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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549**

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**FORM 8-K**

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**Current Report  
Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): May 14, 2020**

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**CEDAR REALTY TRUST, INC.**

(Exact Name of Registrant as Specified in its Charter)

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**Maryland**  
(State or Other Jurisdiction of Incorporation)

**001-31817**  
(Commission  
File Number)

**42-1241468**  
(IRS Employer  
Identification No.)

**44 South Bayles Avenue  
Port Washington, New York 11050**  
(Address of Principal Executive Offices) (Zip Code)

**(516) 767-6492**  
(Registrant's Telephone Number, Including Area Code)

**Not Applicable**  
(Former Name or Former Address, if Changed Since Last Report)

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of each class</u>	<u>Name of each exchange on which registered</u>	<u>Trading Symbol(s)</u>
Common Stock, \$0.06 par value	New York Stock Exchange	CDR
7-1/4% Series B Cumulative Redeemable Preferred Stock, \$25.00 Liquidation Value	New York Stock Exchange	CDRpB
6-1/2% Series C Cumulative Redeemable Preferred Stock, \$25.00 Liquidation Value	New York Stock Exchange	CDRpC

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter) Emerging Growth Company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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**Items 2.02 and 7.01. Results of Operations and Financial Condition, and Regulation FD.**

On May 14, 2020, Cedar Realty Trust, Inc. issued a press release announcing its comparative financial results as well as certain supplemental financial information for the three months ended March 31, 2020. The press release and the supplemental financial information are furnished as Exhibit 99.1 and are incorporated herein by reference.

The information in this Current Report on Form 8-K is furnished under Item 2.02 – “Results of Operations and Financial Condition” and Item 7.01 – “Regulation FD Disclosure”. This information, including the exhibits attached hereto, shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that Section, or Sections 11 and 12(a)(2) of the Securities Act of 1933, as amended (the “Securities Act”). The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act or the Exchange Act except as expressly set forth by specific reference in any such filing.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits.

99.1 [Cedar Realty Trust, Inc. Supplemental Financial Information at March 31, 2020 \(including press release dated May 14, 2020\).](#)

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this Report to be signed on its behalf by the undersigned hereunto duly authorized.

CEDAR REALTY TRUST, INC.

/s/ PHILIP R. MAYS

Philip R. Mays  
Executive Vice President, Chief Financial Officer and Treasurer  
(Principal financial officer)

Dated: May 14, 2020



# SUPPLEMENTAL FINANCIAL INFORMATION

PERIOD ENDED MARCH 31, 2020



**CEDAR REALTY TRUST, INC.**  
**Supplemental Financial Information**  
**March 31, 2020**  
**(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, may involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Cedar Realty Trust, Inc. (the “Company”) to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe the Company’s future plans, strategies and expectations, are generally identifiable by use of the words “may”, “will”, “should”, “estimates”, “projects”, “anticipates”, “believes”, “expects”, “intends”, “future”, and words of similar import, or the negative thereof. Factors that could cause actual results, performance or achievements to differ materially from current expectations include, but are not limited to: (i) the economic, political and social impact of, and uncertainty relating to, the COVID-19 pandemic, including: (a) the effectiveness or lack of effectiveness of governmental relief in providing assistance to large and small businesses, particularly including our retail tenants and other retailers, that have suffered significant declines in revenues as a result of mandatory business shut-downs, “shelter-in-place” or “stay-at-home” orders and social distancing practices, as well as individuals adversely impacted by the COVID-19 pandemic, (b) the duration of any such orders or other formal recommendations for social distancing and the speed and extent to which revenues of our retail tenants recover following the lifting of any such orders or recommendations, (c) the potential impact of any such events on the obligations of the Company’s tenants to make rent and other payments or honor other commitments under existing leases, (d) the potential adverse impact on returns from redevelopment projects, (e) to the extent we were seeking to sell properties in the near term, significantly greater uncertainty regarding our ability to do so at attractive prices, and (f) the broader impact of the severe economic contraction and increase in unemployment that has occurred in the short term and negative consequences that will occur if these trends are not quickly reversed; (ii) the ability and willingness of the Company’s tenants and other third parties to satisfy their obligations under their respective contractual arrangements with the Company; (iii) the loss or bankruptcy of the Company’s tenants, particularly in light of the adverse impact to the financial health of many retailers that has occurred and continues to occur as a result of the COVID-19 pandemic; (iv) the ability and willingness of the Company’s tenants to renew their leases with the Company upon expiration, the Company’s ability to re-lease its properties on the same or better terms in the event of nonrenewal or in the event the Company exercises its right to replace an existing tenant, and obligations the Company may incur in connection with the replacement of an existing tenant, particularly, in light of the adverse impact to the financial health of many retailers that has occurred and continues to occur as a result of the COVID-19 pandemic, and the significant uncertainty as to when and the conditions under which potential tenants will be able to operate physical retail locations in future; (v) macroeconomic conditions, such as a disruption of or lack of access to capital markets and the adverse impact of the recent significant decline in the Company’s share price from prices prior to the spread of the COVID-19 pandemic; (vi) financing risks, such as the Company’s inability to obtain new financing or refinancing on favorable terms as the result of market volatility or instability; (vii) increases in the Company’s borrowing costs as a result of changes in interest rates and other factors, including the potential phasing out of LIBOR after 2021; (viii) the impact of the Company’s leverage on operating performance; (ix) risks related to the market for retail space generally, including reductions in consumer spending, variability in retailer demand for leased space, adverse impact of e-commerce, ongoing consolidation in the retail sector and changes in economic conditions and consumer confidence; (x) risks endemic to real estate and the real estate industry generally; (xi) competitive risks; (xii) risks related to the geographic concentration of the Company’s properties in the Washington, D.C. to Boston corridor; (xiii) damage to the Company’s properties from catastrophic weather and other natural events, and the physical effects of climate change; (xiv) the inability of the Company to realize anticipated returns from its redevelopment activities; (xv) uninsured losses; (xvi) the Company’s ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax and other considerations; and (xvii) information technology security breaches. For further discussion of factors that could materially affect the outcome of forward-looking statements, see “Risk Factors” in Part I, Item 1A, of the Company’s Annual Report on Form 10-K for the year ended December 31, 2019 and other documents that the Company files with the Securities and Exchange Commission from time to time.

