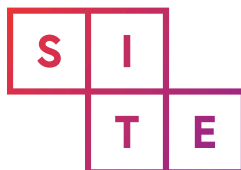


Quarterly Financial Supplement

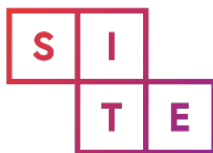
FOR THE PERIOD ENDED MARCH 31, 2026



SITE Centers Corp.
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SITE Centers Corp.
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For additional information:
Gerald Morgan, EVP and
Chief Financial Officer

FOR IMMEDIATE RELEASE:

SITE Centers Reports First Quarter 2026 Results

Beachwood, Ohio, May 7, 2026 - SITE Centers Corp. (NYSE: SITC) announced today operating results for the quarter ended March 31, 2026.

“Year to date, the Company has sold three properties for an aggregate gross sales price of approximately \$85.6 million and sold its interests in the Deer Park joint venture for \$20.8 million,” commented David R. Lukes, President and Chief Executive Officer. “SITE Centers remains focused on maximizing the value of its remaining assets through additional asset sales and resolution of its investment in the DTP joint venture.”

Results for the First Quarter

- First quarter net income was \$0.9 million, or \$0.02 per diluted share, as compared to \$3.1 million, or \$0.06 per diluted share, in the year-ago period. The decrease year-over-year was primarily the result of impairment charges and lower Net Operating Income (“NOI”) as a result of property dispositions offset by the gain on the sale of joint venture interests, increases on gain on disposition of real estate and interest income and decreases in interest expense, condemnation revenue and depreciation and amortization expense.
- First quarter operating funds from operations (“Operating FFO” or “OFFO”) was a loss of \$1.9 million, or a loss of \$0.04 per diluted share, compared to income of \$8.3 million, or income of \$0.16 per diluted share, in the year-ago period. The decrease year-over-year was primarily the result of lower NOI as a result of property dispositions partially offset by a decrease in interest expense and an increase in interest income.
- Sold two properties for an aggregate price of \$74.5 million, all prior to closing costs, prorations and other closing adjustments.
- Sold the Company's partnership interests in the RVIP IIIB joint venture that owns Deer Park Town Center (Deer Park, Illinois) to the existing joint venture partner for approximately \$20.8 million, prior to closing costs.
- The Company held \$193.5 million of unrestricted cash at March 31, 2026. The Company expects to maintain a higher cash balance pending the resolution of the DTP joint venture in order to maximize options to monetize its remaining joint venture investment.

Significant First Quarter Activity and Key Operating Results

- Reported a leased rate of 85.9% at March 31, 2026 as compared to 87.8% at December 31, 2025 and 89.8% at March 31, 2025, all on a pro rata basis. The change in the leased rate was due primarily to transactional activity and the remaining mix of properties.
- Reported a commenced rate of 84.7% at March 31, 2026 as compared to 85.8% at December 31, 2025 and 89.4% at March 31, 2025, all on a pro rata basis. The change in the commenced rate was due primarily to transactional activity and the remaining mix of properties.
- Executed one new lease and eight renewals for 17,906 square feet during the quarter.

Recent Activity

- Sold Meadowmont Crossing (Chapel Hill, North Carolina) on May 4, 2026 for an aggregate gross sales price of approximately \$11.1 million.

About SITE Centers Corp.

SITE Centers is an owner and manager of open-air shopping centers. The Company is a self-administered and self-managed REIT operating as a fully integrated real estate company and is publicly traded on the New York Stock Exchange under the ticker symbol SITC. Additional information about the Company is available at www.sitecenters.com. To be included in the Company's e-mail distributions for press releases and other investor news, please click [here](#).

Supplemental Information

Copies of the Company's quarterly financial supplement are available on the Investor Relations portion of the Company's website, ir.sitecenters.com.

Non-GAAP Measures and Other Operational Metrics

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 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 generally accepted accounting principles in the United States ("GAAP")), adjusted to exclude (i) gains and losses from disposition of real estate property and related investments, which are presented net of taxes, (ii) impairment charges on real estate property and related investments and (iii) certain non-cash items. These non-cash items principally include real property depreciation and amortization of intangibles, equity income (loss) from joint ventures and adding the Company's proportionate share of FFO from its unconsolidated joint ventures, determined on a consistent basis. The Company's calculation of FFO is consistent with the definition of FFO provided by NAREIT. The Company calculates Operating FFO as FFO excluding certain non-operating charges, income and gains/losses. Operating FFO is useful to investors as the Company removes non-comparable charges, income and gains/losses 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.

The Company also uses 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.

FFO, Operating FFO and NOI do not represent cash generated from operating activities in accordance with GAAP, are not necessarily indicative of cash available to fund cash needs and should not be considered as alternatives to net income computed in accordance with GAAP, as indicators of the Company's operating performance or as alternatives to cash flow as a measure of liquidity. Reconciliations of these non-GAAP measures to their most directly comparable GAAP measures have been provided herein.

Safe Harbor

SITE Centers Corp. considers portions of the information in this press release 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, including statements regarding the Company's projected operational and financial performance, strategy, prospects and plans, 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, our ability to enter into agreements to sell our remaining properties on commercially reasonable terms and to satisfy closing conditions applicable to such sales; our ability to resolve and realize value from our remaining joint venture investment; impairment charges; general economic conditions, including inflation and interest rate volatility; local conditions such as the supply of, and demand for, retail real estate space in our geographic markets; 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; the impact of e-commerce; property damage, expenses related thereto and other business and economic consequences (including the potential loss of rental revenues) resulting from extreme weather conditions or natural disasters in locations where we own properties, and the sufficiency and timing of any insurance recovery payments related thereto; the impact of pandemics and other public health crises; our ability to finance our businesses on commercially acceptable terms or at all; unauthorized access, use, theft or destruction of financial, operations or third party data maintained in our information systems or by third parties on our behalf; our ability to maintain REIT status; our ability to project known and contingent expenses and liabilities arising in connection with the anticipated wind-up of our operations; and any change in strategy. 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 Forms 10-K and 10-Q. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

SITE Centers Corp.
Income Statement: Consolidated Interests

in thousands, except per share

	1Q26	1Q25
Revenues:		
Rental income (1)	\$9,241	\$31,450
Other property revenues	130	8,895
	9,371	40,345
Expenses:		
Operating and maintenance (2)	3,293	7,132
Real estate taxes	1,642	4,721
	4,935	11,853
Net operating income (3)	4,436	28,492
Other income (expense):		
JV and other fee income (4)	3,645	2,278
Interest expense	0	(5,462)
Depreciation and amortization	(5,017)	(13,252)
General and administrative (5)	(8,899)	(9,395)
Other income (expense), net (6)	197	(495)
Impairment charges	(17,450)	0
(Loss) income before earnings from JVs and other	(23,088)	2,166
Equity in net (loss) income of JVs	(152)	39
Gain on sale of joint venture interests	19,989	0
Gain on disposition of real estate, net	4,007	1,029
Tax benefit (expense)	182	(149)
Net income	\$938	\$3,085
Weighted average shares – Basic and Diluted– EPS	52,467	52,436
Earnings per common share – Basic	\$0.02	\$0.06
Earnings per common share – Diluted	\$0.02	\$0.06
(1) Rental income:		
Minimum rents	\$5,409	\$20,366
Ground lease minimum rents	308	1,321
Straight-line rent, net	383	195
Amortization of (above)/below-market rent, net	84	140
Percentage and overage rent	249	364
Recoveries	2,130	8,402
Uncollectible revenue	36	(108)
Ancillary and other rental income	192	401
Lease termination fees	81	0
Embedded lease Shared Services Agreement (“SSA”) with Curblin	369	369
(2) Includes the allocation of property management personnel expenses	144	354
(3) Includes NOI from wholly-owned assets sold in 2026 and 2025	1,017	16,563
(4) Curblin SSA fee	1,082	692
Curblin SSA gross up	1,763	631
Embedded lease SSA	(369)	(369)
(5) Other charges related to system conversion	9	515
(6) Interest income (fees), net	1,191	361
Transaction costs and other expenses	769	(225)
Curblin SSA gross up	(1,763)	(631)

