



# SUPPLEMENTAL FINANCIAL INFORMATION

FOR THE PERIOD ENDED  
DECEMBER 31, 2017



**CEDAR REALTY TRUST, INC.**  
**Supplemental Financial Information**  
**December 31, 2017**  
**(unaudited)**

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## **Forward-Looking Statements**

The information contained in this Supplemental Financial Information is unaudited and does not purport to disclose all items required by accounting principles generally accepted in the United States (“GAAP”). In addition, certain statements made or incorporated by reference herein are “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and, as such, involve known and unknown risks, uncertainties and other factors which may cause actual results, performance and outcomes to differ materially from those expressed or implied in forward-looking statements. Factors which could cause actual results to differ materially from current expectations include, among others: adverse general economic conditions in the United States and uncertainty in the credit and retail markets; financing risks, such as the inability to obtain new financing or refinancing on favorable terms as the result of market volatility or instability; risks related to the market for retail space generally, including reductions in consumer spending, variability in retailer demand for leased space, tenant bankruptcies, adverse impact of internet sales demand, ongoing consolidation in the retail sector and changes in economic conditions and consumer confidence; risks endemic to real estate and the real estate industry generally; the impact of the Company’s level of indebtedness on operating performance; inability of tenants to meet their rent and other lease obligations; adverse impact of new technology and e-commerce developments on the Company’s tenants; competitive risk; risks related to the geographic concentration of the Company’s properties in the Washington D.C. to Boston corridor; the effects of natural and other disasters; and the inability of the Company to realize anticipated returns from its redevelopment activities. Please refer to the documents filed by Cedar Realty Trust, Inc. with the SEC, specifically the Company’s most recent Annual Report on Form 10-K, as it may be updated or supplemented in the Company’s Quarterly Reports on Form 10-Q and the Company’s other filings with the SEC, which identify additional risk factors that could cause actual results to differ from those contained in forward-looking statements.

## **CEDAR REALTY TRUST REPORTS FOURTH QUARTER AND FULL YEAR 2017 RESULTS**

Port Washington, New York – February 8, 2018 – Cedar Realty Trust, Inc. (NYSE:CDR – the “Company”) today reported results for the fourth quarter and full year 2017. Net income (loss) attributable to common shareholders was \$0.03 and \$(0.04) per diluted share for the fourth quarter and full year 2017, respectively. Other highlights include:

### **Highlights**

- NAREIT-defined funds from operations (FFO) of \$0.13 per diluted share for the quarter and \$0.45 for the year.
- Operating funds from operations (Operating FFO) of \$0.14 per diluted share for the quarter and \$0.55 for the year
- Signed 38 new and renewal leases for 271,500 square feet in the quarter and 139 new and renewal leases for 996,900 square feet for the year
- Comparable cash-basis lease spreads of 3.3% for the quarter and 5.4% for the year
  - Excluding one lease for 2,300 square feet, the comparable cash-basis lease spreads would have been 7.7% for the quarter and 6.6% for the year
- Total portfolio 92.9% leased and same-property portfolio 93.4% leased at year-end
- Same-property net operating income (NOI) excluding redevelopment properties increased 0.1% for the quarter and decreased 1.3% for the year

### **Previously-Announced Events**

- Concluded a public offering of 2,000,000 shares of 6 ½% Series C Preferred Stock on December 15, 2017
- Redeemed 2,000,000 shares of 7 ¼% Series B Preferred Stock on January 12, 2018

“We continue to effectively navigate the evolving retail landscape and forge ahead with our redevelopment strategy in densely-populated urban markets to enhance the quality and growth profile of our portfolio,” commented Bruce Schanzer, CEO.

### **Financial Results**

Net income attributable to common shareholders for the fourth quarter of 2017 was \$2.6 million or \$0.03 per diluted share, compared to net loss of \$(0.5) million or \$(0.01) per diluted share for the same period in 2016. Net loss attributable to common shareholders for the full year 2017 was \$(2.4) million or \$(0.04) per diluted share, compared to net loss of \$(5.5) million or \$(0.08) per diluted share for the same period in 2016. The principal differences in the comparative three-month results are early extinguishment of debt costs, impairment charges, and preferred stock dividends. The principal differences in the comparative full year results are impairment charges, acquisition pursuit, management transition, preferred stock redemption and early extinguishment of debt costs.

NAREIT-defined FFO for the fourth quarter of 2017 was \$12.2 million or \$0.13 per diluted share, compared to \$9.3 million or \$0.11 per diluted share for the same period in 2016. NAREIT-defined FFO for the full year 2017 was \$40.0 million or \$0.45 per diluted share, compared to \$41.1 million or \$0.48 per diluted share for the same period in 2016. Operating FFO for the fourth quarter of 2017 was \$12.4 million or \$0.14 per diluted share, compared to \$12.1 million or \$0.14 per diluted share for the same period in 2016. Operating FFO for the full year 2017 was \$48.3 million or \$0.55 per diluted share, compared to \$49.2 million or \$0.57 per diluted share for the same period in 2016. The principal differences between Operating FFO and FFO are acquisition pursuit, preferred stock redemption, redevelopment, management transition and early extinguishment of debt costs.

### **Portfolio Results**

During the fourth quarter of 2017, the Company signed 38 leases for 271,500 square feet. On a comparable space basis, the Company leased 268,500 square feet at a positive lease spread of 3.3% on a cash basis (new leases increased 2.7% and renewals increased 3.9%). Excluding one lease for 2,300 square feet, on a comparable space basis the Company lease spread would have been 7.7% (new leases increased 11.6% and renewals increased 3.9%). During the full year 2017, the Company signed 139 leases for 996,900 square feet. On a comparable space basis, the Company leased 958,800 square feet at a positive lease spread of 5.4% on a cash basis (new leases increased 4.7% and renewals increased 5.7%). Excluding one lease for 2,300 square feet, on a comparable basis the Company’s lease spread would have been 6.6% (new leases increased 9.0% and renewals increased 5.7%).

Same-property NOI for the fourth quarter of 2017 increased 0.1% excluding redevelopments and increased 0.5% including redevelopments, compared to the same period in 2016. Same property NOI for the year decreased (1.3)% excluding redevelopments and (0.9)% including redevelopments.





The Company's total portfolio, excluding properties held for sale, was 92.9% leased at December 31, 2017, compared to 92.7% at September 30, 2017 and 91.9% at December 31, 2016. The Company's same-property portfolio was 93.4% leased at December 31, 2017, compared to 93.4% at September 30, 2017 and 93.1% at December 31, 2016.

## Balance Sheet

### Debt

As of December 31, 2017, the Company had \$177.2 million available under its revolving credit facility and reported net debt to earnings before interest, taxes, depreciations, and amortization (EBITDA) of 6.9 times. Reflecting the early January 2018 redemption of shares of Series B Preferred Stock, net debt to EBITDA would be 7.5 times.

### Equity

On December 15, 2017, the Company concluded a public offering of 2,000,000 shares of Series C Preferred Stock at \$25.00 per share and realized net proceeds, after offering expenses, of approximately \$48.1 million.