Except for ongoing obligations to disclose material information as required by the federal securities laws, the Company undertakes no obligation to release publicly any revisions to any forward-looking statements to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events. All of the above factors are difficult to predict, contain uncertainties that may materially affect the Company’s actual results and may be beyond the Company’s control. New factors emerge from time to time, and it is not possible for the Company’s management to predict all such factors or to assess the effects of each factor on the Company’s business. Accordingly, there can be no assurance that the Company’s current expectations will be realized.

**CEDAR REALTY TRUST REPORTS**  
**FIRST QUARTER 2020 RESULTS AND COVID-19 UPDATE**

Port Washington, New York – May 14, 2020 – Cedar Realty Trust, Inc. (NYSE:CDR – the “Company”) today reported results for the first quarter 2020. Net loss attributable to common shareholders was \$(0.06) per diluted share compared to net income of \$0.00 per diluted share for the comparable 2019 period. Other highlights include:

**First Quarter 2020 Highlights**

- NAREIT-defined funds from operations (FFO) and Operating funds from operations (Operating FFO) of \$0.18 per diluted share (includes \$0.08 per share of lease termination income)
- Same-property net operating income (NOI) increased 0.8% compared to the same period in 2019
- Signed 30 new and renewal leases for 309,500 square feet in the quarter
- Same-property portfolio 93.2% leased at quarter-end

**COVID-19 Update (as of May 12, 2020)**

- All shopping centers remain operational
  - Tenants representing approximately 60% of the Company’s annualized base rent are open and operating, including those operating on a limited basis
  - Collected 70% of April and 65% of May base rents and monthly charges
  - In Q1 2020, the Company, out of an abundance of caution, borrowed \$75 million on its revolving credit facility to preserve financial flexibility and now has approximately \$72 million of cash and no debt maturities until February 2021
  - The Company’s Board of Directors reduced the regular quarterly common dividend beginning in Q2 2020 to \$0.01 per share and will monitor the Company’s financial performance and adjust it at a future time when it is determined to be prudent
  - The Company has taken action to reduce near-term redevelopment capital and currently expects full year 2020 capital spend for its mixed-use urban redevelopments and value add renovations combined to be approximately \$20 million (excluding approximately \$7.5 million of capitalized overhead, interest and real estate taxes under GAAP) and the Company is continuing to evaluate ways to further reduce this spend
  - The Company withdrew its full-year earnings 2020 guidance given the uncertain economic impact resulting from COVID-19
- “First and foremost, our thoughts and prayers go out to all of those impacted by COVID-19 along with great appreciation for those operating on the front lines,” said Bruce Schanzer, President and Chief Executive Officer. “From a company perspective, we are gratified that our primarily grocery-anchored shopping center portfolio has performed relatively well during this unprecedented time. I am proud to say, however, that the relative outperformance we have seen is not just a function of our assets, but is very much a credit to Team Cedar. I could not be prouder of my colleagues and the way they have helped us navigate through this economic storm.”

**Financial Results**

Net loss attributable to common shareholders for the first quarter of 2020 was \$(4.9) million or \$(0.06) per diluted share, compared to net income of \$0.2 million or \$0.00 per diluted share for the same period in 2019. The principal differences in the comparative three-month results were lease termination income, an impairment charge on a property held for sale, and the acceleration of depreciation relating to the demolition of certain existing buildings at redevelopment properties in 2020.

NAREIT-defined FFO for the first quarter of 2020 was \$16.3 million or \$0.18 per diluted share, compared to \$10.2 million or \$0.11 per diluted share for the same period in 2019. Operating FFO for the first quarter of 2020 was \$16.7 million or \$0.18 per diluted share, compared to \$10.2 million or \$0.11 per diluted share for the same period in 2019. The difference between Operating FFO and NAREIT-defined FFO in 2020 was redevelopment costs. The principal difference between the comparative three-month Operating FFO results was lease termination income in 2020.

**Portfolio Update**

During the first quarter of 2020, the Company signed 30 leases for 309,500 square feet. On a comparable space basis, the Company leased 307,900 square feet at a negative lease spread of (0.4)% on a cash basis (new leases decreased 7.5% and renewals increased 0.9%).

Same-property NOI increased 0.8% excluding redevelopment properties compared to the same period in 2019.

The Company’s same-property portfolio was 93.2% leased at March 31, 2020, compared to 93.0% at December 31, 2019 and 91.9% at March 31, 2019. The Company’s total portfolio, excluding properties held for sale, was 91.8% leased at March 31, 2020, compared to 93.2% at December 31, 2019 and 90.5% at March 31, 2019. The sequential decrease in total leased portfolio percentage was driven by proactively recapturing the K-Mart space at Valley Plaza in early 2020 to facilitate a future value-add renovation.

## Balance Sheet

The Company reported net debt to earnings before interest, taxes, depreciations, and amortization for real estate (EBITDAre) of 8.8 times for the quarter ended March 31, 2020 and was in compliance with all financial covenants.

As of March 31, 2020, The Commons, located in Dubois, Pennsylvania, Carl's Corner, located in Bridgeton, New Jersey, Suffolk Plaza, located in Suffolk, Virginia, and Metro Square, located in Owings Mills, Maryland, have been classified as "real estate held for sale".

## Non-GAAP Financial Measures

NAREIT-defined FFO is a widely recognized supplemental non-GAAP measure utilized to evaluate the financial performance of a REIT. The Company considers NAREIT-defined 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. NAREIT-defined 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 NAREIT-defined FFO and Operating FFO for the three months ended March 31, 2020 and 2019 is detailed in the attached schedule.

EBITDAre is a recognized supplemental non-GAAP financial measure. The Company presents EBITDAre in accordance with the definition adopted by NAREIT, which generally defines EBITDAre as net income plus interest expense, income tax expense, depreciation, amortization, and impairment write-downs of depreciated property, plus or minus losses and gains on the disposition of depreciated property, and adjustments to reflect the Company's share of EBITDAre of unconsolidated affiliates. The Company believes EBITDAre provides additional information with respect to the Company's performance and ability to meet its future debt service requirements. The Company also considers Adjusted EBITDAre 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 management transition, acquisition pursuit and redevelopment costs. The Company believes Adjusted EBITDAre further assists in comparing the Company's performance across reporting periods on a consistent basis by excluding such items. EBITDAre and Adjusted EBITDAre should be reviewed with GAAP net income, the most directly comparable GAAP financial measure, when trying to understand the Company's operating performance. EBITDAre and Adjusted EBITDAre 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 computation of Adjusted EBITDAre may differ from the computations utilized by other companies and, accordingly, may not be comparable to such companies.