SITE Centers Corp.
Reconciliation: Net Income to FFO and Operating FFO
and Other Financial Information

in thousands, except per share

	1Q26	1Q25
Net income	\$938	\$3,085
Depreciation and amortization of real estate	3,333	12,414
Equity in net loss (income) of JVs	152	(39)
JVs' FFO	947	1,593
Impairment charges	17,450	0
Gain on sale of joint venture interests	(19,989)	0
Gain on disposition of real estate, net	(4,007)	(1,029)
FFO	(\$1,176)	\$16,024
Transaction and other	(803)	122
Condemnation revenue	0	(8,379)
Other charges	95	515
Total non-operating items, net	(708)	(7,742)
Operating FFO	(\$1,884)	\$8,282
Weighted average shares & units – Basic: FFO & OFFO	52,467	52,436
Assumed conversion of dilutive securities	0	0
Weighted average shares & units – Diluted: FFO & OFFO	52,467	52,436
FFO per share – Basic	\$(0.02)	\$0.31
FFO per share – Diluted	\$(0.02)	\$0.31
Operating FFO per share – Basic	\$(0.04)	\$0.16
Operating FFO per share – Diluted	\$(0.04)	\$0.16
Common stock dividends declared, per share	\$0.00	\$0.00
Capital expenditures (SITE Centers share)(1):		
Maintenance capital expenditures	0	347
Tenant allowances and landlord work	1,645	1,063
Leasing commissions	151	285
Construction administrative costs (capitalized)	204	440
Certain non-cash items (SITE Centers share):		
Straight-line rent	395	219
Straight-line fixed CAM	1	16
Amortization of below-market rent/(above), net	185	235
Straight-line ground rent income	35	20
Debt fair value and loan cost amortization	(193)	(908)
Stock compensation expense	(282)	(384)
Non-real estate depreciation expense	(1,684)	(842)

SITE Centers Corp.
Balance Sheet: Consolidated Interests

\$ in thousands

	At Period End	
	1Q26	4Q25
Assets:		
Land	\$25,096	\$47,182
Buildings	276,513	338,527
Fixtures and tenant improvements	125,507	170,247
	427,116	555,956
Depreciation	(279,634)	(332,774)
	147,482	223,182
Construction in progress and land	516	2,554
Real estate, net	147,998	225,736
Investments in and advances to JVs	26,837	27,676
Cash	193,453	119,034
Restricted cash	4,622	3,781
Receivables and straight-line (1)	10,934	13,015
Intangible assets, net (2)	12,157	22,207
Amounts receivable from Curblin	351	902
Other assets, net	5,568	6,386
Total Assets	401,920	418,737
Liabilities and Equity:		
Amounts payable to Curblin	16,139	22,107
Other liabilities (3)	49,831	61,865
Total Liabilities	65,970	83,972
Common shares	5,248	5,247
Paid-in capital	3,981,137	3,981,084
Distributions in excess of net income	(3,650,400)	(3,651,338)
Common shares in treasury at cost	(35)	(228)
Total Equity	335,950	334,765
Total Liabilities and Equity	\$401,920	\$418,737
(1) Straight-line rents (including fixed CAM), net	\$3,790	\$3,511
(2) Operating lease right of use assets	10,284	14,700
(3) Operating lease liabilities	29,912	34,330
Below-market leases, net	3,485	4,670

SITE Centers Corp. Portfolio Summary

	3/31/2026	12/31/2025	9/30/2025	6/30/2025	3/31/2025
Shopping Center Count					
Operating Centers - 100%	16	19	27	31	33
Wholly Owned	6	8	16	20	22
JV Portfolio	10	11	11	11	11
Gross Leasable Area (GLA)					
Owned and Ground Lease - Pro Rata Share	1,567	2,013	4,271	5,355	5,918
Wholly Owned	888	1,155	3,413	4,497	5,060
JV Portfolio - Pro Rata Share	679	858	858	858	858
Quarterly Operational Overview					
Pro Rata Share					
Base Rent PSF	\$20.00	\$22.61	\$19.62	\$19.83	\$19.75
Base Rent PSF < 10K	\$31.19	\$33.09	\$31.05	\$31.19	\$31.46
Base Rent PSF > 10K	\$15.73	\$18.02	\$15.86	\$15.99	\$16.12
Commenced Rate	84.7%	85.8%	86.5%	87.5%	89.4%
Commenced Rate < 10K SF	74.9%	79.4%	83.2%	85.6%	85.9%
Commenced Rate > 10K SF	88.7%	88.7%	87.6%	88.1%	90.5%
Leased Rate	85.9%	87.8%	87.6%	88.1%	89.8%
Leased Rate < 10K SF	76.3%	81.9%	84.2%	87.3%	87.1%
Leased Rate > 10K SF	89.8%	90.6%	88.7%	88.4%	90.6%

Note: GLA in thousands. Base Rent PSF excludes ground leases. All results exclude the Company's owned Beachwood, OH headquarters office buildings.

SITE Centers Corp.
Capital Structure

\$, shares and units in thousands, except per share

	March 31, 2026	December 31, 2025
Capital Structure		
Market Value Per Share	\$5.40	\$6.42
Common Shares Outstanding	52,475	52,462
Equity Market Capitalization	\$283,365	\$336,806
Unconsolidated Mortgage Debt (at SITE share)	76,120	106,031
	359,485	442,837
Less: Cash (including restricted cash and JV's at SITE share)	(201,740)	(133,210)
Enterprise Value	\$157,745	\$309,627

SITE Centers Corp.
Debt Detail

\$ in thousands

	Balance 100%	Balance SITE Share	Maturity Date	Contractual Interest Rate at 3/31/2026
Unconsolidated Mortgage Debt				
DTP Loan Pool (10 assets)	\$380,600	\$76,120	01/29	6.38%
Unamortized Loan Costs, Net	(10,410)	(2,082)		
Total Unconsolidated Debt	\$370,190	\$74,038		

SITE Centers Corp.
Leasing Summary

At pro rata share except for count

Leasing Activity

	Comparable Pool					Total Pool			
	Count	GLA	ABR PSF	Leasing Spreads		Count	GLA	ABR PSF	Term
Cash				Term					
New Leases									
1Q26	1	9,307	\$14.00	16.7%	10.5	1	9,307	\$14.00	10.5
4Q25	0	0	\$0.00	0.0%	0.0	2	2,081	\$25.92	10.4
3Q25	0	0	\$0.00	0.0%	0.0	6	53,575	\$16.50	10.0
2Q25	2	7,838	\$24.16	(23.4%)	12.4	4	13,186	\$27.47	11.5
	3	17,145	\$18.64	(10.9%)	11.4	13	78,149	\$18.30	10.3
Renewals									
1Q26	8	8,599	\$23.44	1.9%	4.2	8	8,599	\$23.44	4.2
4Q25	11	72,869	\$16.29	4.5%	5.0	11	72,869	\$16.29	5.0
3Q25	23	183,056	\$14.38	6.1%	4.8	23	183,056	\$14.38	4.8
2Q25	13	131,627	\$21.79	(1.7%)	9.3	13	131,627	\$21.79	9.3
	55	396,151	\$17.39	2.3%	6.3	55	396,151	\$17.39	6.3
New + Renewals									
1Q26	9	17,906	\$18.54	7.2%	7.5	9	17,906	\$18.54	7.5
4Q25	11	72,869	\$16.29	4.5%	5.0	13	74,950	\$16.55	5.2
3Q25	23	183,056	\$14.38	6.1%	4.8	29	236,631	\$14.86	6.0
2Q25	15	139,465	\$21.93	(3.4%)	9.5	17	144,813	\$22.31	9.5
	58	413,296	\$17.44	1.6%	6.5	68	474,300	\$17.54	7.0

