1Q19 Earnings

SITE CENTERS CONFERENCE CALL

24 APRIL, 2019

SAFE HARBOR STATEMENT

SITE Centers considers portions of the information in this presentation to be 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, both as amended, with respect to the Company's expectation for future periods. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. For this purpose, any statements contained herein that are not historical fact may be deemed to be forward-looking statements. There are a number of important factors that could cause our results to differ materially from those indicated by such forward-looking statements, including, among other factors, local conditions such as supply of space or a reduction in demand for real estate in the area; competition from other available space; dependence on rental income from real property; the loss of, significant downsizing of or bankruptcy of a major tenant and the impact of any such event on rental income from other tenants and our properties; redevelopment and construction activities may not achieve a desired return on investment; our ability to buy or sell assets on commercially reasonable terms; our ability to complete acquisitions or dispositions of assets under contract; our ability to secure equity or debt financing on commercially acceptable terms or at all; our ability to enter into definitive agreements with regard to our financing and joint venture arrangements and our ability to satisfy conditions to the completion of these arrangements; the termination of any joint venture arrangements or arrangements to manage real property; property damage, expenses related thereto and other business and economic consequences (including the potential loss of rental revenues) resulting from extreme weather conditions in locations where we own properties, and the ability to estimate accurately the amounts thereof; sufficiency and timing of any insurance recovery payments related to damages from extreme weather conditions; any change in strategy; our ability to maintain REIT status; and the finalization of the financial statements for the period ended March 31, 2019. For additional factors that could cause the results of the Company to differ materially from those indicated in the forward-looking statements, please refer to the Company's most recent reports on Form 10-K for the year ended December 31, 2018. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

In addition, this presentation includes certain non-GAAP financial measures. Non-GAAP financial measures should not be considered replacements for, and should be read together with, the most comparable GAAP measures. Reconciliations of these non-GAAP financial measures to the most directly comparable GAAP measures can be found in the appendix and in the Company's quarterly financial supplement located at www.sitecenters.com/investors.

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Five-Year Plan On Track

1 **2019 YTD OPERATIONS AND RESULTS AHEAD OF PLAN**

2 **INCREASED OFFO & SSNOI EXPECTATIONS**

1Q HIGHLIGHTS

- Opportunistic activity – $1M CS/Shopko management fee
- Capital recycling – Vista Village disposition at 6% cap rate
- Balance Sheet improvement – debt/adjusted EBITDA down to 5.5X

1Q19 RESULTS SUMMARY

$0.15
1Q19 EPS/SH

$0.32
1Q19 OPERATING FFO/SH

93.0%
LEASED

2.0%
SSNOI (PRO-RATA)

8.6%
TTM BLENDED LEASING SPREAD
21.6% TTM NEW LEASE SPREAD

1Q19 blended leasing spreads +10.7%; SITE Centers new lease spreads +23.2%

- Continued demand for space across the portfolio with 10 anchor leases executed with **9 different brands** in the quarter
- New, renewal, and blended leasing spreads for 1Q are all in excess of trailing twelve month spreads