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 March 31, 2020. 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, May 14, 2020, 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 May 14, 2020, until midnight (ET) on May 28, 2020. The replay dial-in numbers are (844) 512-2921 or (1) (412) 317-6671 for international callers. Please use passcode 13702201 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 55 properties, with approximately 8.3 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

Certain statements made in this press release that are not strictly historical 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, may involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Cedar Realty Trust, Inc. (the "Company") to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "may", "will", "should", "estimates", "projects", "anticipates", "believes", "expects", "intends", "future", and words of similar import, or the negative thereof. 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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**

	<u>March 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>
<b>ASSETS</b>		
Real estate, at cost	\$ 1,508,784,000	\$ 1,515,206,000
Less accumulated depreciation	(398,367,000)	(389,861,000)
Real estate, net	1,110,417,000	1,125,345,000
Real estate held for sale	17,073,000	13,230,000
Cash and cash equivalents	74,882,000	2,747,000
Receivables	22,850,000	22,164,000
Other assets and deferred charges, net	43,552,000	42,139,000
<b>TOTAL ASSETS</b>	<u>\$ 1,268,774,000</u>	<u>\$ 1,205,625,000</u>
<b>LIABILITIES AND EQUITY</b>		
Liabilities:		
Mortgage loan payable	\$ 46,127,000	\$ 46,370,000
Finance lease obligation	5,358,000	5,364,000
Unsecured revolving credit facility	182,000,000	106,000,000
Unsecured term loans	473,018,000	472,841,000
Accounts payable and accrued liabilities	61,654,000	50,502,000
Unamortized intangible lease liabilities	9,966,000	10,473,000
Total liabilities	<u>778,123,000</u>	<u>691,550,000</u>
Equity:		
Preferred stock	159,541,000	159,541,000
Common stock and other shareholders' equity	327,570,000	351,020,000
Noncontrolling interests	3,540,000	3,514,000
Total equity	<u>490,651,000</u>	<u>514,075,000</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>\$ 1,268,774,000</u>	<u>\$ 1,205,625,000</u>



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

	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
<b>PROPERTY REVENUES</b>		
Rental revenues	\$ 35,115,000	\$ 36,592,000
Other	7,370,000	291,000
Total property revenues	<u>42,485,000</u>	<u>36,883,000</u>
<b>PROPERTY OPERATING EXPENSES</b>		
Operating, maintenance and management	7,721,000	7,967,000
Real estate and other property-related taxes	5,122,000	5,210,000
Total property operating expenses	<u>12,843,000</u>	<u>13,177,000</u>
<b>PROPERTY OPERATING INCOME</b>	<u>29,642,000</u>	<u>23,706,000</u>
<b>OTHER EXPENSES AND INCOME</b>		
General and administrative	5,002,000	4,798,000
Depreciation and amortization	13,747,000	10,129,000
Gain on sales	-	(101,000)
Impairment charges	7,474,000	-
Total other expenses and income	<u>26,223,000</u>	<u>14,826,000</u>
<b>OPERATING INCOME</b>	<u>3,419,000</u>	<u>8,880,000</u>
<b>NON-OPERATING INCOME AND EXPENSES</b>		
Interest expense	(5,517,000)	(5,891,000)
Total non-operating income and expense	<u>(5,517,000)</u>	<u>(5,891,000)</u>
<b>NET (LOSS) INCOME</b>	(2,098,000)	2,989,000
Attributable to noncontrolling interests	(148,000)	(107,000)
<b>NET (LOSS) INCOME ATTRIBUTABLE TO CEDAR REALTY TRUST, INC.</b>	(2,246,000)	2,882,000
Preferred stock dividends	(2,688,000)	(2,688,000)
<b>NET (LOSS) INCOME ATTRIBUTABLE TO COMMON SHAREHOLDERS</b>	<u>\$ (4,934,000)</u>	<u>\$ 194,000</u>
<b>NET (LOSS) INCOME PER COMMON SHARE ATTRIBUTABLE TO COMMON SHAREHOLDERS (BASIC AND DILUTED):</b>	<u>\$ (0.06)</u>	<u>\$ 0.00</u>
Weighted average number of common shares - basic and diluted	<u>86,370,000</u>	<u>86,580,000</u>

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

<b>Balance Sheets</b>	<b>March 31,</b>	<b>December 31,</b>
	<b>2020</b>	<b>2019</b>
<b>Construction in process (included in real estate, at cost)</b>	<b>\$ 29,696,000</b>	<b>\$ 15,151,000</b>
<b>Receivables</b>		
Rents and other tenant receivables, net	\$ 5,958,000	\$ 5,061,000
Mortgage note receivable	3,500,000	3,500,000
Straight-line rents	13,392,000	13,603,000
	<b>\$ 22,850,000</b>	<b>\$ 22,164,000</b>
<b>Other assets and deferred charges, net</b>		
Lease origination costs	\$ 19,466,000	\$ 19,947,000
Right-of-use assets	14,141,000	13,638,000
Prepaid expenses	7,634,000	6,048,000
Revolving credit facility issuance costs	868,000	1,021,000
Interest rate swap assets	-	136,000
Other	1,443,000	1,349,000
	<b>\$ 43,552,000</b>	<b>\$ 42,139,000</b>
<b>Accounts payable and accrued liabilities</b>		
Accounts payable and accrued liabilities	\$ 25,284,000	\$ 29,544,000
Right-of-use liabilities	14,308,000	13,778,000
Interest rate swap liabilities	22,062,000	7,180,000
	<b>\$ 61,654,000</b>	<b>\$ 50,502,000</b>
<b>Statements of Operations</b>	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
<b>Rental revenues</b>		
Base rents	\$ 25,762,000	\$ 26,401,000
Expense recoveries	8,555,000	9,194,000
Percentage rent	296,000	182,000
Straight-line rents	43,000	224,000
Amortization of intangible lease liabilities, net	459,000	591,000
	<b>\$ 35,115,000</b>	<b>\$ 36,592,000</b>