Net Effective Rents

	GLA	ABR PSF	Capex PSF				NER PSF	Term
			TA	LL Work	LC	Total		
New Leases								
1Q26	9,307	\$14.00	\$2.86	\$0.10	\$0.57	\$3.53	\$10.47	10.5
4Q25	2,081	\$28.65	\$2.02	\$0.37	\$1.71	\$4.10	\$24.55	10.4
3Q25	53,575	\$17.15	\$1.46	\$5.41	\$0.62	\$7.49	\$9.66	10.0
2Q25	13,186	\$32.55	\$1.46	\$0.00	\$1.45	\$2.91	\$29.64	11.5
	78,149	\$19.68	\$1.64	\$3.61	\$0.80	\$6.05	\$13.63	10.3
Renewals								
1Q26	8,599	\$23.79	\$0.25	\$0.00	\$0.00	\$0.25	\$23.54	4.2
4Q25	72,869	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00	\$16.45	5.0
3Q25	183,056	\$14.46	\$0.00	\$0.00	\$0.00	\$0.00	\$14.46	4.8
2Q25	131,627	\$22.98	\$3.63	\$0.00	\$0.01	\$3.64	\$19.34	9.3
	396,151	\$17.86	\$1.78	\$0.00	\$0.00	\$1.78	\$16.08	6.3
New + Renewals								
1Q26	17,906	\$18.70	\$2.16	\$0.07	\$0.42	\$2.65	\$16.05	7.5
4Q25	74,950	\$16.79	\$0.11	\$0.02	\$0.10	\$0.23	\$16.56	5.2
3Q25	236,631	\$15.07	\$0.55	\$2.05	\$0.23	\$2.83	\$12.24	6.0
2Q25	144,813	\$23.86	\$3.39	\$0.00	\$0.17	\$3.56	\$20.30	9.5
	474,300	\$18.16	\$1.75	\$0.88	\$0.20	\$2.83	\$15.33	7.0

Note: ABR PSF represents year one base rent for leasing spreads and the average rent for the initial term for net effective rent. Term is weighted average in years.

SITE Centers Corp. Lease Expirations

At pro rata share except for count; \$ and GLA in thousands

Assumes no exercise of lease options

Year	Greater than 10K SF						Less than 10K SF						Total					
	# of Leases	Expiring SF	% of SF > 10K	% of ABR	ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	% of ABR < 10K	ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	% of ABR Total	ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	9	20	5.5%	\$415	3.9%	\$20.75	9	20	1.4%	\$415	1.7%	\$20.75
2026	6	84	8.1%	1,776	13.0%	\$21.14	19	21	5.8%	681	6.3%	\$32.43	25	105	7.5%	2,457	10.0%	\$23.40
2027	13	152	14.7%	2,307	16.8%	\$15.18	25	38	10.5%	1,046	9.7%	\$27.53	38	190	13.6%	3,353	13.7%	\$17.65
2028	15	84	8.1%	1,013	7.4%	\$12.06	42	50	13.9%	1,482	13.8%	\$29.64	57	134	9.6%	2,495	10.2%	\$18.62
2029	11	175	16.9%	2,573	18.8%	\$14.70	36	59	16.3%	1,897	17.6%	\$32.15	47	234	16.8%	4,470	18.3%	\$19.10
2030	14	114	11.0%	948	6.9%	\$8.32	42	70	19.4%	2,094	19.5%	\$29.91	56	184	13.2%	3,042	12.4%	\$16.53
2031	16	145	14.0%	1,634	11.9%	\$11.27	17	25	6.9%	702	6.5%	\$28.08	33	170	12.2%	2,336	9.6%	\$13.74
2032	3	25	2.4%	220	1.6%	\$8.80	13	18	5.0%	607	5.6%	\$33.72	16	43	3.1%	827	3.4%	\$19.23
2033	5	68	6.6%	1,041	7.6%	\$15.31	10	17	4.7%	544	5.1%	\$32.00	15	85	6.1%	1,585	6.5%	\$18.65
2034	4	23	2.2%	491	3.6%	\$21.35	7	17	4.7%	486	4.5%	\$28.59	11	40	2.9%	977	4.0%	\$24.43
2035	6	33	3.2%	548	4.0%	\$16.61	9	18	5.0%	512	4.8%	\$28.44	15	51	3.7%	1,060	4.3%	\$20.78
Thereafter	4	132	12.8%	1,156	8.4%	\$8.76	8	8	2.2%	286	2.7%	\$35.75	12	140	10.0%	1,442	5.9%	\$10.30
Total	97	1,035	100.0%	\$13,707	100.0%	\$13.24	237	361	100.0%	\$10,752	100.0%	\$29.78	334	1,396	100.0%	\$24,459	100.0%	\$17.52
Signed Not Open	2	13		\$173		\$13.31	4	6		\$171		\$28.50	6	19		\$344		\$18.11
Vacant	8	118					61	111					69	229				

Assumes all lease options are exercised

Year	Greater than 10K SF						Less than 10K SF						Total					
	# of Leases	Expiring SF	% of SF > 10K	% of ABR	ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	% of ABR < 10K	ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	% of ABR Total	ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	9	20	5.5%	\$415	3.9%	\$20.75	9	20	1.4%	\$415	1.7%	\$20.75
2026	5	78	7.5%	1,711	12.5%	\$21.94	14	17	4.7%	589	5.5%	\$34.65	19	95	6.8%	2,300	9.4%	\$24.21
2027	3	12	1.2%	129	0.9%	\$10.75	19	28	7.8%	657	6.1%	\$23.46	22	40	2.9%	786	3.2%	\$19.65
2028	7	109	10.5%	1,680	12.3%	\$15.41	34	45	12.5%	1,423	13.2%	\$31.62	41	154	11.0%	3,103	12.7%	\$20.15
2029	7	100	9.7%	1,768	12.9%	\$17.68	30	45	12.5%	1,467	13.6%	\$32.60	37	145	10.4%	3,235	13.2%	\$22.31
2030	10	94	9.1%	592	4.3%	\$6.30	33	61	16.9%	1,745	16.2%	\$28.61	43	155	11.1%	2,337	9.6%	\$15.08
2031	6	35	3.4%	198	1.4%	\$5.66	15	15	4.2%	365	3.4%	\$24.33	21	50	3.6%	563	2.3%	\$11.26
2032	4	25	2.4%	365	2.7%	\$14.60	13	14	3.9%	487	4.5%	\$34.79	17	39	2.8%	852	3.5%	\$21.85
2033	3	15	1.4%	177	1.3%	\$11.80	11	16	4.4%	553	5.1%	\$34.56	14	31	2.2%	730	3.0%	\$23.55
2034	0	0	0.0%	0	0.0%	\$0.00	11	17	4.7%	557	5.2%	\$32.76	11	17	1.2%	557	2.3%	\$32.76
2035	3	14	1.4%	221	1.6%	\$15.79	9	12	3.3%	373	3.5%	\$31.08	12	26	1.9%	594	2.4%	\$22.85
Thereafter	49	553	53.4%	6,866	50.1%	\$12.42	39	71	19.7%	2,121	19.7%	\$29.87	88	624	44.7%	8,987	36.7%	\$14.40
Total	97	1,035	100.0%	\$13,707	100.0%	\$13.24	237	361	100.0%	\$10,752	100.0%	\$29.78	334	1,396	100.0%	\$24,459	100.0%	\$17.52

Note: Includes ground leases. Excludes Company's owned Beachwood OH headquarters office buildings.

