the transition to a low-carbon economy. The extent to which each of these risks impacts our business will vary locally and are addressed as part of ongoing operations.

Transition Risk	Anticipated Timeframe	Risk Management Approach
<p>Regulation: Compliance with regulatory requirements at the federal, state, and local level could result in increased capital and operational costs to meet standards for items such as energy efficiency, energy use and GHG emissions intensity, climate risk and resilience, disclosure requirements, waste disposal, building standards, property features, and construction materials.</p>	<p>Short to Long Term (1-10+ years)</p>	<p>Brixmor actively monitors emerging regulations and their impacts to ensure compliance and provide training to responsible personnel and leadership.</p> <p>The Company is currently subject to laws and regulations on utility benchmarking, building performance, and disclosures. While not part of Brixmor’s operational control, utility usage in tenant spaces is part of these requirements, and the Company’s management approach involves engagement with tenants at the store and national level (where applicable) on sustainability education, improvements, and data sharing. The Company also engages with utilities to obtain aggregated data. The energy and water efficiency improvements discussed on pages 20-24 support compliance with current and future regulations geared toward resource efficiency.</p> <p>Construction and redevelopment activities are part of Brixmor’s typical operations. Activities are performed in compliance with building standards and requirements for/around property features and construction waste management as applicable.</p>
<p>Market: Price volatility in utility, materials, or construction costs could result in increased operating and capital costs, delays to project timeline, or project non-viability.</p> <p>Consumer and/or investor preference for energy efficient and resilient buildings could result in increased capital costs or lower demand for older space.</p>	<p>Short to Long Term (1-10+ years)</p>	<p>As a large property owner, Brixmor seeks out and leverages economies of scale to reduce material costs and lead times. Brixmor conducts work across the country with a variety of vendors, which serves to reduce the impact of delays or elevated costs across the portfolio.</p> <p>Brixmor conducts market research and actively engages with tenants and investors to understand their preferences, including around sustainability. Brixmor’s portfolio-wide energy and water efficiency improvements and waste management program align with industry standards and the sustainability preferences held by the majority of our tenants and investors. Brixmor offers tenant allowances to some tenants to support individual tenant build-outs, which may include enhanced sustainability features.</p>
<p>Reputation: Differing expectations for sustainability from retail tenants and key investors could result in increased capital costs, loss of revenue, or less availability/higher cost of capital if expectations are not met.</p>	<p>Medium to Long Term (3-10+ years)</p>	<p>Brixmor conducts market research and actively engages with tenants and investors to understand their preferences, including around sustainability. Brixmor communicates CR’s role in the Company’s business strategy and our commitment to long-term sustainable growth through 1-on-1 meetings, social media features, and formal disclosure.</p>
<p>Technology: Expectations may result in added or upgraded technology to meet market and regulatory expectations; this would include technological advancements and obsolescence as new “green” technologies emerge.</p>	<p>Medium to Long Term (3-10+ years)</p>	<p>Brixmor monitors the regulatory landscape and current practices to evaluate the need for additional technology versus our CR and overall business objectives. Whether related to the climate transition or otherwise, changes in technology are subject to a review and vetting procedure, including a needs assessment, a cost-benefit analysis, vendor evaluation, data/cybersecurity review, and pilot testing or phased implementation.</p>

Sustained energy, water, and GHG emissions reductions at our properties present the following opportunities.



Competitive Advantage

Tenant preferences for spaces with lower operating costs, improved resilience, or specific sustainability features present in Brixmor properties

Improved property value and desirability of properties where resilience measures are in place

Lower repair costs and likelihood of downtime at properties where resilience measures are in place



Lower Costs

Reduced operating expenses resulting from lower energy and water usage

Avoidance of penalties associated with excess utility usage/poor utility performance at our properties

Availability of incentives to offset costs from new technologies or property improvements

Reduced insurance costs where climate risk mitigation and resilience measures have been implemented



Improved Reputation

Inclusion in indices and improved access to capital, as a result of transparent CR disclosures on these initiatives and their performance over time

Ability to attract and retain employees, tenants, and investors who support sustainability initiatives

Physical Risks

The table below summarizes our portfolio’s highest climate-related risk exposure, calculated as a percentage of GLA, using Moody's Climate on Demand platform. “Highest Risk” indicates the most severe exposure to physical climate hazards, posing critical threats to assets and operations, while “High Risk” represents significant but comparatively less extreme vulnerability to each hazard. Risk exposure percentages are based on location and do not incorporate the mitigating effects of resilience strategies.

Based on our analysis, our portfolio is not critically exposed to any single physical climate risk.

Physical Risks		Risk Exposure (% GLA)		Potential Impact	Specific Resilience Strategy
		Highest Risk	High Risk		
Acute Risks	Hurricanes	0%	45%	<ul style="list-style-type: none"> Property loss or damage, property devaluation Increased insurance expenses, reduced insurance coverages Business interruption Damage to local infrastructure Demographic changes, including population migration 	<p>Brixmor’s nationally diversified portfolio helps to minimize risks of individual weather events. Brixmor invests in resilience measures for each asset based on property-specific risks, including hurricane-rated glass/storefronts, stronger attachments for HVAC units, higher wind zone-rated roofing, stormwater management upgrades, and flood mitigation devices.</p> <p>Brixmor uses an internally developed natural hazard tracking dashboard to monitor for severe weather and mobilizes our DART to provide immediate and long-term assistance to our tenants and the communities we serve.</p>
	Flooding	0%	31%		
	Wildfires	0%	22%		
Chronic Risks	Heat Stress	0%	0%	<ul style="list-style-type: none"> Increased operating and maintenance costs Stress on electrical grid and heightened risk of power outages Scarcity of freshwater and increased drought exposure Property loss or damage, property devaluation Business interruption Stress on human health Demographic changes, including population migration 	<p>Brixmor’s continued focus on energy and water efficiency initiatives reduces exposure to utility expenses and utility supply interruptions. The installation of energy-efficient equipment (HVAC units, LED lighting, etc.) and renewable energy capacity help lessen our reliance on the electric grid, while more sustainable landscaping and updated irrigation systems reduce our water requirements. Brixmor’s nationally diversified portfolio helps to minimize exposure to sea level rise. Brixmor purchases insurance to mitigate flood risk, and we incorporate an evaluation of sea level rise into due diligence processes when making significant investments in our assets (i.e., acquisitions and major redevelopment projects).</p>
	Water Stress	0%	5%		
	Sea Level Rise	0%	1%		



Ethics & Governance

Trust underpins our business. Through strong governance, ethical leadership, and integrated oversight, we operate with accountability and respect, advancing human rights and aligning our actions with our values, stakeholders, and long-term value creation for all.