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

	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
<b>Net (loss) income attributable to common shareholders</b>	<b>\$ (4,934,000)</b>	<b>\$ 194,000</b>
Real estate depreciation and amortization	13,705,000	10,083,000
Limited partners' interest	(28,000)	2,000
Gain on sales	-	(101,000)
Impairment charges	7,474,000	-
Consolidated minority interests:		
Share of income	176,000	105,000
Share of FFO	(143,000)	(79,000)
<b>Funds From Operations ("FFO") applicable to diluted common shares</b>	<b>16,250,000</b>	<b>10,204,000</b>
Adjustments for items affecting comparability:		
Redevelopment costs (a)	483,000	-
<b>Operating Funds From Operations ("Operating FFO") applicable to diluted common shares</b>	<b>\$ 16,733,000</b>	<b>\$ 10,204,000</b>
<b>FFO per diluted common share:</b>	<b>\$ 0.18</b>	<b>\$ 0.11</b>
<b>Operating FFO per diluted common share:</b>	<b>\$ 0.18</b>	<b>\$ 0.11</b>
<b>Weighted average number of diluted common shares:</b>		
Common shares and equivalents	90,767,000	90,862,000
OP Units	537,000	553,000
	<u>91,304,000</u>	<u>91,415,000</u>

**Additional Disclosures (b):**

Straight-line rents	\$ 43,000	\$ 224,000
Amortization of intangible lease liabilities	459,000	591,000
Non-real estate amortization	352,000	377,000
Share-based compensation, net	1,014,000	1,015,000
Maintenance capital expenditures (c)	1,708,000	2,826,000
Lease related expenditures (d)	2,308,000	2,303,000
Development and redevelopment capital expenditures	5,766,000	4,071,000
Capitalized interest and financing costs	593,000	258,000

- (a) Includes redevelopment project costs expensed pursuant to GAAP such as certain demolition and lease termination costs.  
(b) These additional disclosures are presented to assist with understanding the Company's real estate operations and capital requirements. These amounts should not be considered independently or as a substitute for the Company's consolidated financial statements reported under GAAP.  
(c) Consists of payments for building and site improvements.  
(d) Consists of payments for tenant improvements and leasing commissions.

**CEDAR REALTY TRUST, INC.**  
**EBITDA for Real Estate ("EBITDAre") and Additional Disclosures**

	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
<b>Net (loss) income</b>	<b>\$ (2,098,000)</b>	<b>\$ 2,989,000</b>
Interest expense	5,517,000	5,891,000
Depreciation and amortization	13,747,000	10,129,000
Gain on sales	-	(101,000)
Impairment charges	7,474,000	-
<b>EBITDAre</b>	<b>24,640,000</b>	<b>18,908,000</b>
Adjustments for items affecting comparability:		
Redevelopment costs (a)	483,000	-
<b>Adjusted EBITDAre</b>	<b>\$ 25,123,000</b>	<b>\$ 18,908,000</b>
<b>Net debt</b>		
Debt, excluding issuance costs	\$ 703,425,000	\$ 624,429,000
Finance lease obligation	5,656,000	5,688,000
Unrestricted cash and cash equivalents	(74,882,000)	(25,000)
	<b>\$ 634,199,000</b>	<b>\$ 630,092,000</b>
<b>Fixed charges (b)</b>		
Interest expense	\$ 5,765,000	\$ 5,805,000
Preferred stock dividends	2,688,000	2,688,000
Scheduled mortgage repayments	263,000	253,000
	<b>\$ 8,716,000</b>	<b>\$ 8,746,000</b>
<b>Debt and Coverage Ratios (c)</b>		
Net debt to Adjusted EBITDAre	8.8 x	8.4 x
Interest coverage ratio (based on Adjusted EBITDAre)	3.1 x	3.3 x
Fixed charge coverage ratio (based on Adjusted EBITDAre)	2.1 x	2.2 x

(a) Includes redevelopment project costs expensed pursuant to GAAP such as certain demolition and lease termination costs.

(b) Includes properties "held for sale".

(c) For the purposes of these computations, these ratios have 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.

**CEDAR REALTY TRUST, INC.**  
**Summary of Outstanding Debt and Maturities**  
As of March 31, 2020

	<u>Maturity Dates</u>	<u>Interest Rates</u>	<u>Amounts</u>
<b>Secured fixed-rate debt:</b>			
Franklin Village Plaza mortgage	Jun 2026	3.9%	\$ 46,425,000
Senator Square finance lease obligation (a)	Sep 2050	5.3%	5,656,000
<b>Unsecured debt (b):</b>			
<b>Variable-rate (c):</b>			
Revolving credit facility (d)	Sep 2021	2.5%	182,000,000
Term loan	Sep 2022	2.6%	50,000,000
<b>Fixed-rate (e):</b>			
Term loan	Feb 2021	3.7%	75,000,000
Term loan	Feb 2022	3.1%	50,000,000
Term loan	Sep 2022	3.3%	50,000,000
Term loan	Apr 2023	3.3%	100,000,000
Term loan	Sep 2024	3.8%	75,000,000
Term loan	Jul 2025	4.7%	75,000,000
<b>Total unsecured debt</b>	<i>weighted average</i>	<b>3.3%</b>	<b>657,000,000</b>
<b>Total debt</b>	<i>weighted average</i>	<b>3.3%</b>	<b>709,081,000</b>
<b>Unamortized mortgage, finance lease and term loan issuance costs</b>			<b>(2,578,000)</b>
			<b>\$ 706,503,000</b>
<b>Fixed to variable rate debt ratio:</b>			
Fixed-rate debt		67.3%	\$ 477,081,000
Variable-rate debt		32.7%	232,000,000
		<b>100.0%</b>	<b>\$ 709,081,000</b>