SITE Centers Corp.
Top 20 Tenants

\$ and GLA in thousands

Tenant	Number of Units			Base Rent			Owned GLA		
	WO	JV	Total	Pro Rata	% of Total	At 100%	Pro Rata	% of Total	At 100%
1 Burlington	1	1	2	1,599	6.5%	1,983	70	4.5%	104
2 Cinemark	1	0	1	1,300	5.3%	1,300	76	4.9%	76
3 AMC Theatres	0	3	3	1,037	4.2%	5,183	46	2.9%	232
4 Nordstrom Rack	1	0	1	731	3.0%	731	37	2.4%	37
5 Gold's Gym	1	0	1	720	2.9%	720	30	1.9%	30
6 Kroger (Harris Teeter)	1	0	1	697	2.8%	697	45	2.9%	45
7 Dick's Sporting Goods (1)	0	5	5	618	2.5%	3,090	49	3.1%	244
8 Publix Supermarkets	1	1	2	572	2.3%	932	56	3.6%	100
9 Five Below	2	5	7	531	2.2%	1,217	30	1.9%	65
10 TJX Companies (2)	0	9	9	527	2.2%	2,637	45	2.9%	223
11 Gladstone's 4 Fish	1	0	1	465	1.9%	465	12	0.8%	12
12 Lowe's	0	2	2	452	1.8%	2,259	52	3.3%	261
13 Ross Stores	0	6	6	452	1.8%	2,258	36	2.3%	181
14 University of NC Health Care	1	0	1	422	1.7%	422	14	0.9%	14
15 Kohl's	0	3	3	418	1.7%	2,088	47	3.0%	237
16 Gap (3)	1	5	6	394	1.6%	1,516	25	1.6%	92
17 Best Buy	0	3	3	392	1.6%	1,962	28	1.8%	141
18 MTY Group (4)	2	1	3	386	1.6%	420	9	0.6%	10
19 Hyatt Hotel	1	0	1	355	1.5%	355	15	1.0%	15
20 Tailored Brands (Men's Wearhouse)	1	2	3	336	1.4%	528	8	0.5%	15
Top 20 Total	15	46	61	\$12,404	50.7%	\$30,763	730	46.6%	2,134
Total Portfolio				\$24,459	100.0%	\$62,933	1,567	100.0%	4,285

⁽¹⁾ Dick's Sporting Goods (3) / Going Going Gone (1) / Golf Galaxy (1)

⁽²⁾ T.J. Maxx (1) / Marshalls (5) / HomeGoods (2) / Sierra Trading (1)

⁽³⁾ Gap (1) / Old Navy (5)

⁽⁴⁾ Cold Stone Creamery (2) / Famous Dave's (1)

SITE Centers Corp. Transactions

\$ and GLA in thousands

	Property Name	MSA	SITE Own %	Owned GLA	Price	
					At 100%	At Share
Property Dispositions						
02/27/26	FlatAcres MarketCenter	Denver-Aurora-Lakewood, CO	100%	136	\$24,400	\$24,400
03/03/26	3030 North Broadway	Chicago-Naperville-Elgin, IL-IN-WI	100%	132	50,100	50,100
		1Q 2026 Total		268	\$74,500	\$74,500
05/04/26	Meadowmont Crossing	Raleigh, NC	100%	92	\$11,100	\$11,100
		2Q 2026 QTD		92	\$11,100	\$11,100
		Total 2026 YTD		360	\$85,600	\$85,600
Sale of Partnership Interests						
01/16/26	Deer Park Town Center(1)	Chicago-Naperville-Elgin, IL-IN-WI		358	N/A	\$20,762

(1) In January 2026, the Company sold its partnership interests in RVIP IIIB to its existing joint venture partner.

SITE Centers Corp.
Unconsolidated Joint Ventures

\$ and GLA in thousands

Joint Venture	SITE Own %	Number of Properties	Owned GLA	Leased Rate	ABR	1Q26 NOI at 100% (1)	Gross RE Assets	Debt Balance at 100% (2)
Chinese Institutional Investors								
DTP	20%	10	3,397	93.7%	\$15.29	\$12,040	\$611,958	\$380,600
Property management fees						537 (1)		
NOI from assets sold						327		
Net operating income						\$12,904 (3)		

(1) Property management fees charged by SITE to the joint venture are included as an expense in NOI, although presented in the combined income statement on page 13 in the Other Expense, net line item.

(2) Excludes unamortized loan costs, net of \$10.4 million or \$2.1 million at SITE's share.

(3) Amount agrees to the combined income statement of the joint ventures which includes a reconciliation of the Non-GAAP measure to the applicable GAAP measure. See calculation definition in the Non-GAAP Measures section.

SITE Centers Corp.
Unconsolidated Joint Ventures

Combined SITE JV Pro Rata Adjustments (1)

Income Statement Pro Rata Adjustments 1Q26	Balance Sheet Pro Rata Adjustments 1Q26
Revenues:	
Rental income (2) \$3,585	Assets:
Other income (3) 31	Land \$29,794
3,616	Buildings 83,682
	Improvements 8,912
	122,388
Expenses:	Depreciation (24,056)
Operating and maintenance 520	98,332
Real estate taxes 412	Construction in progress and land 4
932	Real estate, net 98,336
Net operating income 2,684	Investment in JVs 0
	Cash and restricted cash 3,665
Other income (expense):	Receivables, net 1,536
Fee income (243)	Other assets, net 1,771
Interest expense (1,481)	Total Assets 105,308
Depreciation and amortization (1,083)	
Other income (expense), net (13)	Liabilities and Equity:
Loss before earnings from JVs (136)	Mortgage debt 74,038
Equity in net loss of JVs 152	Amounts payable to SITE 320
Basis differences of JVs (16)	Other liabilities 5,157
Gain on disposition of real estate 0	Total Liabilities 79,515
Net loss \$0	JVs share of equity (1)
	Distributions in excess of net income 25,794
	Total Equity 25,793
	Total Liabilities and Equity \$105,308
FFO Reconciliation 1Q26	
Loss before earnings from JVs (136)	
Depreciation and amortization 1,083	
Basis differences of JVs 0	
FFO at SITE's ownership interests \$947	
OFFO at SITE's ownership interests \$947	

(1) Information provided for SITE's share of JV investments and can be combined with SITE's consolidated financial statements for the same period.

(2) Rental Income:

Minimum rents \$2,465
Ground lease minimum rents 138
Straight-line rent, net 12
Amortization of (above) below market rent, net 101
Percentage and overage rent 42
Recoveries 803
Uncollectible revenue 24

(3) Other Income:

Ancillary and other rental income 29
Lease termination fees 2

SITE Centers Corp.
Unconsolidated Joint Ventures at 100%

\$ in thousands

Combined Income Statement

	1Q26	1Q25
Revenues:		
Rental income (1)	\$17,108	\$19,902
Other income (2)	145	1,023
	<u>17,253</u>	<u>20,925</u>
Expenses:		
Operating and maintenance	2,405	2,831
Real estate taxes	1,944	2,351
	<u>4,349</u>	<u>5,182</u>
Net operating income	12,904	15,743
Other income (expense):		
Interest expense	(7,172)	(8,008)
Depreciation and amortization	(5,145)	(6,044)
Other expense, net	(1,228)	(1,388)
	<u>(641)</u>	<u>303</u>
Loss on disposition of real estate, net	0	(4)
Net income (loss) attributable to unconsolidated JVs	(641)	299
Depreciation and amortization	5,145	6,044
Loss on disposition of real estate, net	0	4
FFO	\$4,504	\$6,347
FFO at SITE's ownership interests	\$947	\$1,593
Operating FFO at SITE's ownership interests	\$947	\$1,593
(1) Rental Income:		
Minimum rents	\$11,736	\$13,608
Ground lease minimum rents	688	700
Straight-line rent, net	54	85
Amortization of (above) below market rent, net	505	475
Percentage and overage rent	185	296
Recoveries	3,819	4,519
Uncollectible revenue	121	219
(2) Other Income:		
Ancillary and other rental income	135	213
Lease termination fees	10	810

Combined Balance Sheet

	At Period End	
	1Q26	4Q25
Assets:		
Land	\$148,969	\$159,567
Buildings	418,409	497,973
Improvements	44,561	70,903
	<u>611,939</u>	<u>728,443</u>
Depreciation	(120,278)	(190,020)
	<u>491,661</u>	<u>538,423</u>
Construction in progress and land	19	15
Real estate, net	491,680	538,438
Cash and restricted cash	18,327	28,254
Receivables, net	7,681	10,497
Other assets, net	8,855	8,837
Total Assets	526,543	586,026
Liabilities and Equity:		
Mortgage debt	370,190	429,196
Amounts payable to SITE	1,599	1,846
Other liabilities	25,785	31,577
Total Liabilities	397,574	462,619
Accumulated equity	128,969	123,407
Total Equity	128,969	123,407
Total Liabilities and Equity	\$526,543	\$586,026