In This Section

Board of Directors

Ethics and Corporate Policies

Corporate Responsibility Oversight



Board of Directors

Our Board is committed to strong corporate governance practices and to conducting business according to the highest ethical standards.

We believe we have structured our corporate governance in a manner that closely aligns our interests with those of our stakeholders. Brixmor conducts its business through meetings of the Board and its three standing committees, the Audit Committee, the Compensation Committee, and the Nominating and Corporate Governance Committee, which are fully independent and whose charters are available on our website. Our Board is 89% independent, with an

independent Chair and a Presiding Independent Director. We believe the quality, focus, and diversity of skills and experience on our Board have been a key driver of Brixmor's success and that the strength of our Board is a competitive advantage.

Our Nominating and Corporate Governance Committee (NCGC) believes that maintaining this advantage requires planning for Board refreshment and succession to target a mix of experience and fresh perspectives to support long-term success.

The NCGC considers the skills the Board currently needs and will need in the future for adequate oversight and reviews current directors, committee members, and committee chairs annually as part of its ongoing refreshment and succession planning process. An overview of our current Board, including members' skills and experience, can be found below. Further information can be found on the Company's website and most recent Proxy Statement.

Gender Diversity



Member of an Underrepresented Community



Independent Directors



61 years

Average director age

8 years

Average director tenure

Industry Expertise									
Real Estate	✓	✓	✓		✓	✓	✓	✓	✓
Construction / Redevelopment	✓	✓	✓		✓	✓	✓		✓
Retail / Omnichannel Retail	✓			✓	✓	✓			✓
Operational Expertise									
Corporate Responsibility	✓		✓	✓	✓	✓	✓		✓
Risk Management	✓		✓		✓	✓	✓		✓
Human Capital	✓		✓		✓	✓	✓		✓
Cybersecurity / Data Protection / AI	✓		✓				✓		✓
Financial Expertise									
Investment / Financial		✓	✓		✓	✓	✓	✓	✓
Private Equity				✓		✓		✓	

We believe there is substantial economic value in trust. Operating with the highest levels of integrity in an environment of accountability is core to who we are.

BUSINESS CONDUCT AND ETHICS

Our [Code of Business Conduct and Ethics](#) (the “Code”) and related policies and procedures apply to our employees, officers, and Board of Directors. Brixmor’s Code sets forth our policies and expectations on topics including conflicts of interest, compliance with laws (including insider trading laws), use of our assets, business conduct, and fair dealing. Brixmor’s General Counsel holds the ultimate responsibility for monitoring and tracking Code compliance. Each year, every employee is required to acknowledge that they have reviewed, understand, and will adhere to Brixmor’s ethical standards and comply with the Code.

Culture and Ethics training is conducted live on an annual basis and includes explanations of the Code’s policies and the Company’s expectations of all employees. The training is presented by leaders across the organization to underscore that appropriate business conduct and ethics and adherence to Brixmor’s cultural tenets are responsibilities shared by all employees.

WHISTLEBLOWER POLICY

Our [Whistleblower Policy](#) establishes procedures for reporting and investigating complaints and concerns

regarding accounting, internal controls, and auditing matters, as well as acts of retaliation. Reports can be made securely and anonymously. Brixmor enforces a no-retaliation policy for reporting parties.

POLITICAL CONTRIBUTIONS

Any political contributions made by the Company are required to be reported to the NCGC. We did not make any contributions to political candidates, parties, or political action committees in 2025.

HUMAN RIGHTS POLICY

Treating everyone with dignity, fairness, and respect, including all the stakeholders we engage with, is core to our business. In 2024, we updated our [Human Rights Policy](#), outlining our commitments to fundamental human rights principles and aligning our actions with our pledge, cultural tenets, and mission.

SUPPLIER CODE OF CONDUCT

Our [Supplier Code of Conduct](#), which outlines our expectations from suppliers and vendors related to working conditions / human rights, health and safety, environmental impact, and business integrity and information on how to report violations, is included in all new contracts. We maintain open dialogue with our suppliers through regular review meetings with key national partners.

ONE BRIXMOR

A defining element of Brixmor’s One Brixmor culture is an embedded commitment to transparency, ownership, and shared accountability. Employees across the organization are empowered to contribute ideas and participate in decision-making, reinforcing a culture where individuals are encouraged to think beyond their immediate roles. Many executive-level meetings related to investments, leasing, and redevelopment are intentionally open, providing employees with visibility into strategic discussions and enabling broader engagement in shaping outcomes. This transparency fosters alignment and trust, ensuring that decisions are understood not only at the leadership level but throughout the organization. By creating opportunities for employees to view the business from multiple perspectives, Brixmor cultivates well-rounded professionals who are better equipped to drive value. This approach supports a culture of excellence grounded in informed decision-making, collaboration, and a strong sense of ownership across all levels of the Company.

CYBERSECURITY

Brixmor maintains a comprehensive cybersecurity and artificial intelligence (AI) governance framework designed to protect Company information while enabling responsible innovation. Brixmor’s information security policies establish clear expectations for safeguarding confidential and proprietary data, including strict access controls, system monitoring,

and prompt reporting of potential security incidents or vulnerabilities. Cybersecurity is integrated into our broader enterprise risk management approach, with regular reporting to executive leadership and quarterly oversight by the Audit Committee of the Board of Directors. All employees complete annual cybersecurity training and monthly phishing simulations to reinforce vigilance, as well as periodic cybersecurity bulletins to reinforce key risks and emerging threats throughout the year. Managers receive notifications of team performance to support targeted follow-up and accountability. Employees’ continued or significant failure of phishing tests results in reductions to annual incentive compensation. Brixmor’s AI Policy complements this framework by permitting the use of approved AI tools for legitimate business purposes, subject to rigorous review, data protection requirements, and ongoing human oversight to ensure accuracy, transparency, and ethical use.

Together, these policies reinforce a culture of accountability, ensuring that cybersecurity and emerging technologies are managed prudently to protect stakeholders and support long-term business resilience.

OVERSIGHT STRUCTURE



Governance and oversight of Brixmor’s CR program is integrated at every level of the Company.

BOARD-LEVEL OVERSIGHT

Our Board of Directors, through our NCGC, oversees our CR initiatives to ensure that our actions demonstrate our strong commitment to operating in an environmentally and socially responsible manner. To facilitate their oversight, the NCGC and our Board of Directors are provided with quarterly updates on our initiatives by our senior leadership team. CR objectives are included as part of our executive officers' goals, and the progress toward achievement of such goals is a component of the individual performance portion of their compensation.