On January 12, 2018, the Company redeemed 2,000,000 shares of Series B Preferred Stock at a price of \$25.00 per share for an aggregate of \$50.0 million, plus all accrued and unpaid dividends up to (but excluding) the redemption date.

## 2018 Guidance

The Company's initial 2018 guidance is as follows:

Net income attributable to common shareholders per diluted share	\$0.04 to \$0.06
NAREIT-defined FFO per diluted share	\$0.48 to \$0.50
Operating FFO per diluted share	\$0.53 to \$0.55

The guidance is based, in part, on the following assumptions:

- Same-property NOI excluding redevelopment properties will be relatively flat from 2017 to 2018.
- Bon-Ton bankruptcy impact of approximately \$0.01 per share
- Incremental third-party fees related to shareholder activism and ongoing litigation in connection with the termination of the former Chief Operating Officer aggregating approximately \$0.01 per share
- No acquisitions or dispositions included in guidance; guidance range will be updated quarterly for any closings

## Non-GAAP Financial Measures

FFO is a widely recognized supplemental non-GAAP measure utilized to evaluate the financial performance of a REIT. The Company considers FFO to be an appropriate measure of its financial performance because it captures features particular to real estate performance by recognizing that real estate generally appreciates over time or maintains residual value to a much greater extent than other depreciable assets. The Company also considers Operating FFO to be an additional meaningful financial measure of financial performance because it excludes items the Company does not believe are indicative of its core operating performance, such as acquisition pursuit costs, amounts relating to early extinguishment of debt and preferred stock redemption costs, management transition costs and certain redevelopment costs. The Company believes Operating FFO further assists in comparing the Company's performance across reporting periods on a consistent basis by excluding such items. FFO and Operating FFO should be reviewed with GAAP net income attributable to common shareholders, the most directly comparable GAAP financial measure, when trying to understand the Company's operating performance. A reconciliation of net income (loss) attributable to common shareholders to FFO and Operating FFO for the three months and full years ended December 31, 2017 and 2016 is detailed in the attached schedule.

EBITDA is a widely recognized supplemental non-GAAP financial measure. The Company computes EBITDA as net income from continuing operations, plus interest expense (including early extinguishment of debt costs), depreciation and amortization, minority interests' share of consolidated joint venture EBITDA, and discontinued operations. The Company believes EBITDA provides additional information with respect to the Company's performance and ability to meet its future debt service requirements. The Company also considers Adjusted EBITDA to be an additional meaningful financial measure of financial performance because it excludes items the Company does not believe are indicative of its core operating performance, such as acquisition pursuit costs, gain on sales, impairment provisions and management transition costs. The Company believes Adjusted EBITDA further assists in comparing the Company's performance across reporting periods on a consistent basis by excluding such items. EBITDA and Adjusted EBITDA should be reviewed with GAAP net income from continuing operations, the most directly comparable GAAP financial measure, when trying to understand the Company's operating performance.

Same-property NOI is a widely recognized supplemental non-GAAP financial measure for REITs. Properties are included in same-property NOI if they are owned and operated for the entirety of both periods being compared, except for properties undergoing significant redevelopment and expansion until such properties have stabilized, and properties classified as held for sale. Consistent with the capital treatment of such costs under GAAP, tenant improvements, leasing commissions and other direct leasing costs are excluded from same-property NOI. The Company considers same-property NOI useful to investors as it provides an indication of the recurring cash generated by the Company's properties by excluding certain non-cash revenues and expenses, as well as other infrequent items such as lease termination income which tends to fluctuate more than rents from year to year. Same property NOI should be reviewed with consolidated operating income, the most directly comparable GAAP financial measure.

### **Supplemental Financial Information Package**

The Company has issued "Supplemental Financial Information" for the period ended December 31, 2017. Such information has been filed today as an exhibit to Form 8-K and will also be available on the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

### **Investor Conference Call**

The Company will host a conference call today, February 8, 2018, at 5:00 PM (ET) to discuss the quarterly results. The conference call can be accessed by dialing (877) 705-6003 or (1) (201) 493-6725 for international participants. A live webcast of the conference call will be available online on the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

A replay of the call will be available from 8:00 PM (ET) on February 8, 2018, until midnight (ET) on February 22, 2018. The replay dial-in numbers are (844) 512-2921 or (1) (412) 317-6671 for international callers. Please use passcode 13674810 for the telephonic replay. A replay of the Company's webcast will be available on the Company's website for a limited time.

### **About Cedar Realty Trust**

Cedar Realty Trust, Inc. is a fully-integrated real estate investment trust which focuses on the ownership, operation and redevelopment of grocery-anchored shopping centers in high-density urban markets from Washington, D.C. to Boston. The Company's portfolio (excluding properties treated as "held for sale") comprises 61 properties, with approximately 9.0 million square feet of gross leasable area.

For additional financial and descriptive information on the Company, its operations and its portfolio, please refer to the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

### **Forward-Looking Statements**

Statements made in this press release that are not strictly historical are "forward-looking" statements. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance and outcomes to differ materially from those expressed or implied in forward-looking statements. Factors which could cause actual results to differ materially from current expectations include, among others: adverse general economic conditions in the United States and uncertainty in the credit and retail markets; financing risks, such as the inability to obtain new financing or refinancing on favorable terms as the result of market volatility or instability; risks related to the market for retail space generally, including reductions in consumer spending, variability in retailer demand for leased space, tenant bankruptcies, adverse impact of internet sales demand, ongoing consolidation in the retail sector and changes in economic conditions and consumer confidence; risks endemic to real estate and the real estate industry generally; the impact of the Company's level of indebtedness on operating performance; inability of tenants to meet their rent and other lease obligations; adverse impact of new technology and e-commerce developments on the Company's tenants; competitive risk; risks related to the geographic concentration of the Company's properties in the Washington D.C. to Boston corridor; the effects of natural and other disasters; and the inability of the Company to realize anticipated returns from its redevelopment activities. Please refer to the documents filed by Cedar Realty Trust, Inc. with the SEC, specifically the Company's Annual Report on Form 10-K for the year ended December 31, 2016, as it may be updated or supplemented in the Company's Quarterly Reports on Form 10-Q and the Company's other filings with the SEC, which identify additional risk factors that could cause actual results to differ from those contained in forward-looking statements.