SITE CENTERS
Property List as of March 31, 2026

#	Center	Location	ST	JV	Owned GLA	Population (000's)	Leased Rate	Average Household Income (\$000's)	ABR PSF	Anchor Tenants
Wholly Owned										
1	The Pike Outlets (1)	Long Beach	CA		389	344	91.2%	\$69	\$25.02	Cinemark, Gold's Gym, H & M, Nike, Restoration Hardware
2	Shoppes at Paradise Pointe	Fort Walton Beach	FL		73	60	82.5%	\$65	\$12.79	Publix
3	The Maxwell	Chicago	IL		240	979	57.0%	\$98	\$25.69	Burlington, Nordstrom Rack
4	Meadowmont Crossing (2)	Chapel Hill	NC		39	101	95.8%	\$103	\$29.84	—
5	Meadowmont Market	Chapel Hill	NC		49	101	91.7%	\$101	\$15.52	Harris Teeter
6	The Blocks	Portland	OR		97	373	67.3%	\$95	\$37.23	—
7	Headquarter Office Buildings	Beachwood	OH		339	120	N/A	\$122	(3)	—
Joint Venture										
1	Ahwatukee Foothills Towne Center	Phoenix	AZ	DTP	691	154	87.1%	\$88	\$20.14	AMC Theatres, Best Buy, Burlington, Golf Galaxy, HomeGoods, Lina Home Furnishings, Marshalls, Michaels, Ross Dress for Less, Sprouts Farmers Market
2	Connecticut Commons	Plainville	CT	DTP	561	162	97.9%	\$76	\$14.38	Aldi, AMC Theatres, Dick's Sporting Goods, DSW, Kohl's, Lowe's, Marshalls, PetSmart
3	Towne Center Prado	Marietta	GA	DTP	287	126	89.4%	\$78	\$12.41	Going Going Gone, Publix, Ross Dress for Less
4	Brookside Marketplace	Tinley Park	IL	DTP	317	177	98.9%	\$89	\$15.98	Best Buy, Dick's Sporting Goods, HomeGoods, Michaels, PetSmart, Ross Dress for Less, T.J. Maxx
5	Independence Commons	Independence	MO	DTP	386	130	93.7%	\$70	\$15.69	AMC Theatres, Best Buy, Bob's Discount Furniture, Kohl's, Marshalls, Ross Dress for Less
6	Poyner Place	Raleigh	NC	DTP	252	127	100.0%	\$80	\$17.70	Cost Plus World Market, Marshalls, Michaels, Ross Dress for Less, Urban Air Trampoline & Adventure Park
7	University Centre	Wilmington	NC	DTP	418	132	90.8%	\$68	\$12.13	Bob's Discount Furniture, Crunch Fitness, Lowe's, Old Navy, Ollie's Bargain Outlet, Ross Dress for Less
8	Route 22 Retail Center	Union	NJ	DTP	112	324	100.0%	\$114	\$15.06	Dick's Sporting Goods
9	Ashley Crossing	Charleston	SC	DTP	208	104	95.7%	\$67	\$11.83	Food Lion, Kohl's, Marshalls
10	Commonwealth Center	Midlothian	VA	DTP	166	78	96.4%	\$95	\$16.47	Michaels, Painted Tree Marketplace, The Fresh Market

Notes:

GLA in thousands. Anchors include tenants greater than 20K square feet

Population and Average Household Income are for trade area within a 10 minute drive time from center

ABR PSF includes ground leases

DTP - Dividend Trust Portfolio. SITE's ownership interest is 20% in the joint venture

(1) The Pike Outlets is subject to a ground leases with current annual rent payments of \$1.8 million

(2) Meadowmont Crossing GLA, leased rate and ABR PSF exclude a 79K ground lease that is non-rent paying

(3) Corporate office buildings have 227K of leasable office space of which 152K is currently occupied by third parties and approximately 60K is occupied by SITE Centers/Curbline Properties. With respect to space currently occupied by third parties, ABR per occupied square foot is \$27.18. Q1 2026 annualized NOI is \$1.8M

SITE Centers Corp.
Notable Accounting and Supplemental Policies

The information contained in the Quarterly Financial Supplement does not purport to disclose all items required by the accounting principles generally accepted in the United States of America (“GAAP”) and is unaudited information. The Company’s Quarterly Financial Supplement should be read in conjunction with the Company’s Form 10-K and Form 10-Q.

Rental Income (Revenues)

- Percentage and overage rents that are recognized after the tenants’ reported sales have exceeded the applicable sales breakpoint.
- Tenant reimbursements are recognized in the period in which the expenses are incurred.
- Lease termination fees are recognized upon termination of a tenant’s lease when the Company has no further obligations under the lease.
- For those tenants where the Company is unable to assert that collection of amounts due over the lease term is probable, the Company has categorized these tenants on the cash basis of accounting. As a result, no rental income is recognized from such tenants once they have been placed on the cash basis of accounting until payments are received and all existing accounts receivable relating to these tenants have been reserved in full, including straight-line rental income. The Company will remove the cash basis designation and resume recording rental income from such tenants during the period earned at such time it believes collection from the tenants is probable based upon a demonstrated payment history or recapitalization event.

General and Administrative Expenses

- General and administrative expenses include certain internal leasing salaries, legal salaries and related expenses associated with the leasing of space which are charged to operations as incurred.
- The Company does not capitalize any executive officer compensation.
- General and administrative expenses include executive property management compensation and related expenses. Property management services’ direct compensation is reflected in operating and maintenance expenses.

Real Estate

- Real estate assets are stated at cost less accumulated depreciation, which, in the opinion of management, is not in excess of the individual property's estimated undiscounted future cash flows, including estimated proceeds from disposition.
- Construction in progress includes shopping center developments and significant expansions and redevelopments.
- Depreciation and amortization are provided on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings	31.5 years
Building Improvements	2 to 20 years
Furniture/Fixtures/ Tenant Improvements	Shorter of economic life or lease terms

Gains on Sales of Real Estate

- Gains on sales of real estate generally related to the sale of outlots and land adjacent to existing shopping centers are recognized at closing when the earnings process is deemed to be complete.

SITE Centers Corp. Non-GAAP Measures

Performance Measures

FFO and Operating FFO

The Company believes that Funds from Operations (“FFO”) and Operating FFO, both non-GAAP financial measures, provide additional and useful means to assess the financial performance of REITs. FFO and Operating FFO are frequently used by the real estate industry, as well as securities analysts, investors and other interested parties, to evaluate the performance of REITs. 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 excludes GAAP historical cost depreciation and amortization of real estate and real estate investments, which assume that the value of real estate assets diminishes ratably over time. Historically, however, real estate values have risen or fallen with market conditions, and many companies use different depreciable lives and methods. Because FFO excludes depreciation and amortization unique to real estate and gains and losses from depreciable property dispositions, it can provide a performance measure that, when compared year over year, reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, interest costs and acquisition, disposition and development activities. This provides a perspective of the Company’s financial performance not immediately apparent from net income determined in accordance with GAAP.

FFO is generally defined and calculated by the Company as net income (loss) (computed in accordance with GAAP), adjusted to exclude (i) gains and losses from disposition of real estate property and related investments, which are presented net of taxes, (ii) impairment charges on real estate property and related investments and (iii) certain non-cash items. These non-cash items principally include real property depreciation and amortization of intangibles, equity income (loss) from joint ventures and adding the Company’s proportionate share of FFO from its unconsolidated joint ventures, determined on a consistent basis. The Company’s calculation of FFO is consistent with the definition of FFO provided by NAREIT.

The Company believes that certain charges, income and gains/losses recorded in its operating results are not comparable or reflective of its core operating performance. 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. As a result, the Company also computes Operating FFO and discusses it with the users of its financial statements, in addition to other measures such as net income (loss) determined in accordance with GAAP and FFO. Operating FFO is generally defined and calculated by the Company as FFO excluding certain charges, income and gains/losses that management believes are not comparable and indicative of the results of the Company’s operating real estate portfolio. Such adjustments include certain transaction fee income, transaction costs and including employee separation costs. The disclosure of these adjustments is regularly requested by users of the Company’s financial statements. The adjustment for these charges, income and gains/losses may not be comparable to how other REITs or real estate companies calculate their results of operations, and the Company’s calculation of Operating FFO differs from NAREIT’s definition of FFO. Additionally, the Company provides no assurances that these charges, income and gains/losses are non-recurring. These charges, income and gains/losses could be reasonably expected to recur in future results of operations.