NOTABLE LEASE SIGNINGS

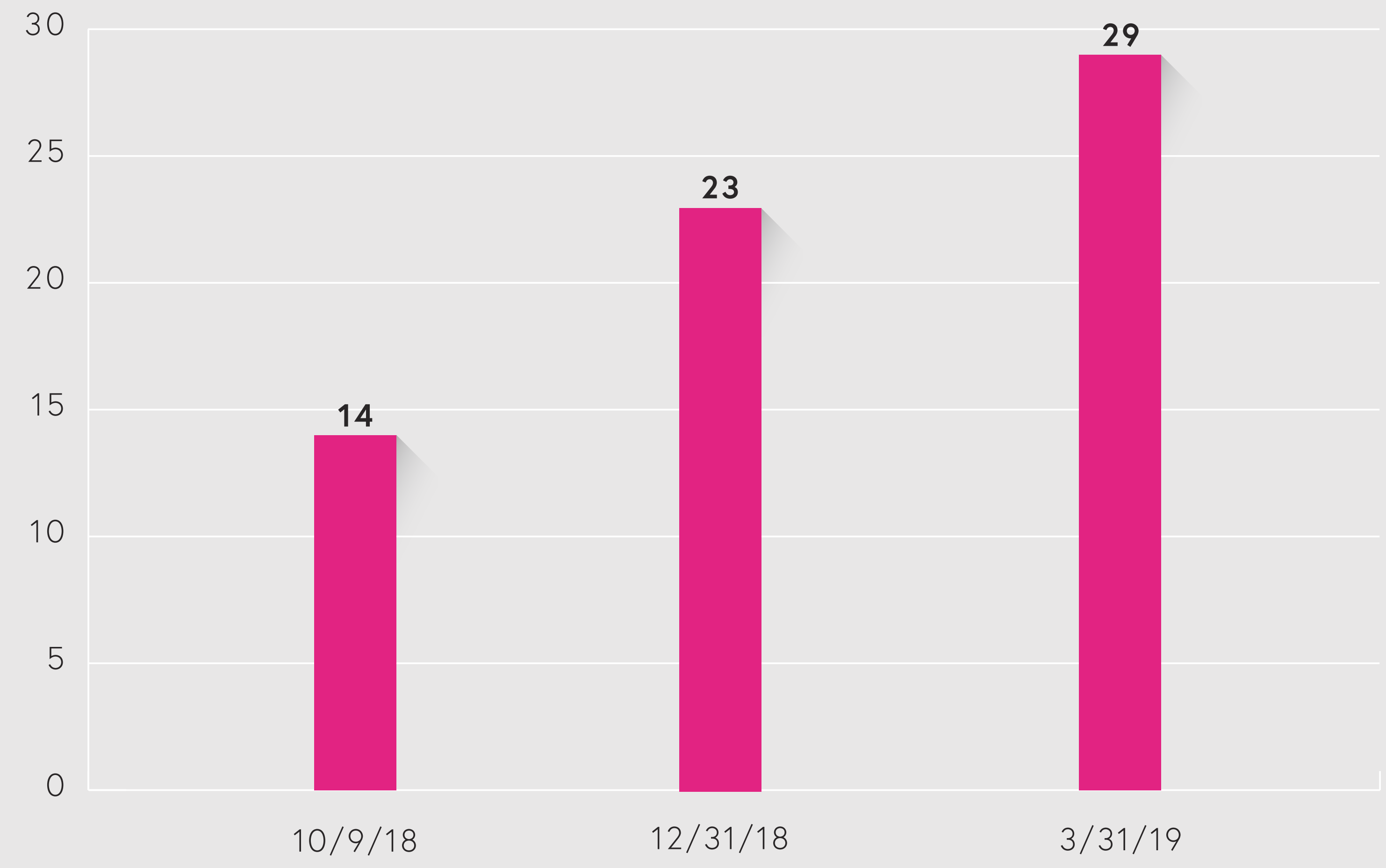
Nassau Park Pavilion
PRINCETON, NJ
Fayette Pavilion
FAYETTEVILLE, GA