#### **Contact Information:**

Cedar Realty Trust, Inc.  
Philip R. Mays  
Executive Vice President, Chief Financial Officer and Treasurer  
(516) 944-4572



**CEDAR REALTY TRUST, INC.**  
**Condensed Consolidated Balance Sheets**

	<b>December 31,</b>	
	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Real estate, at cost	\$ 1,534,599,000	\$ 1,496,429,000
Less accumulated depreciation	(341,943,000)	(313,070,000)
Real estate, net	1,192,656,000	1,183,359,000
Cash and cash equivalents	3,702,000	2,882,000
Restricted cash	3,517,000	2,880,000
Receivables	17,193,000	14,894,000
Other assets and deferred charges, net	35,350,000	29,506,000
<b>TOTAL ASSETS</b>	<b>\$ 1,252,418,000</b>	<b>\$ 1,233,521,000</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities:		
Mortgage loans payable	\$ 127,969,000	\$ 138,243,000
Unsecured revolving credit facility	55,000,000	72,000,000
Unsecured term loans	397,156,000	397,502,000
Accounts payable and accrued liabilities	24,519,000	23,463,000
Unamortized intangible lease liabilities	17,663,000	20,316,000
Total liabilities	622,307,000	651,524,000
Equity:		
Preferred stock	207,508,000	190,661,000
Common stock and other shareholders' equity	420,828,000	390,079,000
Noncontrolling interests	1,775,000	1,257,000
Total equity	630,111,000	581,997,000
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 1,252,418,000</b>	<b>\$ 1,233,521,000</b>

**CEDAR REALTY TRUST, INC.**  
**Condensed Consolidated Statements of Operations**

	<u>Three months ended December 31,</u>		<u>Years ended December 31,</u>	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
<b>PROPERTY REVENUES</b>				
Rents	\$ 28,486,000	\$ 28,912,000	\$ 113,276,000	\$ 118,098,000
Expense recoveries	8,424,000	8,084,000	31,220,000	32,036,000
Other	227,000	174,000	1,512,000	952,000
Total property revenues	<u>37,137,000</u>	<u>37,170,000</u>	<u>146,008,000</u>	<u>151,086,000</u>
<b>PROPERTY OPERATING EXPENSES</b>				
Operating, maintenance and management	6,668,000	6,552,000	24,752,000	24,898,000
Real estate and other property-related taxes	4,980,000	4,777,000	19,577,000	19,617,000
Total property operating expenses	<u>11,648,000</u>	<u>11,329,000</u>	<u>44,329,000</u>	<u>44,515,000</u>
<b>PROPERTY OPERATING INCOME</b>	<u>25,489,000</u>	<u>25,841,000</u>	<u>101,679,000</u>	<u>106,571,000</u>
<b>OTHER EXPENSES AND INCOME</b>				
General and administrative	4,413,000	4,514,000	16,907,000	18,154,000
Acquisition pursuit costs	-	9,000	156,000	3,426,000
Depreciation and amortization	9,937,000	9,741,000	40,115,000	40,787,000
Gain on sale	-	-	(7,099,000)	(59,000)
Impairment (reversals)/charges	(312,000)	77,000	9,538,000	6,347,000
Total other expenses and income	<u>14,038,000</u>	<u>14,341,000</u>	<u>59,617,000</u>	<u>68,655,000</u>
<b>OPERATING INCOME</b>	<u>11,451,000</u>	<u>11,500,000</u>	<u>42,062,000</u>	<u>37,916,000</u>
<b>NON-OPERATING INCOME AND EXPENSES</b>				
Interest expense	(5,561,000)	(5,760,000)	(22,199,000)	(26,529,000)
Early extinguishment of debt costs	(210,000)	(2,586,000)	(210,000)	(2,623,000)
Total non-operating income and expense	<u>(5,771,000)</u>	<u>(8,346,000)</u>	<u>(22,409,000)</u>	<u>(29,152,000)</u>
<b>NET INCOME</b>	<u>5,680,000</u>	<u>3,154,000</u>	<u>19,653,000</u>	<u>8,764,000</u>
Attributable to noncontrolling interests	(139,000)	(75,000)	(510,000)	179,000
<b>NET INCOME ATTRIBUTABLE TO CEDAR REALTY TRUST, INC.</b>	<u>5,541,000</u>	<u>3,079,000</u>	<u>19,143,000</u>	<u>8,943,000</u>
Preferred stock dividends	(2,913,000)	(3,602,000)	(13,652,000)	(14,408,000)
Preferred stock redemption costs	-	-	(7,890,000)	-
<b>NET INCOME (LOSS) ATTRIBUTABLE TO COMMON SHAREHOLDERS</b>	<u>\$ 2,628,000</u>	<u>\$ (523,000)</u>	<u>\$ (2,399,000)</u>	<u>\$ (5,465,000)</u>
<b>NET INCOME (LOSS) PER COMMON SHARE ATTRIBUTABLE TO COMMON SHAREHOLDERS (BASIC AND DILUTED)</b>				
	<u>\$ 0.03</u>	<u>\$ (0.01)</u>	<u>\$ (0.04)</u>	<u>\$ (0.08)</u>
Weighted average number of common shares - basic and diluted	<u>87,526,000</u>	<u>81,676,000</u>	<u>84,168,000</u>	<u>81,672,000</u>



**CEDAR REALTY TRUST, INC.**  
**Supporting Schedules to Consolidated Statements**

<b>Balance Sheets</b>	<b>December 31,</b>			
	<b>2017</b>	<b>2016</b>		
<b>Construction in process (included in buildings and improvements)</b>	<b>\$ 12,396,000</b>	<b>\$ 10,999,000</b>		
<b>Receivables</b>				
Rents and other tenant receivables, net	\$ 3,118,000	\$ 1,710,000		
Straight-line rents	14,075,000	13,184,000		
	<b>\$ 17,193,000</b>	<b>\$ 14,894,000</b>		
<b>Other assets and deferred charges, net</b>				
Lease origination costs	\$ 19,343,000	\$ 17,717,000		
Revolving credit facility issuance costs	2,207,000	1,554,000		
Prepaid expenses	5,377,000	4,872,000		
Other	8,423,000	5,363,000		
	<b>\$ 35,350,000</b>	<b>\$ 29,506,000</b>		
<b>Statements of Operations</b>				
	<b>Three months ended December 31,</b>		<b>Years ended December 31,</b>	
	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
<b>Rents</b>				
Base rents	\$ 27,600,000	\$ 27,922,000	\$ 108,998,000	\$ 114,655,000
Percentage rent	191,000	233,000	896,000	654,000
Straight-line rents	77,000	111,000	864,000	38,000
Amortization of intangible lease liabilities, net	618,000	646,000	2,518,000	2,751,000
	<b>\$ 28,486,000</b>	<b>\$ 28,912,000</b>	<b>\$ 113,276,000</b>	<b>\$ 118,098,000</b>