These measures of performance are used by the Company for several business purposes and by other REITs. The Company uses FFO and/or Operating FFO in part (i) as a disclosure to improve the understanding of the Company’s operating results among the investing public, (ii) as a measure of a real estate asset’s performance, (iii) to influence acquisition, disposition and capital investment strategies and (iv) to compare the Company’s performance to that of other publicly traded shopping center REITs. For the reasons described above, management believes that FFO and Operating FFO provide the Company and investors with an important indicator of the Company’s operating performance. They provide recognized measures of performance other than GAAP net income, which may include non-cash items (often significant). 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 and certain transaction costs. Other real estate companies may calculate expected FFO and Operating FFO in a different manner.

SITE Centers Corp. **Non-GAAP Measures**

Management recognizes the limitations of FFO and Operating FFO when compared to GAAP's net income. FFO and Operating FFO do not represent amounts available for dividends, capital replacement or expansion, debt service obligations or other commitments and uncertainties. Management does not use FFO or Operating FFO as an indicator of the Company's cash obligations and funding requirements for future commitments, acquisitions or development activities. Neither FFO nor Operating FFO represents cash generated from operating activities in accordance with GAAP, and neither is necessarily indicative of cash available to fund cash needs. Neither FFO nor Operating FFO should be considered an alternative to net income (computed in accordance with GAAP) or as an alternative to cash flow as a measure of liquidity. FFO and Operating FFO are simply used as additional indicators of the Company's operating performance. The Company believes that to further understand its performance, FFO and Operating FFO should be compared with the Company's reported net income (loss) and considered in addition to cash flows determined in accordance with GAAP, as presented in its condensed consolidated financial statements. Reconciliations of these measures to their most directly comparable GAAP measure of net income (loss) have been provided herein.

Net Operating Income ("NOI")

The Company uses NOI, which is 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.

In reliance on the exception provided by Item 10(e)(1)(i)(B) of Regulation S-K, reconciliation of the projected NOI growth to the most directly comparable GAAP financial measure is not provided because the Company is unable to provide such reconciliations without unreasonable effort due to the multiple components of the calculations which for the same store calculation only includes properties owned for comparable periods and excludes all corporate level activity as noted above.

Other Measures

SITE Pro Rata Share Financial Information

The Company believes that the SITE pro rata share of its joint ventures presented in the quarterly supplement is not, and is not intended to be, a presentation in accordance with GAAP. SITE share financial information is frequently used by the real estate industry including securities analysts, investors and other interested parties to evaluate the performance of SITE compared to other REITs. Other real estate companies may calculate such information in a different manner.

SITE does not control the unconsolidated joint ventures and the presentations of SITE JV Pro Rata Adjustments of the unconsolidated joint ventures presented in the quarterly supplement do not represent the Company's legal claim to such items. The Company provides this information because the Company believes it assists investors and analysts in estimating the effective interest in SITE's unconsolidated joint ventures when read in conjunction with the Company's reported results under GAAP. The presentation of this information has limitations as an analytical tool. Because of the limitations, this information should not be considered in isolation or as a substitute for the Company's financial statements as reported under GAAP.

SITE Centers Corp.
Portfolio Summary at 100%

	3/31/2026	12/31/2025	9/30/2025	6/30/2025	3/31/2025
Shopping Center Summary					
Operating Centers – 100%	16	19	27	31	33
Wholly Owned - SITE	6	8	16	20	22
JV Portfolio	10	11	11	11	11
Owned and Ground Lease GLA – 100%	4,285	4,910	7,168	8,252	8,815
Wholly Owned - SITE	888	1,155	3,413	4,497	5,060
JV Portfolio – 100%	3,397	3,755	3,755	3,755	3,755
Unowned GLA – 100%	733	872	2,189	2,821	2,856
Quarterly Operational Overview					
SITE (100%)					
Base Rent PSF	\$16.83	\$18.66	\$18.19	\$18.51	\$18.44
Base Rent PSF < 10K	\$28.33	\$30.81	\$30.19	\$30.42	\$30.55
Base Rent PSF > 10K	\$13.83	\$14.82	\$14.64	\$14.86	\$14.96
Commenced Rate	88.9%	88.8%	88.3%	88.5%	90.3%
Leased Rate	90.8%	90.4%	89.3%	89.5%	91.1%
Leased Rate < 10K SF	80.2%	83.2%	83.8%	86.0%	85.9%
Leased Rate > 10K SF	94.1%	93.0%	91.1%	90.6%	92.6%
Wholly Owned SITE					
Base Rent PSF	\$25.02	\$25.99	\$19.80	\$20.01	\$19.95
Leased Rate	80.2%	85.6%	87.0%	87.6%	89.4%
Leased Rate < 10K SF	73.3%	81.0%	85.2%	88.4%	88.2%
Leased Rate > 10K SF	83.9%	87.9%	87.5%	87.3%	89.8%
Joint Venture (100%)					
Base Rent PSF	\$15.29	\$16.84	\$16.90	\$16.90	\$16.67
Leased Rate	93.7%	91.9%	91.5%	91.7%	93.2%
Leased Rate < 10K SF	83.4%	84.1%	82.5%	83.1%	83.1%
Leased Rate > 10K SF	96.4%	94.5%	94.5%	94.5%	96.6%
Joint Venture at Pro Rata Share					
Base Rent PSF	\$15.29	\$18.80	\$18.96	\$18.97	\$18.72
Leased Rate	93.7%	91.0%	90.3%	90.7%	91.9%
Leased Rate < 10K SF	83.4%	83.2%	80.9%	82.4%	81.9%
Leased Rate > 10K SF	96.4%	94.2%	94.2%	94.2%	96.2%

Note: GLA in thousands. Base Rent PSF excludes ground leases. All results exclude the Company's owned Beachwood, OH headquarters office buildings.

SITE Centers Corp.
Leasing Summary

Wholly Owned at 100%

Leasing Activity

	Comparable Pool					Total Pool			
	Count	GLA	ABR PSF	Leasing Spreads Cash	Term	Count	GLA	ABR PSF	Term
New Leases									
1Q26	0	0	\$0.00	0.0%	0.0	0	0	\$0.00	0.0
4Q25	0	0	\$0.00	0.0%	0.0	0	0	\$0.00	0.0
3Q25	0	0	\$0.00	0.0%	0.0	3	35,937	\$16.98	10.0
2Q25	1	4,565	\$32.00	0.5%	10.5	3	9,913	\$32.17	10.3
	1	4,565	\$32.00	0.5%	10.5	6	45,850	\$20.27	10.1
Renewals									
1Q26	0	0	\$0.00	---	0.0	0	0	\$0.00	0.0
4Q25	4	57,358	\$15.92	4.2%	5.0	4	57,358	\$15.92	5.0
3Q25	7	131,131	\$14.02	4.7%	4.5	7	131,131	\$14.02	4.5
2Q25	8	111,635	\$23.50	(2.1%)	10.1	8	111,635	\$23.50	10.1
	19	300,124	\$17.91	1.2%	6.7	19	300,124	\$17.91	6.7
New + Renewals									
1Q26	0	0	\$0.00	---	0.0	0	0	\$0.00	0.0
4Q25	4	57,358	\$15.92	4.2%	5.0	4	57,358	\$15.92	5.0
3Q25	7	131,131	\$14.02	4.7%	4.5	10	167,068	\$14.66	5.7
2Q25	9	116,200	\$23.84	(2.0%)	10.1	11	121,548	\$24.21	10.0
	20	304,689	\$18.12	1.2%	6.7	25	345,974	\$18.22	7.1