Year	Mortgage Loan Payable	Finance Lease Obligation	Revolving Credit Facility	Term Loans	Amounts
2020	\$ 780,000	\$ 24,000	\$ -	\$ -	\$ 804,000
2021	1,074,000	35,000	182,000,000 (d)	75,000,000	258,109,000
2022	1,116,000	37,000	-	150,000,000	151,153,000
2023	1,160,000	39,000	-	100,000,000	101,199,000
2024	1,206,000	41,000	-	75,000,000	76,247,000
2025	1,253,000	44,000	-	75,000,000	76,297,000
2026	39,836,000	48,000	-	-	39,884,000
Thereafter	-	5,388,000	-	-	5,388,000
	<b>\$ 46,425,000</b>	<b>\$ 5,656,000</b>	<b>\$ 182,000,000</b>	<b>\$ 475,000,000</b>	<b>\$ 709,081,000</b>

- (a) Maturity date reflects the first date the Company has the right to acquire the underlying land on the finance lease obligation.
- (b) During the first quarter of 2020, the weighted average interest rate for the Company's unsecured credit facilities increased 14 bps (ranging from an increase of 10 bps to 15 bps for each individual borrowing) as a result of a slight increase in the Company's leverage ratio.
- (c) For variable-rate debt, rate in effect as of March 31, 2020.
- (d) Subject to a one-year extension at the Company's option.
- (e) 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.  
Real Estate Summary  
As of March 31, 2020

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Grocer Anchor	Selected Other Anchors
<b>Connecticut</b>						
Bethel Shopping Center	2013	101,105	95.1 %	\$ 23.38	Big Y	Dollar Tree
Brickyard Plaza	2004	227,598	99.2 %	8.75		Home Depot Kohl's Michaels PetSmart
Groton Shopping Center	2007	130,264	100.0 %	12.43	Aldi	TJ Maxx Goodwill Planet Fitness Dollar Tree Pet Supplies Plus
Jordan Lane	2005	177,504	73.1 %	12.67	Stop & Shop	Crunch Fitness Dollar Tree
New London Mall	2009	259,566	96.1 %	13.09	Shop Rite	Marshalls Home Goods PetSmart A.C. Moore
Oakland Commons	2007	90,100	100.0 %	6.37	Walmart	Bristol Ten Pin
Southington Center	2003	155,842	98.5 %	7.85	Walmart	NAMCO Southington Wine & Spirit
<b>Total Connecticut</b>		<b>1,141,979</b>	<b>94.1 %</b>	<b>11.66</b>		
<b>Delaware</b>						
Christina Crossing	2017	119,446	90.7 %	19.45	Shop Rite	
<b>Maryland / Washington, D.C.</b>						
East River Park	2015	150,038	97.4 %	20.11	Safeway	District of Columbia CVS
Oakland Mills	2005	59,308	91.1 %	12.06	LA Mart	
Patuxent Crossing (f/k/a San Souci Plaza) (a)	2009	264,134	82.3 %	11.46	McKay's Market and Café	Marshalls Home Goods World Gym JOANN Fabrics Dollar Tree
Senator Square	2018	61,691	100.0 %	21.42		Unity Health Care Dollar Tree
Shoppes at Arts District	2016	35,676	100.0 %	36.76	Yes! Organic Market	Busboys and Poets
Valley Plaza	2003	190,939	49.8 %	9.60		Ollie's Bargain Outlet Tractor Supply Dollar Tree
Yorktowne Plaza	2007	136,197	74.1 %	13.25	Food Lion	
<b>Total Maryland / Washington, D.C.</b>		<b>897,983</b>	<b>79.2 %</b>	<b>15.42</b>		
<b>Massachusetts</b>						
Fieldstone Marketplace	2005/2012	150,123	84.6 %	12.15	Shaw's	Work Out World Dollar Tree Family Dollar
Franklin Village Plaza	2004/2012	303,524	89.9 %	21.19	Stop & Shop	Marshalls NRG Labs
Kings Plaza	2007	168,243	81.0 %	8.64		Fun Z Trampoline Park Ocean State Job Lot Savers Dollar General
Norwood Shopping Center	2006	97,756	96.1 %	10.15	Big Y	Planet Fitness Dollar Tree
The Shops at Suffolk Downs	2005	121,187	100.0 %	14.15	Stop & Shop	Dollar Tree





CEDAR REALTY TRUST, INC.  
Real Estate Summary (Continued)  
As of March 31, 2020

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Grocer Anchor	Selected Other Anchors
<b>Massachusetts (continued)</b>						
Timpany Plaza	2007	182,799	65.1 %	10.11		Big Lots Gardner Theater Tractor Supply Dollar Tree
Webster Commons	2007	98,984	96.7 %	11.84		Big Lots Planet Fitness CVS Aubuchon Hardware
<b>Total Massachusetts</b>		<b>1,122,616</b>	<b>86.1 %</b>	<b>13.98</b>		
<b>New Jersey</b>						
Pine Grove Plaza	2003	86,089	80.9 %	11.90		Gordmans Dollar Tree
The Shops at Bloomfield Station	2016	63,844	81.6 %	19.09	Super Foodtown	
Washington Center Shoppes	2001	157,394	89.5 %	10.45	Acme Markets	Planet Fitness
<b>Total New Jersey</b>		<b>307,327</b>	<b>85.5 %</b>	<b>12.55</b>		
<b>New York</b>						
Carman's Plaza	2007	195,485	85.2 %	19.96	Key Foods	24 Hour Fitness Department of Motor Vehicle Popcorn Beauty Dollar Tree
<b>Pennsylvania</b>						
Academy Plaza	2001	137,415	94.1 %	15.45	Acme Markets	Rite Aid
Camp Hill	2002	430,198	99.7 %	15.24	Giant Foods	Boscov's LA Fitness Barnes & Noble Staples
Colonial Commons	2011	410,432	98.6 %	13.49	Giant Foods (b)	Dick's Sporting Goods Home Goods Ross Dress For Less Marshalls JoAnn Fabrics David's Furniture Old Navy Dollar Tree
Crossroads II (a)	2008	133,717	95.0 %	20.74	Giant Foods	Dollar Tree
Fairview Commons	2007	52,964	75.3 %	10.14	Grocery Outlet	Dollar Tree
Fishtown Crossing	2001	120,375	91.8 %	14.89	IGA Supermarket	Pep Boys Dollar Tree Dollar General
Girard Plaza	2019	35,688	100.0 %	15.77	Save A Lot	Dollar General
Gold Star Plaza	2006	71,720	95.5 %	8.94	Redner's	Dollar Tree
Golden Triangle	2003	202,790	89.9 %	13.28		LA Fitness Marshalls Staples Immunotek Walgreens Dollar Tree
Halifax Plaza	2003	51,510	100.0 %	13.55	Giant Foods	Rite Aid
Hamburg Square	2004	102,058	96.7 %	6.49	Redner's	Chesaco RV
Lawndale Plaza	2015	92,773	100.0 %	18.66	Shop Rite	
Meadows Marketplace	2004/2012	91,518	98.2 %	15.82	Giant Foods	
Newport Plaza	2003	64,489	100.0 %	12.81	Giant Foods	Rite Aid
Northside Commons	2008	69,136	100.0 %	10.41	Redner's	Dollar Tree
Palmyra Shopping Center	2005	111,051	89.7 %	7.83	Weis Markets	Goodwill