EXECUTIVE-LEVEL OVERSIGHT

Our CR steering committee, which is comprised of executive and senior leadership from a variety of functional areas, meets quarterly to set, implement, monitor, and communicate our CR strategy and related initiatives. The committee is chaired by the Senior Vice President, Chief Accounting Officer, and its membership includes leadership from a variety of functional areas, including Property Management, Accounting, Re/Development, Human Resources, Investor Relations, and Legal. The committee plays a key role in aligning our CR priorities with the broader strategic goals of the Company, ensuring integration across all areas of the business.

CORPORATE RESPONSIBILITY TEAM

Our CR Team implements our environmental management strategy (EMS), facilitates communication between functional teams and our internal steering committee, and manages CR reporting, ratings, materiality assessments, and requests for information and data. The CR Team also oversees the implementation of Brixmor’s sustainability initiatives with local teams, advances the Company's solar and EV charging programs, and conducts outreach with CR counterparts at peer companies, tenants, and other stakeholders.



Brixmor's Corporate Responsibility Team

Appendix

In This Section

Inventory Boundary

Independent Assurance Statement

Demographic Data

Environmental Data

2025 Corporate Responsibility Performance

Stakeholder Engagement

United Nations Sustainable Development Goals

Global Reporting Initiative Index

Sustainability Accounting Standards Board Index

Task Force on Climate-related Financial Disclosures Index





Brixmor uses the operational control approach as defined in the GHG Protocol Corporate Accounting and Reporting Standard to help set our organizational and operational boundaries, delineate sources of Brixmor’s GHG emissions, and calculate our emissions.

Under this approach, we define Scope 1 direct and Scope 2 indirect emissions to include those generated in Brixmor-controlled or “managed” areas in our shopping centers (e.g., common areas and directly-metered vacant spaces), as well as our corporate offices. Brixmor’s Scope 1 and Scope 2 GHG emissions consist primarily of emissions related to the energy used to power these areas.

Scope 1 direct emissions are derived from on-site fuel combustion and fugitive emissions, whereas Scope 2 indirect emissions are derived from grid electricity purchased and consumed by Brixmor to power such areas.

Brixmor’s Scope 3 indirect GHG emissions represent all other indirect emissions resulting from activities occurring within the Company’s value chain and not otherwise captured as part of the Scope 1 or Scope 2 emissions categories. Scope 3 emissions primarily represent the energy used to power tenant spaces (“non-managed” areas) and may involve estimates based upon data availability and in accordance with the GHG Protocol. We will continue to actively

engage with our tenants to facilitate better data collection and analysis and identify opportunities to further drive emissions reductions over indirect emissions sources across our value chain.

Reporting across the Company’s emissions landscape may involve estimates and is based on data availability, data quality, and significance. Utility consumption and GHG emissions are reported on an absolute basis, based upon best available data provided by third parties. Where noted, like-for-like utility consumption and GHG emissions represent the same for properties owned continuously since the first year of reporting, including the balance of a shopping center when an outparcel has been acquired or if a partial disposition can be disaggregated from the remaining property.

Independent Assurance Statement

SCOPE AND METHODOLOGY

Brixmor Property Group Inc. (the “Company”) engaged Lucideon CICS (the “Verifier”) to conduct a verification review of certain metrics, including greenhouse gas (GHG) emissions, energy consumption, water withdrawal, intensity factors, waste generation, and certain social data indicators. The review encompassed an examination of the underlying sources and supporting evidence for the period from January 1, 2025 through December 31, 2025. These attributes are collectively referred to as the “Assertion”, and are reported publicly as part of, amongst other things, the Company’s 2025 Annual Corporate Responsibility Report.

The verification was conducted to a limited level of assurance, for which the Verifier is responsible for expressing a conclusion as to whether anything has come to our attention to suggest that the Assertion is not fairly stated or materially correct, as reviewed against applicable measurement criteria and in accordance with generally accepted GHG accounting and reporting standards (i.e., The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition).

Our verification review procedures included, but were not limited to, review of methodologies, raw data sources, emissions and conversion factors, and other information in support of applicable calculations. Sample selection within data sets was also conducted to determine data accuracy. Additionally, a review of the Company’s determinations over organizational and operational boundaries was conducted to ensure the reasonableness and relevance of categories of GHG emissions, as well as the appropriateness of methodologies selected for the calculations of such emissions.

The materiality threshold for this engagement is 5%.

The following criteria were used to assess all data with respect to the Audit Principles: Relevance, Completeness, Consistency, Transparency, and Accuracy.

Lucideon CICS is a leading global expert in verification and certification services. Lucideon offers independent verification of greenhouse gas or carbon emissions for both voluntary and mandatory reporting schemes.

VERIFICATION CRITERIA

- ISO 14064-3:2019
- WRI “The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition” (Revised May 2013)
- ISAE 3000 (Revised, IAASB, December 2013)
- Brixmor Property Group Inc. Inventory Management Plan (“IMP”) Document

OBJECTIVES

Lucideon CICS was contracted by the Company to undertake the actions necessary to provide limited assurance verification of their GHG emissions, energy consumption, and other utility, environmental, and social data. This data is intended for Brixmor’s ESG disclosures and other reporting platforms. Brixmor is reporting under operational management control criteria for 2025.

VERIFICATION OPINION

Based on our verification review procedures over the evidence provided, including samples selected for verification, it is the opinion of Lucideon CICS that the Company’s Assertion covering the 2025 calendar year is materially correct and constitutes a fair representation of the GHG emissions, energy consumption, water withdrawal, intensity factors, waste generation, and social data indicators. Furthermore, nothing has come to our attention that would cause us to believe that the Company’s Assertion is materially misstated.

The information was compiled in conformance with the verification criteria described above. The data and information supporting the Assertion were historical in nature.