**CEDAR REALTY TRUST, INC.**  
**Funds From Operations and Additional Disclosures**

	Three months ended December 31,		Years ended December 31,	
	2017	2016	2017	2016
<b>Net income (loss) attributable to common shareholders</b>	<b>\$ 2,628,000</b>	<b>\$ (523,000)</b>	<b>\$ (2,399,000)</b>	<b>\$ (5,465,000)</b>
Real estate depreciation and amortization	9,886,000	9,698,000	39,922,000	40,616,000
Limited partners' interest	9,000	(2,000)	(13,000)	(17,000)
Gain on sales	-	-	(7,099,000)	(59,000)
Impairment (reversals)/charges	(312,000)	77,000	9,538,000	6,347,000
Consolidated minority interests:				
Share of income/(loss)	130,000	77,000	523,000	(162,000)
Share of FFO	(118,000)	(43,000)	(440,000)	(193,000)
<b>Funds From Operations ("FFO") applicable to diluted common shares</b>	<b>12,223,000</b>	<b>9,284,000</b>	<b>40,032,000</b>	<b>41,067,000</b>
Adjustments for items affecting comparability:				
Acquisition pursuit costs (a)	-	9,000	156,000	3,426,000
Financing costs (b)	210,000	2,586,000	210,000	2,623,000
Redevelopment costs (c)	-	187,000	37,000	698,000
Management transition costs (d)	-	-	-	1,427,000
Preferred stock redemption costs	-	-	7,890,000	-
<b>Operating Funds From Operations ("Operating FFO") applicable to diluted common shares</b>	<b>\$ 12,433,000</b>	<b>\$ 12,066,000</b>	<b>\$ 48,325,000</b>	<b>\$ 49,241,000</b>
<b>FFO per diluted common share:</b>	<b>\$ 0.13</b>	<b>\$ 0.11</b>	<b>\$ 0.45</b>	<b>\$ 0.48</b>
<b>Operating FFO per diluted common share:</b>	<b>\$ 0.14</b>	<b>\$ 0.14</b>	<b>\$ 0.55</b>	<b>\$ 0.57</b>
<b>Weighted average number of diluted common shares:</b>				
Common shares	91,317,000	85,318,000	87,948,000	85,303,000
OP Units	348,000	352,000	350,000	352,000
	<u>91,665,000</u>	<u>85,670,000</u>	<u>88,298,000</u>	<u>85,655,000</u>
<b>Additional Disclosures (Pro-Rata Share):</b>				
Straight-line rents	\$ 77,000	\$ 110,000	\$ 854,000	\$ 40,000
Amortization of intangible lease liabilities	618,000	620,000	2,492,000	2,647,000
Non-real estate amortization	546,000	607,000	1,730,000	1,930,000
Share-based compensation, net	859,000	785,000	3,552,000	2,930,000
Maintenance capital expenditures (e)	2,173,000	1,690,000	5,385,000	3,215,000
Lease related expenditures (f)	1,182,000	1,086,000	5,628,000	4,344,000
Development and redevelopment capital expenditures	3,221,000	2,533,000	22,484,000	10,572,000
Capitalized interest and financing costs	200,000	202,000	683,000	743,000

- (a) In 2017, represents costs associated with acquisitions which the Company chose not to continue to pursue. In 2016, represents costs directly associated with acquiring properties that were expensed pursuant to GAAP such as transfer taxes, brokerage fees and legal expenses.
- (b) Represents early extinguishment of debt costs.
- (c) Includes redevelopment project costs expensed pursuant to GAAP such as certain demolition and lease termination costs.
- (d) Costs and estimated expenses associated with the Chief Operating Officer transition.
- (e) Consists of payments for building and site improvements.
- (f) Consists of payments for tenant improvements and leasing commissions.

**CEDAR REALTY TRUST, INC.**  
**EBITDA and Additional Disclosures**

	Three months ended December 31,		Years ended December 31,	
	2017	2016	2017	2016
<b>Net income</b>	<b>\$ 5,680,000</b>	<b>\$ 3,154,000</b>	<b>\$ 19,653,000</b>	<b>\$ 8,764,000</b>
Interest expense (including early extinguishment of debt costs)	5,771,000	8,346,000	22,409,000	29,152,000
Depreciation and amortization	9,937,000	9,741,000	40,115,000	40,787,000
<b>EBITDA</b>	<b>21,388,000</b>	<b>21,241,000</b>	<b>82,177,000</b>	<b>78,703,000</b>
Adjustments for items affecting comparability:				
Acquisition pursuit costs (a)	-	9,000	156,000	3,426,000
Redevelopment costs (b)	-	187,000	37,000	698,000
Management transition costs (c)	-	-	-	1,427,000
Gain on sales	-	-	(7,099,000)	(59,000)
Impairment (reversals) / charges	(312,000)	77,000	9,538,000	6,347,000
<b>Adjusted EBITDA</b>	<b>\$ 21,076,000</b>	<b>\$ 21,514,000</b>	<b>\$ 84,809,000</b>	<b>\$ 90,542,000</b>

**Pro-rata share of net debt (d)**

Pro-rata share of debt	\$ 580,125,000	\$ 607,745,000	\$ 580,125,000	\$ 607,745,000
Pro-rata share of debt issuance costs	3,405,000	3,210,000	3,405,000	3,210,000
Pro-rata share of unrestricted cash and cash equivalents	(3,702,000)	(2,882,000)	(3,702,000)	(2,882,000)
	<b>\$ 579,828,000</b>	<b>\$ 608,073,000</b>	<b>\$ 579,828,000</b>	<b>\$ 608,073,000</b>

**Pro-rata fixed charges (d)**

Interest expense (e)	\$ 5,228,000	\$ 5,376,000	\$ 21,233,000	\$ 25,426,000
Preferred stock dividends	2,913,000	3,602,000	13,652,000	14,408,000
Scheduled mortgage repayments	793,000	938,000	2,388,000	4,578,000
	<b>\$ 8,934,000</b>	<b>\$ 9,916,000</b>	<b>\$ 37,273,000</b>	<b>\$ 44,412,000</b>

**Debt and Coverage Ratios**

Net debt to Adjusted EBITDA (f)	6.9x	7.3x	7.0x	7.1x
Interest coverage ratio (based on Adjusted EBITDA)	4.0x	4.0x	4.0x	3.6x
Fixed charge coverage ratio (based on Adjusted EBITDA)	2.4x	2.2x	2.3x	2.0x

- (a) In 2017, represents costs associated with acquisitions which the Company chose not to continue to pursue. In 2016, represents costs directly associated with acquiring properties that were expensed pursuant to GAAP such as transfer taxes, brokerage fees and legal expenses.
- (b) Includes redevelopment project costs expensed pursuant to GAAP such as certain demolition and lease termination costs.
- (c) Costs and estimated expenses associated with the Chief Operating Officer transition.
- (d) Includes properties "held for sale".
- (e) Excludes early extinguishment of debt costs.
- (f) For the purposes of this computation, this ratio has been adjusted to include the annualized results of properties acquired, and to exclude, where applicable, (i) the results related to properties sold, and (ii) lease termination income. Additionally, reflecting the January 2018 redemption of Series B Preferred Stock for \$50.0 million, net debt to adjusted EBITDA would have been 7.5x and 7.6x for the three months and year ended December 31, 2017, respectively.