CEDAR REALTY TRUST, INC.  
Real Estate Summary (Continued)  
As of March 31, 2020

Property Description	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Grocer Anchor	Selected Other Anchors
<b>Pennsylvania (continued)</b>						
Quartermaster Plaza	2014	456,602	94.2 %	14.75	BJ's Wholesale Club	Home Depot Planet Fitness Staples PetSmart Walgreens
Riverview Plaza	2003	189,032	99.3 %	20.09		United Artists Avalon Carpet Pep Boys Staples
South Philadelphia	2003	193,085	76.3 %	12.32	Shop Rite	Ross Dress For Less LA Fitness Kid City
Swede Square	2003	100,816	73.9 %	18.38		LA Fitness
The Point	2000	262,620	86.2 %	14.98	Giant Foods	Burlington A.C. Moore Staples Dollar Tree
Trexler Mall	2005	337,297	80.5 %	11.14		Kohl's Lehigh Wellness Partners Maxx Fitness Marshalls Home Goods Dollar Tree
Trexletown Plaza	2006	325,171	94.5 %	14.13	Giant Foods	Hobby Lobby Burlington Big Lots Tractor Supply
<b>Total Pennsylvania</b>		<b>4,042,457</b>	<b>92.5 %</b>	<b>14.22</b>		
<b>Virginia</b>						
Coliseum Marketplace	2005	106,648	100.0 %	17.13	Kroger	Michaels
Elmhurst Square	2006	66,254	91.4 %	10.46	Food Lion	
General Booth Plaza	2005	71,639	100.0 %	15.23	Food Lion	
Glen Allen Shopping Center	2005	63,328	100.0 %	7.71	Publix	
Kempsville Crossing	2005	79,512	93.1 %	11.64	Walmart	The Iron Asylum
Oak Ridge Shopping Center	2006	38,700	100.0 %	11.03	Food Lion	
<b>Total Virginia</b>		<b>426,081</b>	<b>97.4 %</b>	<b>12.84</b>		
<b>Total</b>	<b>(91.8% leased at March 31, 2020)</b>	<b>8,253,374</b>	<b>90.2 %</b>	<b>\$ 14.00</b>		

- (a) 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 calculations, based on partnership promotes, additional equity interests, and/or other terms of the related joint venture agreements.
- (b) Giant Foods retains the leasehold obligation as Hobby Lobby is a subtenant and currently occupying the space.

**CEDAR REALTY TRUST, INC.**  
**Tenant Categories (Based on Annualized Base Rent)**  
**As of March 31, 2020**

<b>Tenant Categories</b>	<b>Examples/Description</b>	<b>GLA</b>	<b>Percentage of occupied GLA</b>	<b>Annualized base rent</b>	<b>Percentage annualized base rents</b>
Grocer Anchor	Giant Foods, Shop Rite, Stop & Shop, Big Y, BJ's Wholesale Club, Food Lion, Walmart Neighborhood Market	2,379,000	32.0%	\$ 29,136,000	28.0%
Limited/Fast Service Restaurants	Panera Bread, Subway, Dunkin, McDonalds, Chipotle	275,000	3.7%	7,212,000	6.9%
Fitness	LA Fitness, Planet Fitness, 24 Hour Fitness	507,000	6.8%	6,343,000	6.1%
Full Service Restaurants	Chili's, Red Lobster, Busboys and Poets	233,000	3.1%	5,018,000	4.8%
Dollar/Variety	Dollar Tree, Big Lots, Five Below	494,000	6.6%	4,863,000	4.7%
Discount Department Stores	Marshalls, Kohl's, Burlington, Ross Dress For Less, TJ Maxx	677,000	9.1%	4,847,000	4.7%
Medical, Dental and Optical	Medical Centers, Urgent Care, Physical Therapy, Dentists, Optical	213,000	2.9%	4,564,000	4.4%
Personal Care	Nail Salons, Hair Salons, Spas, GNC	151,000	2.0%	3,661,000	3.5%
Home Improvement/Hardware	Home Depot, Tractor Supply	339,000	4.6%	2,658,000	2.6%
Banking	Santander Bank, Wells Fargo, Bank of America, Middlesex Savings Bank	87,000	1.2%	2,643,000	2.5%
Wireless and Gaming	AT&T Mobility, T-Mobile, Verizon Wireless, GameStop	101,000	1.4%	2,428,000	2.3%
Home Furnishing	Homegoods, Mattress Firm	195,000	2.6%	2,269,000	2.2%
Pharmacy/Drug Store	Rite Aid, Walgreens, CVS	92,000	1.2%	2,233,000	2.1%
Beer, Wine and Liquor	Beer, Wine and Liquor Stores	117,000	1.6%	2,146,000	2.1%
Office Supply	Staples, The UPS Store	122,000	1.6%	2,134,000	2.0%
Hobby Stores	Michaels, Hobby Lobby, A.C. Moore, JoAnn Fabrics	200,000	2.7%	2,102,000	2.0%
Governmental Office	District of Columbia, Department of Motor Vehicle, USPS	74,000	1.0%	1,879,000	1.8%
Clothing	Old Navy, Men's Wearhouse, Carter's, Madrag	111,000	1.5%	1,835,000	1.8%
Movie Theatre	United Artists, Gardner Theater	105,000	1.4%	1,731,000	1.7%
Shoes	Famous Footwear, Shoe City, Shoe Carnival	82,000	1.1%	1,707,000	1.6%
Automotive Parts and Service	Pep Boys, Advance Auto Parts, AutoZone, Mavis	128,000	1.7%	1,630,000	1.6%
Pet	PetSmart, Pet Valu, Pet Supplies Plus	102,000	1.4%	1,503,000	1.4%
Non-Retail	Various office tenants	81,000	1.1%	1,429,000	1.4%
Sporting and Outdoor Stores	Dicks, NAMCO Pools	106,000	1.4%	1,374,000	1.3%
Beauty Supplies	Sally Beauty, Popcorn Beauty, Ulta	55,000	0.7%	1,333,000	1.3%
Other	Professional Services, Thrift Stores, Cleaners, Education, Books and Other	416,000	5.6%	5,532,000	5.3%
		<u>7,442,000</u>	<u>100.0%</u>	<u>\$ 104,210,000</u>	<u>100.0%</u>