Signed for and on behalf of
Lucideon CICS Limited

T. Summers - Lead Auditor
28th May 2026

Shaun Bainbridge - Independent Technical Reviewer
05th June 2026

2025 ENVIRONMENTAL DATA VERIFIED:

GHG Emissions

	(tonnes CO2e)
Scope 1 GHG emissions	3,177
Scope 2 GHG emissions (Market-Based)	15,563
Scope 1 & 2 GHG emissions	18,740
Scope 3 GHG emissions*	668,407
TOTAL Scope 1, 2, & 3 GHG emissions	687,147

Excerpted Environmental Data

	2025
Total municipal water supply withdrawals (Mgal)	699
Total weight of waste (tonnes)	115,527
Building energy intensity (kWh/sq. ft/year)	0.96
Greenhouse gas intensity from building energy (kgCO2e/sq. ft/year)	0.30
Building water intensity (gallons/sq. ft/year)	3.36

Note: additional, verified data is available in the full Verification Report issued by Lucideon CICS

SCOPE 1 DATA

Scope 1 emissions include emissions from on-site fuel combustion and fugitive emissions. The following category has been verified as de minimis:

- Scope 1 – Mobile Combustion

SCOPE 3 DATA

Scope 3 emissions include emissions from categories 1, 2, and 13. The following categories have been verified as de minimis:

- Category 5 – Waste Generated in Operations
- Category 6 – Business Travel
- Category 7 – Employee Commuting

2025 SOCIAL DATA VERIFIED:

- Employees by Age Group and Gender
- Employees by Race
- New Hires by Age Groups and Gender
- Turnover
- Employees by Gender
- Average Tenure in Years
- Parental Leave by Gender
- Employees by Department and Gender
- Health and Safety Indicators

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Demographic Data

	2025		2024		2023	
Employees By Age Group And Gender	Female	Male	Female	Male	Female	Male
Baby Boomers ('45-'64)	28	25	32	27	43	31
Generation X ('65-'80)	94	61	94	61	107	74
Millennial ('81-'95)	85	93	89	94	99	102
Generation Z ('96 and after)	38	40	22	35	23	34
Total	245	219	237	217	272	241
New Hires By Age Groups And Gender	Female	Male	Female	Male	Female	Male
Baby Boomers ('45-'64)	0	0	1	3	1	3
Generation X ('65-'80)	10	7	8	5	9	6
Millennial ('81-'95)	14	9	12	5	15	17
Generation Z ('96 and after)	20	8	11	12	11	18
Total	44	24	32	25	36	44
Employees By Race						
White	364		354		396	
Black or African American	29		31		40	
Hispanic or Latino	31		28		38	
Native Hawaiian or Other Pacific Islander	3		3		3	
Two or more races	16		16		12	
Asian	21		22		24	
Total	464		454		513	
Average Tenure In Years						
Executive team	13.60		13.46		12.27	
Non-executive team	7.50		7.14		6.51	
All employees	7.65		7.31		6.62	

Demographic Data

	2025		2024		2023	
Health And Safety Indicators						
Sick time recorded	1.20%		1.10%		1.20%	
Injury rate	1.31%		0		0	
Lost day rate	0.22		0		0	
Number of fatalities	0		0		0	
Turnover						
Total	13%		24%		14%	
Voluntary	10%		10%		10%	
Involuntary	3%		14%		4%	
Employees By Gender						
	Female	Male	Female	Male	Female	Male
Full time employees	243	219	236	217	269	241
Part-time employees	2	0	1	0	3	0
Permanent employees	244	219	237	217	270	241
Temporary employees	1	0	0	0	2	0
Non-guaranteed hours employees	0	0	0	0	0	0
Parental Leave By Gender						
	Female	Male	Female	Male	Female	Male
Total number of employees that were entitled to parental leave, by gender	243	219	236	217	269	241
Total number of employees that took parental leave, by gender	5	14	8	8	10	9
Total number of employees that returned to work in the reporting period after parental leave ended, by gender	5	14	8	8	10	9
Total number of employees that returned to work after parental leave ended that were still employed 12 months after their return to work, by gender	4	12	6	7	9	8
Return to work and retention rates of employees that took parental leave, by gender, as of 12/31	80%	86%	75%	88%	90%	89%

Demographic Data

Employees By Department And Gender	2025		2024		2023	
	Female	Male	Female	Male	Female	Male
Acquisitions/Dispositions	1	9	1	9	2	10
Construction	19	21	22	19	24	23
Corporate Accounting	20	16	19	15	19	16
Executive Committee	2	6	2	7	2	6
Financial Asset Management	2	12	2	10	2	11
HR and Administration	12	3	11	3	12	4
Internal Audit	4	0	4	0	4	0
Investor Relations	2	1	2	1	3	0
IT	6	17	5	17	6	17
Leasing	34	25	34	25	39	30
Legal	22	9	22	9	29	11
Management Accounting	47	27	44	28	45	32
Marketing	7	4	5	4	5	4
National Accounts	5	6	4	6	4	7
Property Management	47	49	44	47	51	51
Property Operations	0	0	4	2	5	0
Regional President	0	3	0	3	0	4
Re/Development	5	9	3	9	10	11
Specialty Leasing	8	1	7	2	8	3
Tax	2	1	2	1	2	1
Total (#)	245	219	237	217	272	241
Total (%)	53%	47%	52%	48%	53%	47%

Environmental Data

GRI Indicator	Description	Units	2018	2023	2024	2025
302-1	Total energy consumption by Brixmor	MWh	114,934	66,029	58,610	60,380
	Electricity purchased and used by Brixmor	MWh	88,915	49,750	44,226	45,109
	Fuels purchased and used by Brixmor	MWh	26,019	16,279	14,384	15,271
302-2	Total energy consumption outside of the organization (estimated)	MWh	2,464,481	2,234,178	2,263,405	2,197,071
	Total electric consumption outside of the organization (estimated)	MWh	1,577,897	1,412,131	1,429,934	1,384,229
	Total fuel consumption outside of the organization (estimated)	MWh	886,584	822,047	833,471	812,842
305-1	Direct (Scope 1) GHG emissions	Metric tons CO2e	5,518	3,414	3,013	3,177
	Fuel Consumption	Metric tons CO2e	4,892	3,055	2,690	2,855
	Fugitive Emissions (estimated)	Metric tons CO2e	626	359	323	322
305-2	Electricity indirect (Scope 2) GHG emissions (Location-Based)	Metric tons CO2e	37,360	18,574	15,681	15,851
	Electricity indirect (Scope 2) GHG emissions (Market-Based)	Metric tons CO2e	37,360	17,944	14,591	15,563
305-3	Other indirect (Scope 3) GHG emissions	Metric tons CO2e	877,877	720,318	697,565	668,407
	Category 1 - Purchased Goods and Services	Metric tons CO2e	21,602	17,540	21,856	22,362
	Category 2 - Capital Goods	Metric tons CO2e	33,091	33,417	33,650	25,654
	Category 13 - Downstream Leased Assets	Metric tons CO2e	823,184	669,361	642,059	620,391
	Total direct and electricity indirect GHG emissions (Scope 1 and 2)	Metric tons CO2e	42,878	21,358	17,604	18,740
	Total direct and indirect GHG emissions (scopes 1, 2, and 3)	Metric tons CO2e	920,755	741,676	715,169	687,147
303-5	Total municipal water supply withdrawals used by Brixmor	Mgal	585	340	251	211
	Total municipal water supply withdrawals primarily used for tenants areas	Mgal	358	497	480	488
	Total municipal water supply withdrawals	Mgal	943	837	731	699