Net Effective Rents

	GLA	ABR PSF	Capex PSF			Total	NER PSF	Term
			TA	LL Work	LC			
New Leases								
1Q26	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0
4Q25	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0
3Q25	35,937	\$17.66	\$2.04	\$8.07	\$0.88	\$10.99	\$6.67	10.0
2Q25	9,913	\$34.99	\$2.15	\$0.00	\$1.67	\$3.82	\$31.17	10.3
	45,850	\$21.40	\$2.07	\$6.28	\$1.05	\$9.40	\$12.00	10.1
Renewals								
1Q26	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0
4Q25	57,358	\$16.05	\$0.00	\$0.00	\$0.00	\$0.00	\$16.05	5.0
3Q25	131,131	\$14.08	\$0.00	\$0.00	\$0.00	\$0.00	\$14.08	4.5
2Q25	111,635	\$24.90	\$3.96	\$0.00	\$0.01	\$3.97	\$20.93	10.1
	300,124	\$18.48	\$2.23	\$0.00	\$0.01	\$2.24	\$16.24	6.7
New + Renewals								
1Q26	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0
4Q25	57,358	\$16.05	\$0.00	\$0.00	\$0.00	\$0.00	\$16.05	5.0
3Q25	167,068	\$14.85	\$0.77	\$3.06	\$0.33	\$4.16	\$10.69	5.7
2Q25	121,548	\$25.72	\$3.81	\$0.00	\$0.15	\$3.96	\$21.76	10.1
	345,974	\$18.87	\$2.20	\$1.18	\$0.20	\$3.58	\$15.29	7.1

Note: ABR PSF represents year one base rent for leasing spreads and the average rent for the initial term for net effective rent. Term is weighted average in years.

SITE Centers Corp.
Leasing Summary

Unconsolidated Joint Ventures at 100%

Leasing Activity

	Comparable Pool					Total Pool			
	Count	GLA	ABR PSF	Leasing Spreads Cash	Term	Count	GLA	ABR PSF	Term
New Leases									
1Q26	1	46,535	\$14.00	16.7%	10.5	1	46,535	\$14.00	10.5
4Q25	0	0	\$0.00	0.0%	0.0	2	10,406	\$25.92	10.4
3Q25	0	0	\$0.00	0.0%	0.0	3	88,189	\$15.52	10.0
2Q25	1	16,363	\$13.22	(57.5%)	15.0	1	16,363	\$13.22	15.0
	2	62,898	\$13.80	(18.7%)	11.7	7	161,493	\$15.52	10.7
Renewals									
1Q26	8	42,996	\$23.44	1.9%	4.2	8	42,996	\$23.44	4.2
4Q25	7	77,557	\$17.63	5.6%	5.1	7	77,557	\$17.63	5.1
3Q25	16	245,197	\$13.32	8.9%	5.6	16	245,197	\$13.32	5.6
2Q25	5	99,962	\$12.24	2.8%	5.1	5	99,962	\$12.24	5.1
	36	465,712	\$14.74	6.0%	5.3	36	465,712	\$14.74	5.3
New + Renewals									
1Q26	9	89,531	\$18.54	7.2%	7.5	9	89,531	\$18.54	7.5
4Q25	7	77,557	\$17.63	5.6%	5.1	9	87,963	\$18.61	5.8
3Q25	16	245,197	\$13.32	8.9%	5.6	19	333,386	\$13.90	6.7
2Q25	6	116,325	\$12.38	(15.3%)	6.5	6	116,325	\$12.38	6.5
	38	528,610	\$14.63	2.5%	6.0	43	627,205	\$14.94	6.7

Net Effective Rents

	GLA	ABR PSF	Capex PSF			Total	NER PSF	Term
			TA	LL Work	LC			
New Leases								
1Q26	46,535	\$14.00	\$2.86	\$0.10	\$0.57	\$3.53	\$10.47	10.5
4Q25	10,406	\$28.65	\$2.02	\$0.37	\$1.71	\$4.10	\$24.55	10.4
3Q25	88,189	\$16.10	\$0.27	\$0.00	\$0.08	\$0.35	\$15.75	10.0
2Q25	16,363	\$25.18	\$0.00	\$0.00	\$1.01	\$1.01	\$24.17	15.0
	161,493	\$17.23	\$1.07	\$0.05	\$0.45	\$1.57	\$15.66	10.7
Renewals								
1Q26	42,996	\$23.79	\$0.25	\$0.00	\$0.00	\$0.25	\$23.54	4.2
4Q25	77,557	\$17.94	\$0.00	\$0.00	\$0.00	\$0.00	\$17.94	5.1
3Q25	245,197	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$13.46	5.6
2Q25	99,962	\$12.29	\$0.00	\$0.00	\$0.00	\$0.00	\$12.29	5.1
	465,712	\$14.91	\$0.02	\$0.00	\$0.00	\$0.02	\$14.89	5.3
New + Renewals								
1Q26	89,531	\$18.70	\$2.16	\$0.07	\$0.42	\$2.65	\$16.05	7.5
4Q25	87,963	\$19.20	\$0.43	\$0.08	\$0.37	\$0.88	\$18.32	5.8
3Q25	333,386	\$14.16	\$0.10	\$0.00	\$0.03	\$0.13	\$14.03	6.7
2Q25	116,325	\$14.10	\$0.00	\$0.00	\$0.33	\$0.33	\$13.77	6.5
	627,205	\$15.50	\$0.45	\$0.02	\$0.19	\$0.66	\$14.84	6.7

Note: ABR PSF represents year one base rent for leasing spreads and the average rent for the initial term for net effective rent. Term is weighted average in years.

SITE Centers Corp. Leasing Expirations

Wholly Owned at 100%; \$ and GLA in thousands

Assumes no exercise of lease options

Year	Greater than 10K SF						Less than 10K SF					Total						
	# of Leases	Expiring SF	% of SF > 10K	ABR	% of ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	ABR	% of ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	ABR	% of ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	6	18	7.3%	\$381	4.9%	\$21.17	6	18	2.3%	\$381	2.6%	\$21.17
2026	1	62	11.8%	1,503	21.4%	\$24.24	6	15	6.0%	515	6.6%	\$34.33	7	77	9.9%	2,018	13.6%	\$26.21
2027	1	76	14.4%	1,300	18.5%	\$17.11	9	26	10.5%	710	9.1%	\$27.31	10	102	13.2%	2,010	13.5%	\$19.71
2028	0	0	0.0%	0	0.0%	\$0.00	13	34	13.7%	1,006	12.9%	\$29.59	13	34	4.4%	1,006	6.8%	\$29.59
2029	4	87	16.5%	1,618	23.0%	\$18.60	11	38	15.3%	1,406	18.0%	\$37.00	15	125	16.1%	3,024	20.4%	\$24.19
2030	1	48	9.1%	0	0.0%	\$0.00	13	51	20.6%	1,642	21.0%	\$32.20	14	99	12.8%	1,642	11.1%	\$16.59
2031	2	64	12.1%	482	6.9%	\$7.53	3	12	4.8%	437	5.6%	\$36.42	5	76	9.8%	919	6.2%	\$12.09
2032	0	0	0.0%	0	0.0%	\$0.00	2	9	3.6%	355	4.5%	\$39.44	2	9	1.2%	355	2.4%	\$39.44
2033	2	55	10.4%	846	12.0%	\$15.38	2	10	4.0%	390	5.0%	\$39.00	4	65	8.4%	1,236	8.3%	\$19.02
2034	0	0	0.0%	0	0.0%	\$0.00	4	16	6.5%	421	5.4%	\$26.31	4	16	2.1%	421	2.8%	\$26.31
2035	1	11	2.1%	211	3.0%	\$19.18	3	14	5.6%	396	5.1%	\$28.29	4	25	3.2%	607	4.1%	\$24.28
Thereafter	3	124	23.5%	1,075	15.3%	\$8.67	1	5	2.0%	146	1.9%	\$29.20	4	129	16.6%	1,221	8.2%	\$9.47
Total	15	527	100.0%	\$7,035	100.0%	\$13.35	73	248	100.0%	\$7,805	100.0%	\$31.47	88	775	100.0%	\$14,840	100.0%	\$19.15