Flat Acres Market Center/ Parker Pavilions
PARKER, CO

Terrell Plaza
SAN ANTONIO, TX

Johns Creek Town Center
SUWANEE, GA

ANCHOR OPPORTUNITIES LEASED

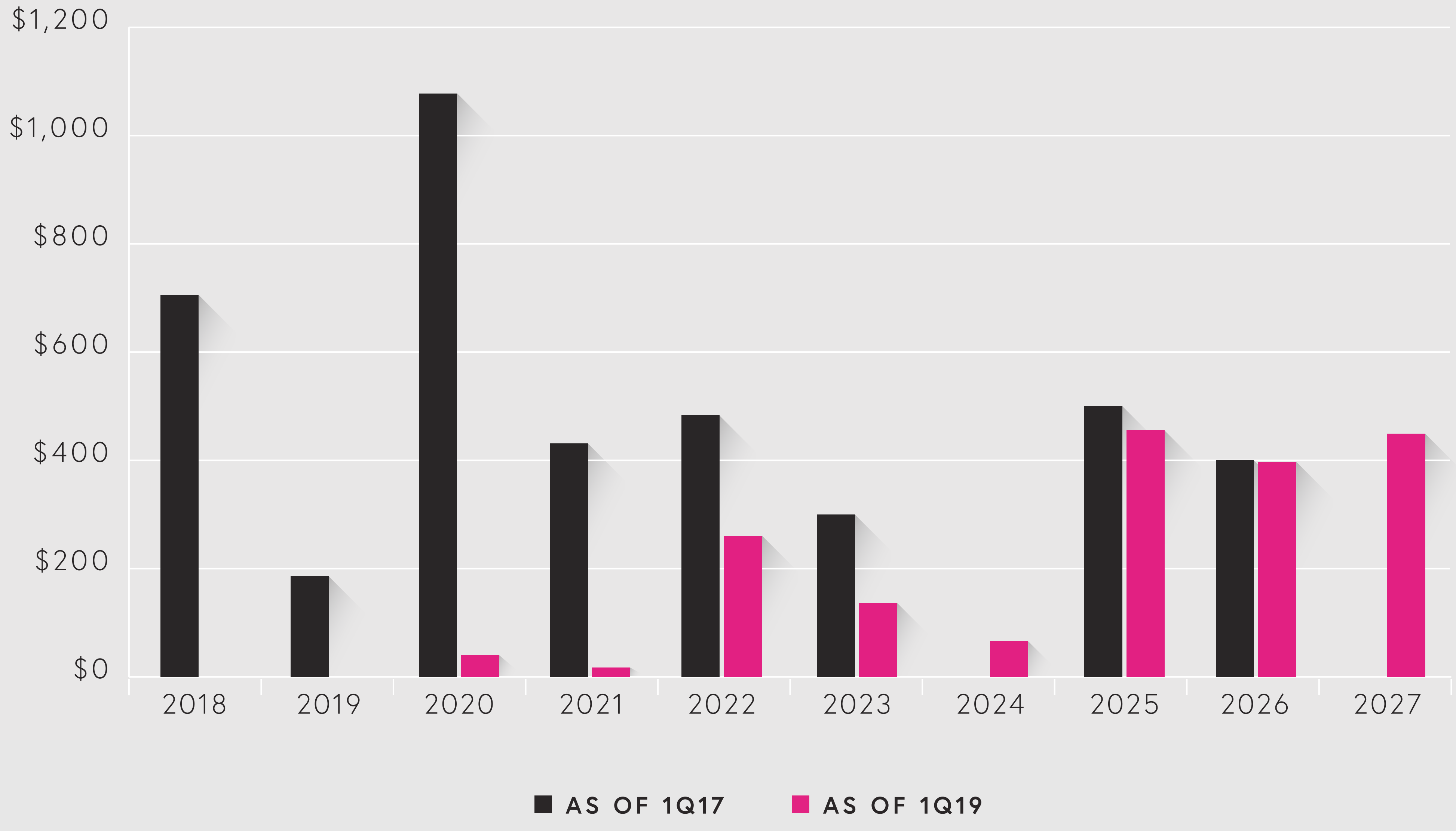


BALANCE SHEET UPDATE

Debt/adjusted EBITDA now 5.5X compared to 6.5X in 1Q18

Minimal near-term refinancing and interest rate risk with just $58M of consolidated debt maturing through 2021

CONSOLIDATED MATURITY SCHEDULE ($M)



TRANSACTION ACTIVITY

1Q19 ASSET SALES

$186M

DISPOSITIONS
($90M PRO-RATA)

BLACKSTONE PREFERRED REPAYMENT

$12M

PROCEEDS

2019 YTD ASSET SALES

$222M

DISPOSITIONS
($95M PRO-RATA)

BLACKSTONE PREFERRED REPAYMENT

$12M

PROCEEDS

IMPACT OF NEW LEASE ACCOUNTING STANDARD

- **Bad Debt Presentation Change**
  - Bad debt is now a component of rental income and is no longer a component of operating and maintenance expenses
  - No impact to Net Operating Income (NOI) as a result of the change
  - Increases operating margin by 20bp

	PREVIOUS GAAP	CURRENT GAAP	VARIANCE
Rental Income	$112,662	$112,221	($441)
Other Property Revenues	$1,469	$1,469	-
Total Revenues	**$114,131**	**$113,690**	**($441)**
Operating and Maintenance	($18,841)	($18,841)	-
Real Estate Taxes	($17,743)	($17,743)	-
Bad Debt	($441)	-	$441
Total Expenses	**($37,025)**	**($36,584)**	**$441**
NET OPERATING INCOME (NOI)	**$77,106**	**$77,106**	**-**
Operating Margin (%)	*67.6%*	*67.8%*	

- **Real Estate Taxes Paid By Others**
  - Real estate taxes paid by certain major tenants directly to the taxing authority are no longer reflected in rental income and real estate tax expense
  - No impact to Net Operating Income (NOI) as a result of the change
  - Reduces recovery rate by 100bp