GRI Indicator	Description	Units	2018	2023	2024	2025
306-3	Total weight of hazardous waste	Metric tons	0	0	0	0
	Total weight of non-hazardous waste	Metric tons	91,262	104,179	108,583	115,527
306-4	Non-hazardous waste recycled	Metric tons	25,521	27,714	28,935	31,387
	Non-hazardous waste composted	Metric tons	740	1,263	1,502	1,618
306-5	Non-hazardous waste to landfill	Metric tons	65,001	75,202	78,146	82,522
	Non-hazardous waste incinerated	Metric tons	0	0	0	0
	Waste diversion rate	%	29%	28%	28%	29%
	Number of properties	Count	425	362	363	348
	Gross leasable area as of 12/31	Square feet	73,673,124	64,460,825	64,016,521	62,684,741
302-3	Building energy intensity	kWh/sq ft	1.56	1.02	0.92	0.96
305-4	Greenhouse gas intensity from building energy	kgCO2e/sq ft	0.58	0.33	0.27	0.30
	Building water intensity	Gallons/sq ft	7.94	5.27	3.92	3.37

NOTES:

Utility data represents absolute consumption for each type of utility purchased directly by Brixmor for all properties by calendar year, and includes directly managed areas such as corporate offices, shopping center common areas, and vacant tenant spaces. Consumption data for acquired properties is included from the date of acquisition onward. Consumption data for divested properties is included for all reporting years through the year preceding divestment. Environmental data applicable to the year of reporting utilizes the most recently available conversion factors prior to report publication, such as the most recently published GHG conversion factors from the EPA’s Emissions & Generation Resource Integrated Database (eGRID).

Energy consumption by Brixmor includes fuel utilities and electricity purchased and used in Brixmor corporate office locations, shopping center common areas, and directly-metered vacant tenant spaces (Scope 1 and Scope 2 GHG emissions). In these managed areas, Brixmor has the ability to directly affect the usage. For directly-metered vacant tenant spaces, there may be significant year-over-year fluctuations as a result of changing occupancy rates, which may affect relative comparability.

Fuels and electricity purchased by Brixmor and primarily used for tenant spaces are part of Scope 3 indirect GHG emissions and estimated using the average data method in accordance with the GHG Protocol.

Total weight of waste collected includes only waste generated by tenants participating with Brixmor’s third-party vendor for aggregated waste collection services. Other tenants directly contract and coordinate waste disposal, with Brixmor not having access to their respective data. Intensity is reported according to GRI standards and best practices in the real estate industry. The intensity data is calculated as total consumption divided by total GLA.

We have evaluated possible sources of Scope 1, Scope 2, and Scope 3 emissions based on best available data, and have excluded the following categories in our reporting as they constitute de minimis sources of emissions: mobile combustion (Scope 1); waste generated in operations (Scope 3); business travel (Scope 3); and

employee commuting (Scope 3). Calculations of emissions over such sources, as well as conclusions reached regarding their classification as de minimis, have been verified by an independent third party.

2025 Corporate Responsibility Performance

Brixmor set these Corporate Responsibility goals under our previous strategy. This table summarizes progress made as of December 31, 2025.

Brixmor will continue reporting metrics and progress in line with our updated Corporate Responsibility strategy in future reports.

Target	Progress	Status
Our Culture		
Maintain a minimum employee satisfaction score of 90% on the all employee survey	97%	
Provide annual training on ethics and our culture to employees	100%	
Increase community volunteer participation to 100% by year-end 2025	85%	
Provide annual employee performance evaluations and talent reviews	100%	
Achieve 90% employee participation annually in at least one Company-sponsored elective benefit or health and well-being initiative	96%	
Achieve a minimum of 45 training hours average per employee annually	50 hours	
Our Properties		
Achieve EV charging station availability at 25% of portfolio by year-end 2025	24%	
Achieve on-site renewable energy capacity reaching 20 megawatts by year-end 2025	17.3 MW	
Achieve "Proudly Owned" status for 75% of properties by year-end 2025	76%	
Reduce like-for-like common area water consumption by 15% by year-end 2025	60%	
Upgrade all properties to LED lighting by year-end 2025	100%	
Reduce GHG emissions by 50% by year-end 2030 for areas under our operational control (compared to 2018 baseline)	56%	
Achieve net-zero carbon emissions by year-end 2045 for areas under our operational control	18,740 metric tons	
Our Stakeholders		
Stabilize \$1.3B+ value enhancing reinvestment projects positively impacting our communities by year-end 2025 (since 2015)	\$1.4B	
Achieve tenant satisfaction rating of 90% for Brixmor in our biennial tenant survey by year-end 2026	80%	

LEGEND



Achieved



Not Achieved



On Track

In order to drive long-term growth and value creation, we consistently and actively engage with our stakeholders to ensure that our business reflects their needs.

Stakeholder Group	Engagement Approach	Discussion Topics
Investors	<ul style="list-style-type: none"> Financial and CR disclosures Conferences and one-on-one meetings Property tours Industry meetings and partnerships Annual stockholder meeting 	<ul style="list-style-type: none"> Business strategy and industry trends Financial and operational performance and expectations CR performance and initiatives
Tenants	<ul style="list-style-type: none"> Consistent in-person and virtual communication with representatives of our retail partners Biennial tenant survey Tenant resources webpage Email, social media, and blog posts 	<ul style="list-style-type: none"> Property-specific attributes Health and safety Sustainability initiatives Tenant satisfaction
Suppliers and Vendors	<ul style="list-style-type: none"> Supplier Code of Conduct included in new contracts Regular review meetings with key national partners 	<ul style="list-style-type: none"> Procurement Health and safety Sustainability initiatives
Communities	<ul style="list-style-type: none"> Direct dialogue with community leaders and municipalities Strategic partnerships with federal and local organizations Company-wide Day of Service, elective employee service days, charity events, and sponsorships 	<ul style="list-style-type: none"> Center design, tenant mix, and amenities Local economic development Philanthropy and volunteerism Disaster relief assistance
Employees	<ul style="list-style-type: none"> Quarterly all-employee meetings Quarterly and annual recognition and awards Employee survey Mentorship Program Annual talent development process Annual performance reviews Company-wide enrichment events focused on personal and professional development Employee-led initiatives, such as community service campaigns 	<ul style="list-style-type: none"> Performance and benefits Engagement and job satisfaction Personal and professional development Inclusive culture Health, wellness, and safety

The United Nations SDGs call for global partnership in pursuit of a better and more sustainable future for our planet in 17 different areas.