Assumes all lease options are exercised

Year	Greater than 10K SF						Less than 10K SF					Total						
	# of Leases	Expiring SF	% of SF > 10K	ABR	% of ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	ABR	% of ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	ABR	% of ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	6	18	7.3%	\$381	4.9%	\$21.17	6	18	2.3%	\$381	2.6%	\$21.17
2026	1	62	11.8%	1,503	21.4%	\$24.24	5	13	5.2%	494	6.3%	\$38.00	6	75	9.7%	1,997	13.5%	\$26.63
2027	0	0	0.0%	0	0.0%	\$0.00	6	19	7.7%	414	5.3%	\$21.79	6	19	2.5%	414	2.8%	\$21.79
2028	1	76	14.4%	1,300	18.5%	\$17.11	12	33	13.3%	1,055	13.5%	\$31.97	13	109	14.1%	2,355	15.9%	\$21.61
2029	4	87	16.5%	1,618	23.0%	\$18.60	9	29	11.7%	1,046	13.4%	\$36.07	13	116	15.0%	2,664	18.0%	\$22.97
2030	1	48	9.1%	0	0.0%	\$0.00	12	48	19.4%	1,440	18.4%	\$30.00	13	96	12.4%	1,440	9.7%	\$15.00
2031	1	20	3.8%	0	0.0%	\$0.00	2	5	2.0%	119	1.5%	\$23.80	3	25	3.2%	119	0.8%	\$4.76
2032	0	0	0.0%	0	0.0%	\$0.00	3	7	2.8%	280	3.6%	\$40.00	3	7	0.9%	280	1.9%	\$40.00
2033	0	0	0.0%	0	0.0%	\$0.00	3	10	4.0%	432	5.5%	\$43.20	3	10	1.3%	432	2.9%	\$43.20
2034	0	0	0.0%	0	0.0%	\$0.00	4	12	4.8%	459	5.9%	\$38.25	4	12	1.5%	459	3.1%	\$38.25
2035	0	0	0.0%	0	0.0%	\$0.00	2	7	2.8%	223	2.9%	\$31.86	2	7	0.9%	223	1.5%	\$31.86
Thereafter	7	234	44.4%	2,614	37.2%	\$11.17	9	47	19.0%	1,462	18.7%	\$31.11	16	281	36.3%	4,076	27.5%	\$14.51
Total	15	527	100.0%	\$7,035	100.0%	\$13.35	73	248	100.0%	\$7,805	100.0%	\$31.47	88	775	100.0%	\$14,840	100.0%	\$19.15

Note: Includes ground leases. Excludes Company's owned Beachwood OH headquarters office buildings.

SITE Centers Corp.
Leasing Expirations

Unconsolidated Joint Ventures at 100%; \$ and GLA in thousands

Assumes no exercise of lease options

Year	Greater than 10K SF						Less than 10K SF					Total						
	# of Leases	Expiring SF	% of SF > 10K	ABR	% of ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	ABR	% of ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	ABR	% of ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	3	8	1.4%	\$169	1.1%	\$21.13	3	8	0.3%	\$169	0.4%	\$21.13
2026	5	108	4.3%	1,367	4.1%	\$12.66	13	30	5.3%	831	5.6%	\$27.70	18	138	4.4%	2,198	4.6%	\$15.93
2027	12	380	15.0%	5,033	15.1%	\$13.24	16	63	11.2%	1,681	11.4%	\$26.68	28	443	14.3%	6,714	14.0%	\$15.16
2028	15	418	16.5%	5,066	15.2%	\$12.12	29	82	14.5%	2,383	16.2%	\$29.06	44	500	16.1%	7,449	15.5%	\$14.90
2029	7	438	17.2%	4,776	14.3%	\$10.90	25	101	17.9%	2,456	16.7%	\$24.32	32	539	17.4%	7,232	15.0%	\$13.42
2030	13	332	13.1%	4,738	14.2%	\$14.27	29	94	16.7%	2,259	15.3%	\$24.03	42	426	13.7%	6,997	14.5%	\$16.42
2031	14	404	15.9%	5,758	17.3%	\$14.25	14	63	11.2%	1,323	9.0%	\$21.00	28	467	15.0%	7,081	14.7%	\$15.16
2032	3	127	5.0%	1,101	3.3%	\$8.67	11	42	7.4%	1,257	8.5%	\$29.93	14	169	5.4%	2,358	4.9%	\$13.95
2033	3	64	2.5%	977	2.9%	\$15.27	8	33	5.9%	767	5.2%	\$23.24	11	97	3.1%	1,744	3.6%	\$17.98
2034	4	114	4.5%	2,455	7.4%	\$21.54	3	10	1.8%	328	2.2%	\$32.80	7	124	4.0%	2,783	5.8%	\$22.44
2035	5	116	4.6%	1,687	5.1%	\$14.54	6	19	3.4%	580	3.9%	\$30.53	11	135	4.3%	2,267	4.7%	\$16.79
Thereafter	1	40	1.6%	403	1.2%	\$10.08	7	19	3.4%	698	4.7%	\$36.74	8	59	1.9%	1,101	2.3%	\$18.66
Total	82	2,541	100.0%	\$33,361	100.0%	\$13.13	164	564	100.0%	\$14,732	100.0%	\$26.12	246	3,105	100.0%	\$48,093	100.0%	\$15.49

Assumes all lease options are exercised

Year	Greater than 10K SF						Less than 10K SF					Total						
	# of Leases	Expiring SF	% of SF > 10K	ABR	% of ABR > 10K	Rent PSF	# of Leases	Expiring SF	% of SF < 10K	ABR	% of ABR < 10K	Rent PSF	# of Leases	Expiring SF	% of SF Total	ABR	% of ABR Total	Rent PSF
MTM	0	0	0.0%	\$0	0.0%	\$0.00	3	8	1.4%	\$169	1.1%	\$21.13	3	8	0.3%	\$169	0.4%	\$21.13
2026	4	83	3.3%	1,042	3.1%	\$12.55	9	18	3.2%	475	3.2%	\$26.39	13	101	3.3%	1,517	3.2%	\$15.02
2027	3	60	2.4%	644	1.9%	\$10.73	13	46	8.2%	1,212	8.2%	\$26.35	16	106	3.4%	1,856	3.9%	\$17.51
2028	6	164	6.5%	1,898	5.7%	\$11.57	22	61	10.8%	1,841	12.5%	\$30.18	28	225	7.2%	3,739	7.8%	\$16.62
2029	3	64	2.5%	752	2.3%	\$11.75	21	81	14.4%	2,101	14.3%	\$25.94	24	145	4.7%	2,853	5.9%	\$19.68
2030	9	230	9.1%	2,962	8.9%	\$12.88	21	68	12.1%	1,524	10.3%	\$22.41	30	298	9.6%	4,486	9.3%	\$15.05
2031	5	76	3.0%	990	3.0%	\$13.03	13	56	9.9%	1,230	8.3%	\$21.96	18	132	4.3%	2,220	4.6%	\$16.82
2032	4	124	4.9%	1,826	5.5%	\$14.73	10	31	5.5%	1,038	7.0%	\$33.48	14	155	5.0%	2,864	6.0%	\$18.48
2033	3	78	3.1%	883	2.6%	\$11.32	8	29	5.1%	605	4.1%	\$20.86	11	107	3.4%	1,488	3.1%	\$13.91
2034	0	0	0.0%	0	0.0%	\$0.00	7	22	3.9%	491	3.3%	\$22.32	7	22	0.7%	491	1.0%	\$22.32
2035	3	69	2.7%	1,107	3.3%	\$16.04	7	25	4.4%	749	5.1%	\$29.96	10	94	3.0%	1,856	3.9%	\$19.74
Thereafter	42	1,593	62.7%	21,257	63.7%	\$13.34	30	119	21.1%	3,297	22.4%	\$27.71	72	1,712	55.1%	24,554	51.1%	\$14.34
Total	82	2,541	100.0%	\$33,361	100.0%	\$13.13	164	564	100.0%	\$14,732	100.0%	\$26.12	246	3,105	100.0%	\$48,093	100.0%	\$15.49

Note: Includes ground leases



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