	PREVIOUS GAAP	CURRENT GAAP	VARIANCE
Rental Income	$113,837	$112,221	($1,616)
Other Property Revenues	$1,469	$1,469	-
Total Revenues	**$115,306**	**$113,690**	**($1,616)**
Operating and Maintenance	($18,841)	($18,841)	-
Real Estate Taxes	($19,359)	($17,743)	$1,616
Total Expenses	**($38,200)**	**($36,584)**	**$1,616**
NET OPERATING INCOME (NOI)	**$77,106**	**$77,106**	-
Recovery Rate (%)	*76.1%*	*75.1%*	

2019 GUIDANCE & EARNINGS CONSIDERATIONS

- **RVI Fee Income**
  - $9.5M in 1Q including $1.1M of disposition fees and $1.8M refinancing fee
  - Disposition and refinancing fees excluded from OFFO
- **Expected 2019 Bankruptcies**
  - $250K of revenue from closed Gymboree and Payless Stores
- **Termination Fees and Seasonality of Percentage Rent**
  - 1Q includes $2.6M of lease termination income
  - 1Q and 4Q are traditionally higher than 2Q and 3Q

RVI FEE INCOME	NET INCOME	FFO	OFFO
RVI Fees	$6,556	$6,556	$6,556
RVI Disposition Fees	$1,100	$1,100	-
RVI Refinancing Fee	$1,800	$1,800	-
TOTAL	**$9,456**	**$9,456**	**$6,556**

2019 GUIDANCE UPDATE	PREVIOUS	REVISED
Operating FFO	$1.13 - $1.18	$1.14 - $1.19
SSNOI	1.00% - 2.00%	1.25% - 2.00%
RVI Fee Income	$23 - $25M	$22 - $24M
Joint Venture Fee Income	$20 - $24M	$21 - $25M
Interest Income	$14 - $17M	$14 - $17M
G&A Expense	$62M	$61M

Appendix

NON-GAAP FINANCIAL MEASURES - DEFINITIONS

Funds from Operations ("FFO") is a supplemental non-GAAP financial measure used as a standard in the real estate industry and is a widely accepted measure of real estate investment trust ("REIT") performance. Management believes that both FFO and Operating FFO ("OFFO") provide additional indicators of the financial performance of a REIT. The Company also believes that FFO and Operating FFO more appropriately measure the core operations of the Company and provide benchmarks to its peer group. FFO is generally defined and calculated by the Company as net income (loss) (computed in accordance with GAAP), adjusted to exclude (i) preferred share dividends, (ii) gains and losses from disposition of real estate property and related investments, which are presented net of taxes, (iii) impairment charges on real estate property and related investments including reserve adjustments of preferred equity interests, (iv) gains and losses from changes in control and (v) certain non-cash items. These non-cash items principally include real property depreciation and amortization of intangibles, equity income (loss) from joint ventures and equity income (loss) from non-controlling interests and adding the Company's proportionate share of FFO from its unconsolidated joint ventures and non-controlling interests, determined on a consistent basis. The Company's calculation of FFO is consistent with the NAREIT definition. The Company calculates Operating FFO as FFO excluding certain non-operating charges, income and gains. Operating FFO is useful to investors as the Company removes non-comparable charges, income and gains to analyze the results of its operations and assess performance of the core operating real estate portfolio. Other real estate companies may calculate FFO and Operating FFO in a different manner. In calculating the expected range for or amount of net (loss) income attributable to common shareholders to estimate projected FFO and Operating FFO for future periods, the Company does not include a projection of gain and losses from the disposition of real estate property, potential impairments and reserves of real estate property and related investments, debt extinguishment costs, hurricane-related activity, certain transaction costs or certain fee income. Other real estate companies may calculate expected FFO and Operating FFO in a different manner.

The Company also uses net operating income ("NOI"), a non-GAAP financial measure, as a supplemental performance measure. NOI is calculated as property revenues less property-related expenses. The Company believes NOI provides useful information to investors regarding the Company's financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level and, when compared across periods, reflects the impact on operations from trends in occupancy rates, rental rates, operating costs and acquisition and disposition activity on an unleveraged basis. The Company presents NOI information herein on a same store basis or "SSNOI." The Company defines SSNOI as property revenues less property-related expenses, which exclude straight-line rental income (including reimbursements) and expenses, lease termination income in excess of lost rent, management fee expense, fair market value of leases and expense recovery adjustments. SSNOI also excludes activity associated with development and major redevelopment and includes assets owned in comparable periods (15 months for quarter comparisons). SSNOI excludes all non-property and corporate level revenue. Other real estate companies may calculate NOI and SSNOI in a different manner. The Company believes SSNOI provides investors with additional information regarding the operating performances of comparable assets because it excludes certain non-cash and non-comparable items as noted above.