At Brixmor, we answer this call by focusing on the goals where we have the greatest impact. This page details where our CR program aligns with eight specific United Nations SDGs. Through collaborative efforts with our stakeholders, we can effect positive change and assist in reaching these goals.

Throughout the report, we provide additional examples of actions and initiatives taken in 2025 to promote the following United Nations SDGs.



Ensure healthy lives and promote well-being for all at all ages. Brixmor supports employee health and well-being through comprehensive benefits, wellness programs, and initiatives that promote physical, mental, and financial health and work-life balance. Sustained employee satisfaction and retention outcomes reflect these efforts.



Achieve gender equality and empower all women and girls. Brixmor fosters an inclusive workplace grounded in equal opportunity. This commitment is embedded in our culture and governance practices, supported by policies and employee pledges that promote a workplace free from discrimination and bias, and reinforced through annual pay equity analyses that confirm fair pay regardless of gender or race.



Ensure availability and sustainable management of water and sanitation for all. Brixmor advances water stewardship through investments in efficient irrigation systems, smart meters, and drought-tolerant landscaping, optimizing water use across its portfolio. These efforts have demonstrated measurable progress in water conservation.



Ensure access to affordable, reliable, sustainable and modern energy for all. Brixmor invests in energy efficiency and renewable energy initiatives, including LED retrofits and a growing rooftop solar program that provides clean energy to tenants and communities.



Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all. Brixmor promotes sustained economic growth by investing in employee development and offering training, mentorship, and career advancement opportunities. The Company also supports thriving retail ecosystems by maintaining high-quality shopping centers, reinforcing long-term economic vitality.



Make cities and human settlements inclusive, safe, resilient and sustainable. Brixmor enhances community resilience and connectivity by developing vibrant shopping centers that serve as local hubs for commerce, events, and social engagement. Our property initiatives promote resource efficiency and environmental stewardship and enhance long-term value.



Ensure sustainable consumption and production patterns. Brixmor promotes responsible resource use through centralized waste management and recycling programs, which improve operational efficiency and tenant participation and have resulted in a 29% waste diversion rate across the portfolio.



Take urgent action to combat climate change and its impacts. Brixmor is committed to a goal of net-zero carbon emissions by 2045 and has already reduced Scope 1 and 2 emissions by 56% since 2018 through energy efficiency projects and renewable energy adoption. Brixmor integrates climate risk analyses into investment decisions and implements property-specific risk mitigation measures.

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-1 Organizational details	About Brixmor, SEC Form 10-K ; F-20 and Schedule III
	2-2 Entities included in the organization’s sustainability reporting	About This Report, About Brixmor, Annual Report / SEC Form 10-K
	2-3 Reporting period, frequency and contact point	About This Report 2-3-a: Fiscal year 2025 (January 1 - December 31, 2025), annually 2-3-b: January 1 - December 31, 2025 2-3-c: June 18, 2026 2-3-d: Tiffany Yang, Vice President of Sustainable Operations and ESG, +1 212 369 8000
	2-4 Restatements of information	None
	2-5 External assurance	Appendix: Independent Assurance Statement
	2-6 Activities, value chain and other business relationships	About Brixmor; Community Connection; Stakeholder Engagement; Annual Report / SEC Form 10-K
	2-7 Employees	Employee Empowerment; Appendix: Demographic Data
	2-8 Workers who are not employees	Appendix: Demographic Data
	2-9 Governance structure and composition	Ethics & Governance; Proxy Statement ; Annual Report / SEC Form 10-K
	2-10 Nomination and selection of the highest governance body	Nominating & Corporate Governance Committee Charter
	2-11 Chair of the highest governance body	Proxy Statement
	2-12 Role of the highest governance body in overseeing the management of impacts	Corporate Responsibility Oversight; Climate Resilience
	2-13 Delegation of responsibility for managing impacts	Corporate Responsibility Oversight; Climate Resilience
	2-14 Role of the highest governance body in sustainability reporting	Corporate Responsibility Oversight; Climate Resilience
	2-15 Conflicts of interest	Code of Business Conduct and Ethics ; Annual Report / SEC Form 10-K
	2-16 Communication of critical concerns	Ethics and Corporate Policies
	2-17 Collective knowledge of the highest governance body	Brixmor Leadership Page ; Proxy Statement ; Board of Directors
	2-18 Evaluation of the performance of the highest governance body	Nominating & Corporate Governance Committee Charter ; Proxy Statement
	2-19 Remuneration policies	Proxy Statement

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-20 Process to determine remuneration	Proxy Statement
	2-21 Annual total compensation ratio	Proxy Statement
	2-22 Statement on sustainable development strategy	A Message from Our CEO; Corporate Responsibility Strategy; Environmental Stewardship; Community Connection
	2-23 Policy commitments	Brixmor Governance Documents & Policies Page
	2-24 Embedding policy commitments	Ethics & Governance; Climate Resilience
	2-25 Processes to remediate negative impacts	Ethics & Governance; Whistleblower Policy
	2-26 Mechanisms for seeking advice and raising concerns	Ethics & Governance; Whistleblower Policy
	2-27 Compliance with laws and regulations	Ethics & Governance; Code of Business Conduct and Ethics ; Whistleblower Policy
	2-28 Membership associations	Memberships: Nareit, ICSC, Institute for Market Transformation
	2-29 Approach to stakeholder engagement	Stakeholder Engagement; Community Connection
GRI 3: Material Topics 2021	2-30 Collective bargaining agreements	Not applicable
	3-1 Process to determine material topics	Corporate Responsibility Strategy Brixmor utilizes a materiality assessment to focus our CR strategy on the topics that are most relevant to our business and stakeholders. In 2024, we updated our materiality assessment. During the assessment, through interviews, surveys, and desktop research, we gathered input from our internal and external stakeholders, including our leadership team, Board of Directors, investors, vendors and tenants. Our strategy's foundational principles include the topics considered to be the highest priority to the business based on continuous internal and external stakeholder input. We will continue to disclose initiatives and performance related to these key topics in our CR disclosures.
	3-2 List of material topics	Corporate Responsibility Strategy
GRI 201: Economic Performance 2016	3-3 Management of material topics	Corporate Responsibility Strategy; Corporate Governance; Reducing Our Impact; Environmental Data Addressing Climate Change; Our Culture; Demographic Data; Our Stakeholders; Our Properties
	201-1 Direct economic value generated and distributed	Annual Report / SEC Form 10-K
	201-2 Financial implications and other risks and opportunities due to climate change	Annual Report / SEC Form 10-K ; Climate Resilience, Transition Risks, Climate Opportunities, Physical Risks
	201-3 Defined benefit plan obligations and other retirement plans	Annual Report / SEC Form 10-K