**CEDAR REALTY TRUST, INC.**  
**Tenant Concentration (Based on Annualized Base Rent)**  
**As of March 31, 2020**

Tenant	Number of stores	GLA	Percentage of GLA	Annualized base rent	Annualized base rent per sq. ft.	Percentage annualized base rents
<b>Top twenty-five tenants (a):</b>						
Giant Foods	8	538,000	6.5%	\$ 9,007,000	\$ 16.74	8.6%
Shop Rite	4	252,000	3.1%	4,092,000	16.24	3.9%
Stop & Shop	3	211,000	2.6%	2,786,000	13.20	2.7%
Dollar Tree	21	224,000	2.7%	2,414,000	10.78	2.3%
LA Fitness	4	158,000	1.9%	2,110,000	13.35	2.0%
Big Y	2	106,000	1.3%	2,006,000	18.92	1.9%
Home Depot	2	253,000	3.1%	1,977,000	7.81	1.9%
Staples	5	106,000	1.3%	1,773,000	16.73	1.7%
BJ's Wholesale Club	1	118,000	1.4%	1,760,000	14.92	1.7%
Marshalls	6	170,000	2.1%	1,558,000	9.16	1.5%
United Artists	1	78,000	0.9%	1,538,000	19.72	1.5%
Food Lion	4	163,000	2.0%	1,530,000	9.39	1.5%
Planet Fitness	5	99,000	1.2%	1,283,000	12.96	1.2%
Walmart	3	192,000	2.3%	1,193,000	6.21	1.1%
Redner's	3	159,000	1.9%	1,160,000	7.30	1.1%
Kohl's	2	147,000	1.8%	1,031,000	7.01	1.0%
Home Goods	4	105,000	1.3%	944,000	8.99	0.9%
Shaw's	1	68,000	0.8%	925,000	13.60	0.9%
District of Columbia	1	34,000	0.4%	905,000	26.62	0.9%
24 Hour Fitness	1	54,000	0.7%	889,000	16.46	0.9%
Walgreens	2	29,000	0.4%	875,000	30.17	0.8%
Kroger	1	58,000	0.7%	863,000	14.88	0.8%
PetSmart	3	63,000	0.8%	857,000	13.60	0.8%
Dick's Sporting Goods	1	56,000	0.7%	784,000	14.00	0.8%
Burlington Coat Factory	2	84,000	1.0%	760,000	9.05	0.7%
<b>Sub-total top twenty-five tenants</b>	<b>90</b>	<b>3,525,000</b>	<b>42.7%</b>	<b>45,020,000</b>	<b>12.77</b>	<b>43.2%</b>
<b>Remaining tenants</b>	<b>719</b>	<b>3,917,000</b>	<b>47.5%</b>	<b>59,190,000</b>	<b>15.11</b>	<b>56.8%</b>
<b>Sub-total all tenants (b)</b>	<b>809</b>	<b>7,442,000</b>	<b>90.2%</b>	<b>\$ 104,210,000</b>	<b>\$ 14.00</b>	<b>100.0%</b>
<b>Vacant space</b>	<b>N/A</b>	<b>811,000</b>	<b>9.8%</b>			
<b>Total</b>	<b>809</b>	<b>8,253,000</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, and (2) Marshalls, Home Goods, and TJ Maxx (GLA of 30,000; annualized base rent of \$315,000).
- (b) Comprised of tenants as follows:

	Occupied GLA	Percentage of occupied GLA	Annualized base rent	Annualized base rent per sq. ft.	Percentage annualized base rents
Spaces ≥ 10,000 GLA	5,497,000	73.9%	\$ 62,544,000	\$ 11.38	60.0%
Spaces < 10,000 GLA	1,945,000	26.1%	41,666,000	21.42	40.0%
<b>Total</b>	<b>7,442,000</b>	<b>100.0%</b>	<b>\$ 104,210,000</b>	<b>\$ 14.00</b>	<b>100.0%</b>

**CEDAR REALTY TRUST, INC.**  
**Lease Expirations**  
**As of March 31, 2020**

**Total Portfolio**

<b>Year of lease expiration</b>	<b>Number of leases expiring</b>	<b>GLA expiring</b>	<b>Percentage of GLA expiring</b>	<b>Annualized expiring base rents per sq. ft.</b>	<b>Percentage of annualized expiring base rents</b>
Month-To-Month	51	271,000	3.6%	\$ 17.55	4.6%
2020	65	389,000	5.2%	14.34	5.4%
2021	136	752,000	10.1%	16.15	11.7%
2022	104	570,000	7.7%	16.44	9.0%
2023	79	580,000	7.8%	14.74	8.2%
2024	92	784,000	10.5%	14.60	11.0%
2025	88	1,174,000	15.8%	13.39	15.1%
2026	34	283,000	3.8%	16.25	4.4%
2027	37	307,000	4.1%	13.95	4.1%
2028	37	392,000	5.3%	11.86	4.5%
2029	43	711,000	9.6%	12.94	8.8%
Thereafter	43	1,229,000	16.5%	11.32	13.4%
<b>All tenants</b>	<b>809</b>	<b>7,442,000</b>	<b>100.0%</b>	<b>\$ 14.00</b>	<b>100.0%</b>