NON-GAAP FINANCIAL MEASURES - DEFINITIONS CONTINUED

The Company believes that FFO, OFFO and SSNOI are not, and are not intended to be, presentations in accordance with GAAP. FFO, OFFO and SSNOI information have their limitations as they exclude any capital expenditures associated with the re-leasing of tenant space or as needed to operate the assets. FFO, OFFO and SSNOI do not represent amounts available for dividends, capital replacement or expansion, debt service obligations or other commitments and uncertainties. Management does not use FFO, OFFO and SSNOI as indicators of the Company's cash obligations and funding requirements for future commitments, acquisitions or development activities. FFO, OFFO and SSNOI do not represent cash generated from operating activities in accordance with GAAP, and are not necessarily indicative of cash available to fund cash needs. FFO, OFFO and SSNOI should not be considered as alternatives to net income computed in accordance with GAAP, as indicators of operating performance or as alternatives to cash flow as a measure of liquidity. Reconciliations of these non-GAAP measures to the most directly comparable GAAP measure of net income (loss) has been provided herein. A reconciliation of 2019 projected SSNOI to the most directly comparable GAAP financial measure is not provided because the Company is unable to provide such reconciliation without unreasonable effort.

The Company uses the ratio Debt to Adjusted EBITDA ("Debt/Adjusted EBITDA") as it believes it provides a meaningful metric as it relates to the Company's ability to meet various leverage tests for the corresponding periods. The components of Debt/Adjusted EBITDA include net effective debt divided by adjusted EBITDA (annualized), as opposed to net income determined in accordance with GAAP. Adjusted EBITDA is calculated as net income attributable to SITE before interest, income taxes, depreciation and amortization and further adjusted to eliminate the impact of certain items that the Company does not consider indicative of its ongoing performance. Net effective debt is calculated as the Company's consolidated debt outstanding excluding unamortized loan costs and fair market value adjustments, less cash and restricted cash as of the balance sheet date presented or projected. Such amounts are calculated at the Company's proportionate share of ownership.

Adjusted EBITDA should not be considered as an alternative to earnings as an indicator of the Company's financial performance, or an alternative to cash flow from operating activities as a measure of liquidity. The Company's calculation of Adjusted EBITDA may differ from the methodology utilized by other companies. Investors are cautioned that items excluded from Adjusted EBITDA are significant components in understanding and assessing the Company's financial condition. Reconciliations of Adjusted EBITDA and net effective debt used in the Debt/Adjusted EBITDA ratio to their most directly comparable GAAP measures of net income (loss) and debt is provided herein.

RECONCILIATIONS - NET INCOME ATTRIBUTABLE TO COMMON SHAREHOLDERS TO FFO AND OPERATING FFO

	1Q19	2019E
Net income attributable to common shareholders	**$0.15**	**$0.25 - $0.30**
Depreciation and amortization of real estate	0.23	0.83 - 0.85
Equity in net (income) of JVs	(0.01)	(0.02)
JVs' FFO	0.04	0.14 - 0.16
Gain on disposition of real estate (first quarter actual)	(0.09)	(0.09)
Impairment of real estate / reserve of preferred equity interests (first quarter actual)	0.01	0.01
FFO (NAREIT)	**$0.33**	**$1.14 - $1.19**
RVI disposition and refinancing fees, mark-to-market adjustment (PRSU's) and other (first quarter actual)	(0.01)	n/a
OPERATING FFO	**$0.32**	**$1.14 - $1.19**

Note: In calculating the expected range for or amount of net (loss) income attributable to common shareholders to estimate projected FFO and Operating FFO for the year ending December 31, 2019, the Company does not include a projection of gain and losses from the disposition of real estate property, potential impairments and reserves of real estate property and related investments, debt extinguishment costs, hurricane-related activity, certain transaction costs or certain fee income.