GRI Standard	Disclosure	Location
GRI 204: Procurement Practices 2016	205-1 Operations assessed for risks related to corruption	Corporate Governance; Code of Business Conduct and Ethics ; Whistleblower Policy
	205-2 Communication and training about anti-corruption policies and procedures	Corporate Governance; Code of Business Conduct and Ethics ; Whistleblower Policy
GRI 302: Energy 2016	302-1 Energy consumption within the organization	Reducing Our Impact; Appendix: Environmental Data In 2025, the total amount of energy consumed by Brixmor was 60,380 MWh. The amount of electricity purchased and used by Brixmor was 45,109 MWh in 2025; of this amount, the percentage derived from renewable sources was 8% (equivalent to 3,469 MWh) and the percentage derived from non-renewable sources was 92% (equivalent to 41,639 MWh). Renewable sources include energy purchased from TXU Energy and energy generated by onsite solar. Our rooftop solar program generated over 14,109 MWh of electricity for use by tenants, common areas, and local residents.
	302-3 Energy intensity	Reducing Our Impact; Appendix: Environmental Data
	302-4 Reduction of energy consumption	Reducing Our Impact; Appendix: Environmental Data The absolute amount of energy conserved through energy conservation programs is 431,964 MWh between 2017-2025.
	302-5 Reductions in energy requirements of products and services	Reducing Our Impact; Scope 1 and 2 Emissions; Appendix: Environmental Data
	GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource
GRI 305: Emissions 2016	303-5 Water consumption	Reducing Our Impact; Resource Conservation; Appendix: Environmental Data
	305-1 Direct (Scope 1) GHG emissions	Reducing Our Impact; Scope 1 and 2 Emissions; Scope 3 Emissions; Climate Resilience; Appendix: Environmental Data
	305-2 Energy indirect (Scope 2) GHG emissions	Reducing Our Impact; Scope 1 and 2 Emissions; Scope 3 Emissions; Climate Resilience; Appendix: Environmental Data
	305-3 Other indirect (Scope 3) GHG emissions	Reducing Our Impact; Scope 1 and 2 Emissions; Scope 3 Emissions; Climate Resilience; Appendix: Environmental Data
	305-4 GHG emissions intensity	Reducing Our Impact; Scope 1 and 2 Emissions; Scope 3 Emissions; Climate Resilience; Appendix: Environmental Data
	305-5 Reduction of GHG emissions	Reducing Our Impact; Scope 1 and 2 Emissions; Scope 3 Emissions; Climate Resilience; Appendix: Environmental Data

GRI Standard	Disclosure	Location
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	Property Initiatives; Appendix: Environmental Data
	306-2 Management of significant waste-related impacts	Property Initiatives; Appendix: Environmental Data
	306-3 Waste generated	Property Initiatives; Appendix: Environmental Data
	306-4 Waste diverted from disposal	Property Initiatives; Appendix: Environmental Data
	306-5 Waste directed to disposal	Property Initiatives; Appendix: Environmental Data
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Appendix: Demographic Data
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Appendix: Demographic Data
	401-3 Parental leave	Appendix: Demographic Data
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Health and Safety
	403-6 Promotion of worker health	Health and Safety
	403-9 Work-related injuries	Appendix: Demographic Data
	403-10 Work-related ill health	Appendix: Demographic Data
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	In 2025, Brixmor sponsored or initiated 20,000+ hours of training, achieving an average of 50 training hours per employee.
	404-2 Programs for upgrading employee skills and transition assistance programs	Growth and Development; Appendix: Demographic Data
	404-3 Percentage of employees receiving regular performance and career development reviews	Growth and Development; Appendix: Demographic Data
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Board of Directors; Appendix: Demographic Data; Proxy Statement
	405-2 Ratio of basic salary and remuneration of women to men	Employee Empowerment; Proxy Statement
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	0 in 2025
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Community Connection
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Health and Safety
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	SEC Form 10-K

Sustainability Accounting Standards Board Index

SASB Code	Account Metric	Units	Response
ACTIVITY METRICS			
IF-RE-000.A	Number of assets, by property sector	Number	348
IF-RE-000.B	Leasable floor area, by property sector	Square feet (ft ²)	62,684,741
IF-RE-000.C	Percentage of indirectly managed assets, by property sector	Percentage (%) by floor area (ft ²)	0%
IF-RE-000.D	Average occupancy rate, by property sector	Percentage (%) by floor area (ft ²)	91.6% (billed occupancy)
ENERGY MANAGEMENT			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector.	Percentage (%) by floor area	Brixmor's energy use relates primarily to common areas including exterior spaces, parking lots, and vacant tenant spaces. Data coverage for these areas is 100%. At certain properties, energy is purchased by Brixmor and supplied to tenant areas. Data coverage of tenant areas under this arrangement as a percentage of total tenant areas is 18%.
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property sector.	(1) Gigajoules (GJ) (2) Percentage (%)	1a. Common areas: 131,821 GJ 1b. Tenant areas: 202,217 GJ 2a. Common areas: 91% 2b. Tenant areas: 82% 3a. Common areas: 9% 3b. Tenant areas: 18%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Percentage (%)	Common areas: 5% decrease Tenant areas: 1% increase
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	Brixmor operates under a triple net leased structure with interior areas controlled by tenants. Tenants pursue energy ratings and ENERGY STAR certifications on an individual basis.
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	N/A	See Environmental Stewardship section of CR Report