**CEDAR REALTY TRUST, INC.**  
**Summary of Outstanding Debt**  
**As of December 31, 2017**

<b>Property</b>	<b>Maturity Date</b>	<b>Interest Rate</b>	<b>Amounts</b>
<b><u>Fixed-rate mortgages:</u></b>			
Colonial Commons	Feb 2021	5.5%	\$ 24,536,000
Shoppes at Arts District	Apr 2022	5.2%	8,223,000
East River Park	Sep 2022	3.9%	19,211,000
The Point	Nov 2022	4.5%	27,393,000
Franklin Village Plaza	Jun 2026	3.9%	48,631,000
<b>Total fixed-rate mortgages</b>	<i>weighted average</i>	<b>4.4%</b>	<b>127,994,000</b>
<b><u>Unsecured debt:</u></b>			
<b><u>Variable-rate (a):</u></b>			
Revolving credit facility (b)	Sep 2021	2.8%	55,000,000
Term loan	Sep 2022	2.9%	50,000,000
<b><u>Fixed-rate (c):</u></b>			
Term loan	Feb 2021	3.6%	75,000,000
Term loan	Feb 2022	3.0%	50,000,000
Term loan	Sep 2022	2.8%	50,000,000
Term loan	Apr 2023	3.2%	100,000,000
Term loan	Sep 2024	3.3%	75,000,000
<b>Total unsecured debt</b>	<i>weighted average</i>	<b>3.1%</b>	<b>455,000,000</b>
<b>Total debt</b>	<i>weighted average</i>	<b>3.4%</b>	<b>582,994,000</b>
		<b>Unamortized premium</b>	<b>536,000</b>
		<b>Unamortized mortgage and term loan issuance costs</b>	<b>(3,405,000)</b>
<b>Total debt</b>			<b>\$ 580,125,000</b>
<b><u>Fixed to variable rate debt ratio:</u></b>			
Fixed-rate debt		82.0%	\$ 477,994,000
Variable-rate debt		18.0%	105,000,000
		<b>100.0%</b>	<b>\$ 582,994,000</b>

(a) For variable-rate debt, rate in effect as of December 31, 2017.

(b) Subject to a one-year extension at the Company's option.

(c) The interest rates on these term loans consist of LIBOR plus a credit spread based on the Company's leverage ratio, for which the Company has interest rate swaps which convert the LIBOR rates to fixed rates. Accordingly, these term loans are presented as fixed-rate debt.

**CEDAR REALTY TRUST, INC.**  
**Summary of Debt Maturities**  
**As of December 31, 2017**

Year	Secured Debt		Unsecured Debt		Total
	Scheduled Amortization	Balloon Payments	Revolving Credit Facility	Term Loans	
2018	\$ 3,017,000	\$ -	\$ -	\$ -	\$ 3,017,000
2019	3,154,000	-	-	-	3,154,000
2020	3,289,000	-	-	-	3,289,000
2021	2,802,000	22,367,000	55,000,000 (a)	75,000,000	155,169,000
2022	2,313,000	47,597,000	-	150,000,000	199,910,000
2023	1,160,000	-	-	100,000,000	101,160,000
2024	1,206,000	-	-	75,000,000	76,206,000
2025	1,253,000	-	-	-	1,253,000
2026	645,000	39,191,000	-	-	39,836,000
	<u>\$ 18,839,000</u>	<u>\$ 109,155,000</u>	<u>\$ 55,000,000</u>	<u>\$ 400,000,000</u>	582,994,000
				Unamortized premium	536,000
				Unamortized mortgage and term loan issuance costs	(3,405,000)
					<u>\$ 580,125,000</u>

(a) The revolving credit facility is subject to a one-year extension at the Company's option.



**CEDAR REALTY TRUST, INC.**  
**Real Estate Summary**  
**As of December 31, 2017**

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
					Name	GLA
<b>Connecticut</b>						
Big Y Shopping Center	2013	101,105	100.0%	\$ 23.03	Big Y	63,817
Brickyard Plaza	2004	227,598	94.8%	8.99	Home Depot	103,003
					Kohl's	58,966
					Michaels	21,429
					Petsmart	20,405
Groton Shopping Center	2007	130,264	100.0%	12.28	TJ Maxx	30,000
					Goodwill	21,306
					Aldi	17,664
					Planet Fitness	17,500
Jordan Lane	2005	177,504	97.5%	11.47	Stop & Shop	60,632
					Fallas	39,280
					Cardio Fitness	20,283
New London Mall	2009	259,566	92.1%	14.85	Shop Rite	64,017
					Marshalls	30,627
					Home Goods	25,432
					Petsmart	23,500
					A.C. Moore	20,932
Oakland Commons	2007	90,100	100.0%	6.37	Walmart	54,911
					Bristol Ten Pin	35,189
Southington Center	2003	155,842	92.1%	7.28	Walmart	95,482
					NAMCO	20,000
<b>Total Connecticut</b>		<b>1,141,979</b>	<b>95.7%</b>	<b>11.91</b>		
<b>Delaware</b>						
Christina Crossing	2017	<b>119,353</b>	<b>80.3%</b>	<b>17.46</b>	Shop Rite	68,621
<b>Maryland / Washington, D.C.</b>						
East River Park	2015	150,038	98.0%	20.99	Safeway	40,000
					District of Columbia	34,400
Metro Square	2008	71,896	100.0%	18.36	Shoppers Food Warehouse	58,668
Oakland Mills	2005	58,224	92.6%	10.88	Weis Markets	43,470
San Souci Plaza (b)	2009	264,134	82.6%	11.03	Shoppers Food Warehouse	61,466
					Marshalls	27,000
					Home Goods	19,688
					Maximum Health and Fitness	15,612
Shoppes at Arts District	2016	35,676	96.8%	34.86	Busboys and Poets	9,889
					Yes! Organic Market	7,169
Valley Plaza	2003	190,939	95.8%	5.75	K-Mart	95,810
					Ollie's Bargain Outlet	41,888
					Tractor Supply	32,095
Yorktowne Plaza	2007	158,982	84.0%	13.59	Food Lion	37,692
<b>Total Maryland / Washington, D.C.</b>		<b>929,889</b>	<b>90.6%</b>	<b>13.62</b>		
<b>Massachusetts</b>						
Fieldstone Marketplace	2005/2012	117,873	90.2%	12.99	Shaw's	68,000
					New Bedford Wine and Spirits	15,180
Franklin Village Plaza	2004/2012	303,524	89.6%	21.57	Stop & Shop	75,000
					Marshalls	26,890
					Boost Fitness	15,807
Kings Plaza	2007	168,243	95.2%	6.97	Work Out World	42,997
					Fallas	28,504
					Ocean State Job Lot	20,300
					Savers	19,339
Norwood Shopping Center	2006	97,756	98.2%	10.23	Big Y	42,598
					Planet Fitness	18,830
					Dollar Tree	16,798
The Shops at Suffolk Downs	2005	121,320	100.0%	14.16	Stop & Shop	74,977
Timpany Plaza	2007	183,775	92.7%	7.83	Tops	59,947
					Big Lots	28,027
					Gardner Theater	27,576