RECONCILIATION - NET INCOME (LOSS) ATTRIBUTABLE TO SITE CENTERS TO SSNOI

			AT SITE CENTERS SHARE (NON-GAAP)	
	1Q19	1Q18	1Q19	1Q18
NET INCOME (LOSS) ATTRIBUTABLE TO SITE CENTERS	**$35,790**	**($54,153)**	**$35,790**	**($54,153)**
Fee income	(17,332)	(8,111)	(17,332)	(8,111)
Interest income	(4,521)	(5,341)	(4,521)	(5,341)
Interest expense	21,726	44,040	21,726	44,040
Depreciation and amortization	42,608	74,424	42,608	74,424
General and administrative	14,112	12,846	14,112	12,846
Other expense, net	(153)	61,607	(153)	61,607
Impairment charges	620	30,444	620	30,444
Hurricane property and impairment loss	0	750	0	750
Equity in net income of joint ventures	(1,043)	(8,786)	(1,043)	(8,786)
Reserve of preferred equity interests	1,099	3,961	1,099	3,961
Tax expense (benefit)	272	(18)	272	(18)
Gain on disposition of real estate	(16,377)	(10,011)	(16,377)	(10,011)
Income from non-controlling interests	305	256	305	256
Consolidated NOI	**77,106**	**141,908**	**77,106**	**141,908**
SITE Centers' consolidated JV	0	0	(444)	(398)
CONSOLIDATED NOI, NET OF NON-CONTROLLING INTERESTS	**77,106**	**141,908**	**76,662**	**141,510**

$ in thousands.

RECONCILIATION - NET INCOME (LOSS) ATTRIBUTABLE TO SITE CENTERS TO SSNOI CONTINUED

			AT SITE CENTERS SHARE (NON-GAAP)	
	1Q19	1Q18	1Q19	1Q18
NET INCOME FROM UNCONSOLIDATED JOINT VENTURES	**6,666**	**23,405**	**774**	**8,452**
Interest expense	25,656	24,243	4,429	3,749
Depreciation and amortization	39,504	39,677	6,167	5,181
Impairment charges	12,267	16,910	2,453	846
Preferred share expense	5,459	6,508	273	325
Other expense, net	5,456	7,421	996	1,289
Gain on disposition of real estate, net	(15,966)	(38,020)	(1,555)	(7,448)
Unconsolidated NOI	**79,042**	**80,144**	**13,537**	**12,394**
Total Consolidated + Unconsolidated NOI	**156,148**	**222,052**	**90,199**	**153,904**
Less: Non-Same Store NOI adjustments	(12,508)	(80,255)	(8,594)	(73,887)
TOTAL SSNOI	**$143,640**	**$141,797**	**$81,605**	**$80,017**
SSNOI % CHANGE	**1.3%**		**2.0%**	

$ in thousands.

RECONCILIATION - DEBT/ADJUSTED EBITDA

	1Q19	1Q18
CONSOLIDATED		
Net income (loss) to SITE	**$35,790**	**($54,153)**
Interest expense	21,726	44,040
Income tax expense	272	(18)
Depreciation and amortization	42,608	74,424
Adjustments for non-controlling interests	(216)	(167)
EBITDA – current quarter	**100,180**	**64,126**
Impairments	620	30,444
Equity in net income of JVs	(1,043)	(8,786)
Reserve of preferred equity interests	1,099	3,961
Gain on disposition of real estate, net	(16,377)	(10,011)
Other expense, net	921	61,607
Hurricane property loss	0	4,533
Business interruption income	0	(2,000)
JV OFFO (at SITE Share)	7,988	7,625
Adjusted EBITDA – current quarter	93,388	151,499
Adjusted EBITDA – annualized	**373,552**	**605,996**
Consolidated debt	1,824,164	3,741,520
Partner share of consolidated debt	(9,566)	(9,723)
Loan costs, net	9,880	46,095
Face value adjustments	(1,299)	(2,292)
Cash and restricted cash	(11,140)	(65,132)
Net effective debt	**$1,812,039**	**$3,710,468**
Debt/Adjusted EBITDA – Consolidated (1)	**4.9x**	**6.1x**
PRO RATA INCLUDING JVs		
Adjusted EBITDA – current quarter	98,047	155,288
Adjusted EBITDA – annualized	**392,188**	**621,152**
Consolidated net debt	1,812,039	3,710,468
JV debt (at SITE Share)	360,828	335,293
Cash and restricted cash	(13,051)	(13,477)
Net effective debt	**$2,159,816**	**$4,032,284**
Debt/Adjusted EBITDA – Pro Rata (1)	**5.5x**	**6.5x**

(1) Excludes perpetual preferred stock.
$ in thousands.