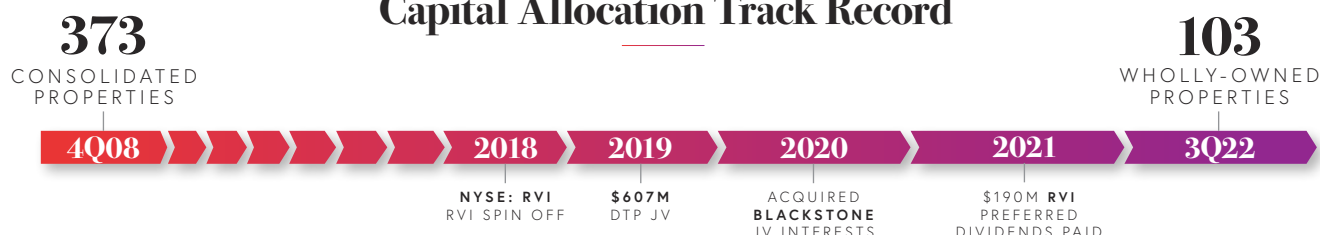


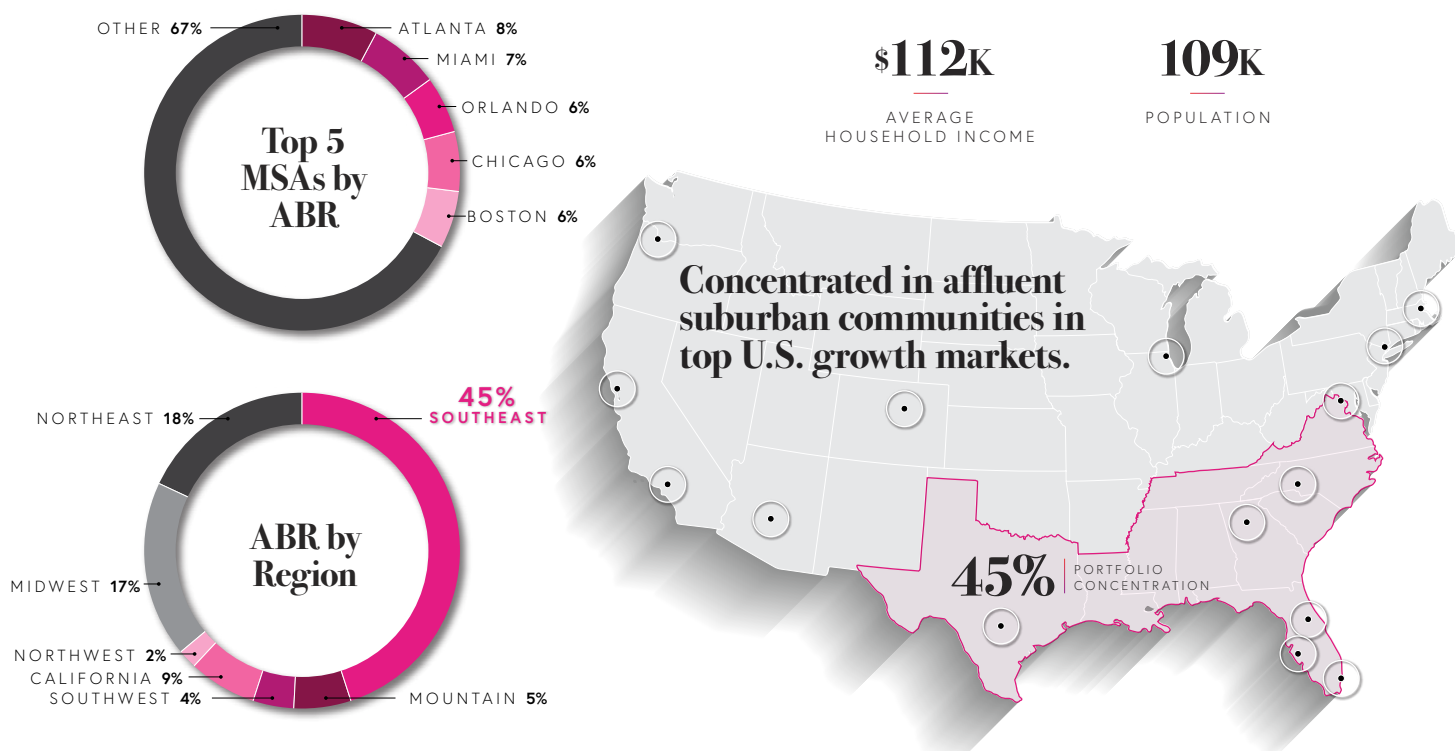
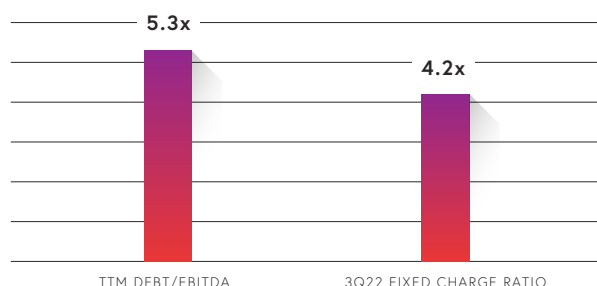
SITE Centers is an owner and manager of open-air shopping centers located in suburban, high household income communities. The Company is a self-administered and self-managed REIT operating as a fully integrated real estate company. It has been publicly traded on the New York Stock Exchange since 1993 and is currently traded under the ticker symbol SITC.

## Capital Allocation Track Record



## Capital Structure Flexibility

- \$891 MILLION OF CASH AND AVAILABILITY ON LINES OF CREDIT
  - \$870M of availability on the Company's lines of credit
  - \$21M of cash and cash equivalents



Note: All figures as of 3Q22 at SITC share

# A Curated Collection of Diverse, Market-Dominant Assets

## CONVENIENCE



**SHOPS AT BOCA CENTER**  
(BOCA RATON)  
AVG HHI \$119K | GSA TAP 85



**SHOPPES AT ADDISON PLACE**  
(DELRAY BEACH)  
AVG HHI \$113K | GSA TAP 82

## TRADITIONAL GROCERY ANCHORED



**SHARON GREENS**  
(ATLANTA)  
AVG HHI \$149K | GSA TAP 91



**COTSWOLD VILLAGE**  
(CHARLOTTE)  
AVG HHI \$126K | GSA TAP 95

## GROCERY-ANCHORED POWER CENTERS



**THE SHOPS AT MIDTOWN MIAMI**  
(MIAMI)  
AVG HHI \$63K | GSA TAP 55



**SHOPPERS WORLD**  
(BOSTON)  
AVG HHI \$119K | GSA TAP 35

## REGIONAL POWER CENTERS



**CONCOURSE VILLAGE**  
(JUPITER)  
AVG HHI \$123K | GSA TAP 76



**THE FOUNTAINS**  
(MIAMI)  
AVG HHI \$88K | GSA TAP 66

# Established and New Concept Tenant Mix

TOP 50 TENANTS ACCOUNT FOR 56% OF ABR WITH NEW CONCEPT STORES BEING SIGNED



# Committed to a Sustainable Future



For additional information relating to the Company, its business and risks related to its future performance, please refer to the Company's most recent reports on Forms 10-K and 10-Q filed with the Securities and Exchange Commission. Reconciliations of non-GAAP measures to the most directly comparable GAAP measures can be found in the Company's quarterly financial supplement.

**SITE CENTERS**  
**INVESTOR RELATIONS DEPARTMENT**  
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**SITC**  
**LISTED**  
**NYSE**

Note: All figures as of 3Q22 at SITC share