**CEDAR REALTY TRUST, INC.**  
**Real Estate Summary (Continued)**  
As of December 31, 2017

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
					Name	GLA
<b>Massachusetts (continued)</b>						
Webster Commons	2007	98,984	100.0%	11.49	Big Lots	37,024
					Planet Fitness	18,681
West Bridgewater Plaza	2007	133,039	87.5%	7.64	Shaw's	57,315
					Pump N Jump	25,000
<b>Total Massachusetts</b>		<b>1,224,514</b>	<b>93.2%</b>	<b>12.64</b>		
<b>New Jersey</b>						
Carl's Corner	2007	129,582	46.3%	11.18	Peebles	18,858
Pine Grove Plaza	2003	86,089	90.7%	11.67	Peebles	24,963
The Shops at Bloomfield Station	2016	63,844	89.9%	18.74	Super Foodtown	28,505
Washington Center Shoppes	2001	157,394	93.6%	9.96	Acme Markets	66,046
					Planet Fitness	20,742
<b>Total New Jersey</b>		<b>436,909</b>	<b>78.4%</b>	<b>12.03</b>		
<b>New York</b>						
Carman's Plaza	2007	<b>193,736</b>	<b>65.0%</b>	<b>19.80</b>	Key Foods	32,000
					Home Goods	25,806
					Department of Motor Vehicle	19,310
<b>Pennsylvania</b>						
Academy Plaza	2001	137,415	88.4%	15.66	Acme Markets	50,918
Camp Hill	2002	423,671	99.7%	15.08	Boscov's	159,040
					Giant Foods	92,939
					LA Fitness	45,000
					Barnes & Noble	24,908
					Staples	20,000
Colonial Commons	2011	408,642	91.9%	13.64	Giant Foods	67,815
					Dick's Sporting Goods	56,000
					Home Goods	31,436
					Ross Dress For Less	30,000
					Marshalls	27,000
					JoAnn Fabrics	25,500
					David's Furniture	24,970
					Old Navy	15,500
Crossroads II (b)	2008	133,717	90.9%	19.87	Giant Foods	78,815
Fairview Commons	2007	52,964	66.7%	11.55	Grocery Outlet	16,650
Fort Washington Center	2002	41,000	100.0%	21.83	LA Fitness	41,000
Gold Star Plaza	2006	71,720	100.0%	9.20	Redner's	48,920
Golden Triangle	2003	202,790	95.5%	13.79	LA Fitness	44,796
					Marshalls	30,000
					Staples	24,060
					Just Cabinets	18,665
					Aldi	15,242
Halifax Plaza	2003	51,510	100.0%	13.05	Giant Foods	32,000
Hamburg Square	2004	99,580	67.4%	6.85	Redner's	56,780
Lawndale Plaza	2015	93,040	100.0%	18.03	Shop Rite	63,342
Maxatawny Marketplace	2011	59,939	100.0%	12.37	Giant Foods	53,914
Meadows Marketplace	2004/2012	91,518	96.5%	15.69	Giant Foods	67,907
Mechanicsburg Center	2005	51,500	100.0%	22.57	Giant Foods	51,500
Newport Plaza	2003	64,489	100.0%	12.69	Giant Foods	43,400
Northside Commons	2008	69,136	100.0%	10.12	Redner's	53,019
Palmyra Shopping Center	2005	111,051	89.5%	7.56	Weis Markets	46,912
					Goodwill	18,104
Port Richmond Village	2001	126,778	96.5%	14.74	Thriftway	40,000
					Pep Boys	20,615
Quartermaster Plaza	2014	456,602	92.9%	14.47	Home Depot	150,000
					BJ's Wholesale Club	117,718
					Planet Fitness	23,146
					Staples	20,388
					Petsmart	19,089



**CEDAR REALTY TRUST, INC.**  
**Real Estate Summary (Continued)**  
**As of December 31, 2017**

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
					Name	GLA
<b>Pennsylvania (continued)</b>						
River View Plaza	2003	236,217	85.4%	20.99	United Artists	77,700
					Avalon Carpet	25,000
					Pep Boys	22,000
					Staples	18,000
South Philadelphia	2003	251,881	87.6%	14.80	Shop Rite	54,388
					Ross Dress For Less	31,349
					LA Fitness	31,000
					Modell's	20,000
Swede Square	2003	100,816	95.5%	18.34	LA Fitness	37,200
The Commons	2004	203,309	90.4%	9.88	Bon-Ton	54,500
					Pat Catans	52,654
					TJ Maxx	24,404
The Point	2000	268,037	96.0%	13.13	Burlington Coat Factory	76,665
					Giant Foods	76,627
					A.C. Moore	24,890
					Staples	24,000
Trexler Mall	2005	337,297	96.4%	10.11	Kohl's	88,248
					Bon-Ton	62,000
					Lehigh Wellness Partners	33,227
					Oxyfit Gym	28,870
					Marshalls	28,488
					Home Goods	28,181
Trexlertown Plaza	2006	325,750	77.1%	14.41	Giant Foods	78,335
					Hobby Lobby	57,512
					Big Lots	33,824
					Tractor Supply	19,097
<b>Total Pennsylvania</b>		<b>4,470,369</b>	<b>91.9%</b>	<b>14.14</b>		
<b>Virginia</b>						
Coliseum Marketplace	2005	106,648	100.0%	17.11	Farm Fresh	57,662
					Michaels	23,981
Elmhurst Square	2006	66,254	92.5%	10.41	Food Lion	38,272
General Booth Plaza	2005	71,639	100.0%	14.47	Farm Fresh	53,758
Glen Allen Shopping Center	2005	63,328	100.0%	7.14	Publix	63,328
Kempsville Crossing	2005	79,512	92.7%	11.55	Walmart	41,975
					Farm Fresh	16,938
Oak Ridge Shopping Center	2006	38,700	92.2%	11.01	Food Lion	33,000
Suffolk Plaza	2005	67,216	100.0%	9.90	Farm Fresh	67,216
<b>Total Virginia</b>		<b>493,297</b>	<b>97.2%</b>	<b>12.22</b>		
<b>Total</b>	<b>(92.9% leased at December 31, 2017)</b>	<b>9,010,046</b>	<b>91.3%</b>	<b>\$ 13.51</b>		

- (a) Major tenants are determined as tenants with 15,000 or more sq. ft. of GLA, tenants at single-tenant properties, or the largest tenants at a property, based on GLA.
- (b) Although the ownership percentage for these joint ventures are 40% and 60%, respectively, the Company has included 100% of these joint ventures' results of operations in its pro-rata calculations, based on partnership promotes, additional equity interests, and/or other terms of the related joint venture agreements.

**CEDAR REALTY TRUST, INC.**  
**Leasing Activity (a)**

	Leases Signed	Square Feet	New Rent Per. Sq. Ft (a)	Prior Rent Per. Sq. Ft (b)	Cash Basis % Change	Tenant Improvements Per. Sq. Ft (c)	Average Lease Term (Yrs)
<b>Total Comparable Leases</b>							
4th Quarter 2017	37	268,500	\$ 12.02	\$ 11.63	3.3%	\$ 12.21	6.2
3rd Quarter 2017	23	135,500	\$ 15.20	\$ 14.54	4.5%	\$ 2.22	5.0
2nd Quarter 2017	32	244,600	\$ 14.09	\$ 12.99	8.4%	\$ 18.67	6.0
1st Quarter 2017	39	310,200	\$ 12.34	\$ 11.74	5.1%	\$ 0.99	3.8
Total	131	958,800	\$ 13.10	\$ 12.43	5.4%	\$ 8.82	5.2

**New Leases - Comparable**

4th Quarter 2017	21	135,400	\$ 12.34	\$ 12.01	2.7%	\$ 24.22	8.8
3rd Quarter 2017	8	17,400	\$ 16.57	\$ 17.47	-5.2%	\$ 17.29	5.5
2nd Quarter 2017	8	76,800	\$ 13.38	\$ 11.72	14.2%	\$ 59.44	9.5
1st Quarter 2017	4	27,200	\$ 15.50	\$ 15.66	-1.0%	\$ 11.29	8.7
Total	41	256,800	\$ 13.27	\$ 12.68	4.7%	\$ 32.92	8.8