Sustainability Accounting Standards Board Index

SASB Code	Account Metric	Units	Response
WATER MANAGEMENT			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector.	Percentage (%) by floor area (ft2)	As a result of our tenant lease structure, Brixmor’s water use relates primarily to common areas (irrigation) and limited use in vacant tenant spaces. Tenants generally directly purchase water utilities. In a number of locations, water is purchased by Brixmor and supplied to tenants via a master meter/submeter structure. Data coverage for common area water usage is 100%. Data coverage for water purchased by Brixmor and used in occupied and vacant tenant areas is ~41%. Using data from a third party, ~38% of our total GLA was identified as being located in High or Extremely High Baseline Water Stress areas.
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage, and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector.	(1) Cubic meters (m3) (2) Percentage	(1) a. 106,132 m3 water withdrawal in common areas b. 1,379 m3 water withdrawal in tenant spaces (2) a. 15% withdrawn in common areas in regions with high or extremely high baseline water stress b. 3% withdrawn in tenant spaces in regions with high or extremely high baseline water stress
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Percentage (%) by cubic meters (m3)	Common areas: 19% decrease Tenant areas: 3% increase
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	N/A	See Environmental Stewardship section of CR Report
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	N/A	100% of form leases in 2025 contain a cost recovery clause for resource efficiency-related capital improvements
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector.	Percentage (%) by floor area (ft2)	(1) 100% (2) 100%
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants.	N/A	See Environmental Stewardship section of CR Report
CLIMATE CHANGE ADAPTATION			
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector.	Square feet (ft2)	8,593,531
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	N/A	See Environmental Stewardship section of CR Report

Task Force on Climate-related Financial Disclosures Index

Topic	Disclosure	Response	Hyperlink
Governance	Describe the board’s oversight of climate-related risks and opportunities	See Corporate Responsibility Oversight	p. 32
	Describe management’s role in assessing and managing climate-related risks and opportunities	See Climate Resilience	p. 25
Strategy	Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term	See Climate Opportunities, Transition Risks, and Physical Risks	p. 26-28
	Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning	See Climate Opportunities, Transition Risks, and Physical Risks	p. 26-28
	Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario	See Climate Opportunities, Transition Risks, and Physical Risks	p. 26-28
Risk Management	Describe the organization’s processes for identifying and assessing climate-related risks	See Climate Resilience, Strategy and Risk Management	p. 25
	Describe the organization’s processes for managing climate-related risks	See Climate Resilience, Strategy and Risk Management	p. 25
	Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization’s overall risk management	See Climate Resilience, Strategy and Risk Management	p. 25
Metrics and Targets	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process	See Climate Resilience, Metrics and Targets	p. 25
	Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 GHG emissions, and the related risks	See Climate Resilience, Metrics and Targets	p. 25
	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets	See Climate Resilience, Metrics and Targets	p. 25

SAFE HARBOR LANGUAGE

This report may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. These statements include, but are not limited to, statements related to our expectations regarding the performance of our business, our financial results, our liquidity and capital resources, and other non-historical statements. You can identify these forward-looking statements by the use of words such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “seeks,” “projects,” “predicts,” “intends,” “plans,” “estimates,” “anticipates,” or the negative version of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. We believe these factors include, but are not limited to, those described under the sections entitled “Forward-Looking Statements” and “Risk Factors” in our Form 10-K for the year ended December 31, 2025, as such factors may be updated from time to time in our periodic filings with the Securities and Exchange Commission (the “SEC”), which are accessible on the SEC’s website at <https://www.sec.gov>. These factors include (1) changes in national, regional, and local economies, due to global events such as international military conflicts, international trade disputes, a foreign debt crisis, foreign currency volatility, or due to domestic issues, such as government policies and

regulations, tariffs, energy prices, market dynamics, general economic contractions, rising interest rates, inflation, unemployment, or limited growth in consumer income or spending; (2) local real estate market conditions, including an oversupply of space in, or a reduction in demand for, properties similar to those in our Portfolio (defined hereafter); (3) competition from other available properties and e-commerce; (4) disruption and/or consolidation in the retail sector, the financial stability of our tenants, and the overall financial condition of large retailing companies, including their ability to pay rent and/or expense reimbursements that are due to us; (5) in the case of percentage rents, the sales volumes of our tenants; (6) increases in property operating expenses, including common area expenses, utilities, insurance, and real estate taxes, which are relatively inflexible and generally do not decrease if revenue or occupancy decrease; (7) increases in the costs to repair, renovate, and re-lease space; (8) earthquakes, wildfires, tornadoes, hurricanes, damage from rising sea levels due to climate change, other natural disasters, epidemics and/or pandemics, civil unrest, terrorist acts, or acts of war, any of which may result in uninsured or underinsured losses; and (9) changes in laws and governmental regulations, including those governing usage, zoning, the environment, and taxes. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this report and in our periodic filings. The forward-looking statements speak only as of the publication date of this report, and we expressly disclaim any

obligation or undertaking to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except to the extent otherwise required by law.

MATERIALITY

The inclusion of information or references in this report is not an indication that such information or references are material to Brixmor for purposes of applicable United States federal securities laws. The principles and methodologies used to determine whether to include information in this report do not comport with the principles of materiality as defined within federal securities laws, the concepts of materiality used to determine whether disclosures are required to be made in filings with the SEC or otherwise disclosed, or principles applicable to the inclusion of information in financial statements. This Corporate Responsibility Report and the information contained herein are not incorporated by reference into any of Brixmor’s SEC filings.

UNAUDITED AND NON-GAAP DATA

The data and disclosures contained within this report are unaudited and are not calculated in accordance with United States Generally Accepted Accounting Principles (GAAP).

GENERAL

Except as otherwise noted, the information and opinions contained in this report are provided as of the date on which this report is issued and are

subject to change without notice. We do not undertake to update or revise any such statements. This report represents our current policy and intent and is not intended to create legal rights or obligations. The goals, targets, and commitments presented in this report are aspirational and not guarantees or promises that such goals, targets, or commitments will be achieved. Certain information included in this report is based on standards and practices for measuring progress that are still developing, internal controls and processes that continue to evolve, and assumptions that are subject to change, therefore, no assurance can be given that any goal, target, or commitment set forth in this report can or will be achieved, and such goals, targets, or commitments may be modified in the future.

CALIFORNIA VOLUNTARY CARBON MARKET DISCLOSURES ACT (AB 1305)

Certain information within this Report is disclosed pursuant to the California Voluntary Carbon Market Disclosures Act (AB 1305) as applicable to the Company. Such disclosures are made to satisfy applicable provisions of AB 1305 and are in no way intended to suggest that such information is material to the Company, as materiality is defined under United States federal securities laws.

BRIXMOR[®]

Our center is you[®]

ABOUT BRIXMOR PROPERTY GROUP

Brixmor (NYSE: BRX) owns and operates a high-quality, national portfolio of open-air shopping centers. The Company's 344 retail centers comprise approximately 62 million square feet of prime retail space in established trade areas. Brixmor's properties reflect its 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 valued partner to a broad range of retailers, including The TJX Companies, The Kroger Co., Publix Super Markets and Ross Stores.

CONTACT INFORMATION

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