**Renewals - Comparable**

4th Quarter 2017	16	133,100	\$ 11.69	\$ 11.25	3.9%	\$ 0.00	3.4
3rd Quarter 2017	15	118,100	\$ 15.00	\$ 14.11	6.3%	\$ 0.00	4.9
2nd Quarter 2017	24	167,800	\$ 14.41	\$ 13.57	6.2%	\$ 0.00	4.4
1st Quarter 2017	35	283,000	\$ 12.04	\$ 11.37	5.9%	\$ 0.00	3.3
Total	90	702,000	\$ 13.04	\$ 12.33	5.7%	\$ 0.00	3.9

**Total Comparable and Non-Comparable**

4th Quarter 2017	38	271,500	\$ 12.07	N/A	N/A	\$ 12.37	6.3
3rd Quarter 2017	24	138,000	\$ 15.11	N/A	N/A	\$ 2.18	5.0
2nd Quarter 2017	38	277,200	\$ 14.43	N/A	N/A	\$ 19.75	6.3
1st Quarter 2017	39	310,200	\$ 12.34	N/A	N/A	\$ 0.99	3.8
Total	139	996,900	\$ 13.23	N/A	N/A	\$ 9.47	5.3

- (a) Leases on this schedule represent retail activity only; office leases are not included.  
(b) New rent per sq. ft. represents the minimum cash rent under the new lease for the first 12 months of the term. Prior rent per sq. ft. represents the minimum cash rent under the prior lease for the last 12 months of the previous term.  
(c) Includes costs of tenant specific landlord work and tenant allowances provided to tenants. Excludes first generation space.  
(d) For spaces vacant less than 12 months, the results for the trailing four quarters are as follows:

	Leases Signed	Square Feet	Cash Basis % Change
Total Comparable Leases	111	825,800	5.1%
New Leases - Comparable	21	123,800	1.9%

**CEDAR REALTY TRUST, INC.**  
**Tenant Concentration (Based on Annualized Base Rent)**  
**As of December 31 2017**

Tenant	Number of stores	GLA	Percentage of GLA	Annualized base rent	Annualized base rent per sq. ft.	Percentage annualized base rents
<b>Top twenty tenants (a):</b>						
Giant Foods	10	643,000	7.1%	\$ 10,661,000	\$ 16.58	9.6%
Shop Rite	4	250,000	2.8%	4,159,000	16.64	3.7%
LA Fitness	5	199,000	2.2%	3,311,000	16.64	3.0%
Stop & Shop	3	211,000	2.3%	2,786,000	13.20	2.5%
Dollar Tree	22	226,000	2.5%	2,430,000	10.75	2.2%
Farm Fresh	4	196,000	2.2%	2,264,000	11.55	2.0%
Home Depot	2	253,000	2.8%	2,101,000	8.30	1.9%
Big Y	2	106,000	1.2%	1,926,000	18.17	1.7%
Staples	5	106,000	1.2%	1,750,000	16.51	1.6%
BJ's Wholesale Club	1	118,000	1.3%	1,683,000	14.26	1.5%
United Artist	1	78,000	0.9%	1,538,000	19.72	1.4%
Marshalls	6	170,000	1.9%	1,497,000	8.81	1.3%
Shaw's	2	125,000	1.4%	1,481,000	11.85	1.3%
Home Goods	5	131,000	1.5%	1,335,000	10.19	1.2%
Shoppers Food Warehouse	2	120,000	1.3%	1,267,000	10.56	1.1%
Planet Fitness	5	99,000	1.1%	1,202,000	12.14	1.1%
Walmart	3	192,000	2.1%	1,193,000	6.21	1.1%
Redner's	3	159,000	1.8%	1,159,000	7.29	1.0%
Kohl's	2	147,000	1.6%	1,113,000	7.57	1.0%
Petsmart	3	63,000	0.7%	971,000	15.41	0.9%
<b>Sub-total top twenty tenants</b>	<b>90</b>	<b>3,592,000</b>	<b>39.9%</b>	<b>45,827,000</b>	<b>12.76</b>	<b>41.2%</b>
<b>Remaining tenants</b>	<b>767</b>	<b>4,638,000</b>	<b>51.5%</b>	<b>65,349,000</b>	<b>14.09</b>	<b>58.8%</b>
<b>Sub-total all tenants (b)</b>	<b>857</b>	<b>8,230,000</b>	<b>91.3%</b>	<b>\$111,176,000</b>	<b>\$ 13.51</b>	<b>100.0%</b>
<b>Vacant space</b>	<b>N/A</b>	<b>780,000</b>	<b>8.7%</b>			
<b>Total</b>	<b>857</b>	<b>9,010,000</b>	<b>100.0%</b>			

- (a) Several of the tenants listed above share common ownership with other tenants:  
(1) Giant Foods, Stop & Shop and Food Lion (GLA of 109,000; annualized base rent of \$818,000), (2) Farm Fresh and Shoppers Food Warehouse, (3) Dollar Tree and Family Dollar (GLA of 8,000; annualized base rent of \$34,000), (4) Marshalls, Home Goods, and TJ Maxx (GLA of 54,000; annualized base rent of \$529,000), and (5) Shaw's and Acme Markets (GLA of 117,000; annualized base rent of \$542,000).
- (b) Comprised of large tenants (15,000 or more GLA) and small tenants as follows:

	Occupied GLA	Percentage of occupied GLA	Annualized base rent	Annualized base rent per sq. ft.	Percentage annualized base rents
Large tenants	5,751,000	69.9%	\$ 62,564,000	\$ 10.88	56.3%
Small tenants	2,479,000	30.1%	48,612,000	19.61	43.7%
<b>Total</b>	<b>8,230,000</b>	<b>100.0%</b>	<b>\$111,176,000</b>	<b>\$ 13.51</b>	<b>100.0%</b>



**CEDAR REALTY TRUST, INC.**

**Lease Expirations**

**As of December 31, 2017**

<u>Year of lease expiration</u>	<u>Number of leases expiring</u>	<u>GLA expiring</u>	<u>Percentage of GLA expiring</u>	<u>Annualized expiring base rents</u>	<u>Annualized expiring base rents per sq. ft.</u>	<u>Percentage of annualized expiring base rents</u>
Month-To-Month	54	232,000	2.8%	\$ 2,880,000	\$ 12.41	2.6%
2018	114	773,000	9.4%	12,444,000	16.10	11.2%
2019	137	1,055,000	12.8%	13,212,000	12.52	11.9%
2020	126	1,494,000	18.2%	17,388,000	11.64	15.6%
2021	122	1,004,000	12.2%	14,724,000	14.67	13.2%
2022	100	655,000	8.0%	9,648,000	14.73	8.7%
2023	42	372,000	4.5%	4,560,000	12.26	4.1%
2024	33	595,000	7.2%	8,004,000	13.45	7.2%
2025	30	485,000	5.9%	6,684,000	13.78	6.0%
2026	28	223,000	2.7%	3,552,000	15.93	3.2%
2027	32	327,000	4.0%	4,308,000	13.17	3.9%
2028	9	134,000	1.6%	1,620,000	12.09	1.5%
Thereafter	30	881,000	10.7%	12,152,000	13.80	10.9%
All tenants	857	8,230,000	100.0%	<u>\$ 111,176,000</u>	<u>\$ 13.51</u>	<u>100.0%</u>
Vacant space	N/A	780,000	N/A			
Total portfolio	<u>857</u>	<u>9,010,000</u>	<u>N/A</u>			

**CEDAR REALTY TRUST, INC.**

**Same-Property Net Operating Income ("Same-property NOI")**

**Same-Property NOI (a)**

	<b>Three months ended December 31,</b>	
	<b>2017</b>	<b>2016</b>
Base Rents	\$ 22,684,000	\$ 22,554,000
Expense Recoveries	6,755,000	6,438,000
Total Revenues	29,439,000	28,992,000
Operating expenses	8,926,000	8,506,000
NOI	<u>\$ 20,513,000</u>	<u>\$ 20,486,000</u>
Occupied	92.5%	92.0%
Leased	93.4%	93.1%
Average base rent	\$ 13.25	\$ 13.34
Number of same properties	52	52
<b>NOI growth</b>	<b>0.1%</b>	

	<b>Years ended December 31,</b>	
	<b>2017</b>	<b>2016</b>
Base Rents	\$ 87,022,000	\$ 86,952,000
Expense Recoveries	24,602,000	24,530,000
Total Revenues	111,624,000	111,482,000
Operating expenses	32,358,000	31,168,000
NOI	<u>\$ 79,266,000</u>	<u>\$ 80,314,000</u>
Occupied	92.5%	92.0%
Leased	93.4%	93.6%
Average base rent	\$ 13.10	\$ 13.17
Number of same properties	50	50
<b>NOI growth</b>	<b>-1.3%</b>	

- (a) Same-property NOI includes properties that were owned and operated for the entirety of both periods being compared, except for properties undergoing significant redevelopment and expansion until such properties have stabilized, and excluding properties classified as "held for sale". Same-property NOI (i) excludes non-cash revenues such as straight-line rent adjustments and amortization of intangible lease liabilities, (ii) reflects internal management fees charged to properties, and (iii) excludes infrequent items, such as lease termination fee income.

**CEDAR REALTY TRUST, INC.**  
**Summary of Acquisitions and Dispositions**

<b>Acquisitions</b>	<b>Location</b>	<b>GLA</b>	<b>Date Acquired</b>	<b>Purchase Price</b>
Christina Crossing	Wilmington, DE	119,353	2/22/2017	\$ 27,902,000 (a)
Parcel adjacent to South Philadelphia Shopping Center	Philadelphia, PA	20,380	7/6/2017	3,300,000
				<u>\$ 31,202,000</u>

<b>Dispositions</b>	<b>Location</b>	<b>GLA</b>	<b>Date Sold</b>	<b>Sales Price</b>
Outparcel Building adjacent to Camp Hill	Camp Hill, PA	40,904	2/1/2017	\$ 10,650,000
Fredericksburg Way	Fredericksburg, VA	63,000	12/29/2017	2,200,000
				<u>\$ 12,850,000</u>

(a) The seller has the potential to earn up to an additional \$1.4 million if they complete certain leases for new tenants.



**CEDAR REALTY TRUST, INC.**  
**Non-GAAP Financial Disclosures**

**Funds From Operations (“FFO”) and Operating Funds From Operations (“Operating FFO”)**

FFO is a widely recognized supplemental non-GAAP measure utilized to evaluate the financial performance of a REIT. The Company presents FFO in accordance with the definition adopted by the National Association of Real Estate Investments Trusts (“NAREIT”). NAREIT generally defines FFO as net income attributable to common shareholders (determined in accordance with GAAP), excluding gains (losses) from sales of real estate properties, impairment provisions on real estate properties, plus real estate related depreciation and amortization, and adjustments for partnerships and joint ventures to reflect FFO on the same basis. The Company considers FFO to be an appropriate measure of its financial performance because it captures features particular to real estate performance by recognizing that real estate generally appreciates over time or maintains residual value to a much greater extent than other depreciable assets.

The Company also considers Operating FFO to be an additional meaningful financial measure of financial performance because it excludes items the Company does not believe are indicative of its core operating performance, such as acquisition pursuit costs, amounts relating to early extinguishment of debt and preferred stock redemption costs, management transition costs and certain redevelopment costs. The Company believes Operating FFO further assists in comparing the Company’s performance across reporting periods on a consistent basis by excluding such items.

FFO and Operating FFO should be reviewed with GAAP net income attributable to common shareholders, the most directly comparable GAAP financial measure, when trying to understand the Company’s operating performance. FFO and Operating FFO do not represent cash generated from operating activities and should not be considered as an alternative to net income attributable to common shareholders or to cash flow from operating activities. The Company’s computations of FFO and Operating FFO may differ from the computations utilized by other REITs and, accordingly, may not be comparable to such REITs.

**Earnings Before Interest, Taxes, Depreciation and Amortization (“EBITDA”) and Adjusted EBITDA**

EBITDA is a widely recognized supplemental non-GAAP financial measure. The Company computes EBITDA as net income from continuing operations, plus interest expense (including early extinguishment of debt costs), depreciation and amortization, minority interests share of consolidated joint venture EBITDA and discontinued operations. The Company believes EBITDA provides additional information with respect to the Company’s performance and ability to meet its future debt service requirements.

The Company also considers Adjusted EBITDA to be an additional meaningful financial measure of financial performance because it excludes items the Company does not believe are indicative of its core operating performance, such as acquisition pursuit costs, gain on sales, impairment provisions and management transition charges. The Company believes Adjusted EBITDA further assists in comparing the Company’s performance across reporting periods on a consistent basis by excluding such items.

EBITDA and Adjusted EBITDA should be reviewed with GAAP net income from continuing operations, the most directly comparable GAAP financial measure, when trying to understand the Company’s operating performance. EBITDA and Adjusted EBITDA do not represent cash generated from operating activities and should not be considered as an alternative to income from continuing operations or to cash flow from operating activities. The Company’s computations of EBITDA and Adjusted EBITDA may differ from the computations utilized by other companies and, accordingly, may not be comparable to such companies.

**Same-Property Net Operating Income (“Same-Property NOI”)**

Same-property NOI is a widely recognized supplemental non-GAAP financial measure for REITs. Properties are included in same-property NOI if they are owned and operated for the entirety of both periods being compared, except for properties undergoing significant redevelopment and expansion until such properties have stabilized, and properties classified as held for sale. Consistent with the capital treatment of such costs under GAAP, tenant improvements, leasing commissions and other direct leasing costs are excluded from same-property NOI. The Company considers same-property NOI useful to investors as it provides an indication of the recurring cash generated by the Company’s properties by excluding certain non-cash revenues and expenses, as well as other infrequent items such as lease termination income which tends to fluctuate more than rents from year to year.

Same-property NOI should be reviewed with consolidated operating income, the most directly comparable GAAP financial measure. Same-property NOI should not be considered as an alternative to consolidated operating income prepared in accordance with GAAP or as a measure of liquidity. The Company’s computations of same-property NOI may differ from the computations utilized by other REITs and, accordingly, may not be comparable to such REITs.