**Spaces ≥ 10,000 GLA**

<b>Year of lease expiration</b>	<b>Number of leases expiring</b>	<b>GLA expiring</b>	<b>Percentage of GLA expiring</b>	<b>Annualized expiring base rents per sq. ft.</b>	<b>Percentage of annualized expiring base rents</b>
Month-To-Month	5	150,000	2.7%	\$ 14.53	3.5%
2020	8	228,000	4.1%	10.24	3.7%
2021	13	417,000	7.6%	11.13	7.4%
2022	14	308,000	5.6%	12.88	6.3%
2023	13	417,000	7.6%	11.38	7.6%
2024	19	598,000	10.9%	11.67	11.2%
2025	26	921,000	16.8%	11.26	16.6%
2026	8	201,000	3.7%	13.03	4.2%
2027	10	204,000	3.7%	11.53	3.8%
2028	10	291,000	5.3%	9.47	4.4%
2029	16	618,000	11.2%	11.97	11.8%
Thereafter	19	1,144,000	20.8%	10.67	19.5%
<b>All tenants</b>	<b>161</b>	<b>5,497,000</b>	<b>100.0%</b>	<b>\$ 11.38</b>	<b>100.0%</b>

**Spaces < 10,000 GLA**

<b>Year of lease expiration</b>	<b>Number of leases expiring</b>	<b>GLA expiring</b>	<b>Percentage of GLA expiring</b>	<b>Annualized expiring base rents per sq. ft.</b>	<b>Percentage of annualized expiring base rents</b>
Month-To-Month	46	121,000	6.2%	\$ 21.28	6.2%
2020	57	161,000	8.3%	20.16	7.8%
2021	123	335,000	17.2%	22.39	18.0%
2022	90	262,000	13.5%	20.61	13.0%
2023	66	163,000	8.4%	23.33	9.1%
2024	73	186,000	9.6%	24.01	10.7%
2025	62	253,000	13.0%	21.16	12.8%
2026	26	82,000	4.2%	24.12	4.7%
2027	27	103,000	5.3%	18.74	4.6%
2028	27	101,000	5.2%	18.77	4.6%
2029	27	93,000	4.8%	19.44	4.3%
Thereafter	24	85,000	4.4%	20.13	4.1%
<b>All tenants</b>	<b>648</b>	<b>1,945,000</b>	<b>100.0%</b>	<b>\$ 21.42</b>	<b>100.0%</b>

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

	Leases Signed	Square Feet	New Rent Per. Sq. Ft (a)	Prior Rent Per. Sq. Ft (a)	Cash Basis % Change	Tenant Improvements Per. Sq. Ft (b)	Average Lease Term (Yrs)
<b>Total Comparable Leases</b>							
1st Quarter 2020	29	307,900	\$ 16.15	\$ 16.21	-0.4%	\$ 6.46	6.8
4th Quarter 2019	40	286,200	\$ 14.64	\$ 14.40	1.7%	\$ 11.28	5.3
3rd Quarter 2019	40	576,200	\$ 9.44	\$ 8.70	8.5%	\$ 16.74	8.4
2nd Quarter 2019	35	448,000	\$ 14.37	\$ 14.74	-2.5%	\$ 4.29	5.6
Total	144	1,618,300	\$ 13.00	\$ 12.81	1.5%	\$ 10.37	6.8
<b>New Leases - Comparable</b>							
1st Quarter 2020	12	37,600	\$ 18.11	\$ 19.57	-7.5%	\$ 34.91	7.4
4th Quarter 2019	12	75,600	\$ 11.29	\$ 12.83	-12.0%	\$ 42.72	9.3
3rd Quarter 2019	14	165,500	\$ 10.84	\$ 8.44	28.4%	\$ 58.28	10.2
2nd Quarter 2019	5	14,200	\$ 17.73	\$ 16.19	9.6%	\$ 58.63	7.8
Total	43	292,900	\$ 12.22	\$ 11.38	7.4%	\$ 51.28	9.5
<b>Renewals - Comparable</b>							
1st Quarter 2020	17	270,300	\$ 15.88	\$ 15.74	0.9%	\$ 2.50	6.7
4th Quarter 2019	28	210,600	\$ 15.84	\$ 14.96	5.9%	\$ 0.00	3.9
3rd Quarter 2019	26	410,700	\$ 8.88	\$ 8.81	0.9%	\$ 0.00	7.7
2nd Quarter 2019	30	433,800	\$ 14.26	\$ 14.70	-3.0%	\$ 2.51	5.5
Total	101	1,325,400	\$ 13.17	\$ 13.13	0.4%	\$ 1.33	6.2
<b>Total Comparable and Non-Comparable</b>							
1st Quarter 2020	30	309,500	\$ 16.18	N/A	N/A	\$ 6.43	6.8
4th Quarter 2019	41	297,100	\$ 15.08	N/A	N/A	\$ 13.24	5.5
3rd Quarter 2019	42	579,400	\$ 9.49	N/A	N/A	\$ 16.82	8.4
2nd Quarter 2019	37	452,400	\$ 14.75	N/A	N/A	\$ 4.25	5.7
Total	150	1,638,400	\$ 13.22	N/A	N/A	\$ 10.74	6.8

- (a) Leases on this schedule represent retail activity only; office leases are not included. 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.
- (b) Includes costs of tenant specific landlord work and tenant allowances provided to tenants. Excludes first generation space.

**CEDAR REALTY TRUST, INC.**  
**Same-Property Net Operating Income ("Same-property NOI")**

<b>Same-Property NOI (a)</b>	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
Base Rents	\$ 20,166,000	\$ 20,161,000
Expense Recoveries	6,721,000	6,811,000
Total Revenues	26,887,000	26,972,000
Operating expenses	8,937,000	9,162,000
Same-Property NOI	\$ 17,950,000	\$ 17,810,000
Occupied	91.2%	91.4%
Leased	93.2%	91.9%
Average base rent	\$ 13.64	\$ 13.56
Number of same properties	46	46
<b>Same-Property NOI growth</b>	<b>0.8%</b>	

<b>Same-Property NOI Reconciliation (a)</b>	<b>Three months ended March 31,</b>	
	<b>2020</b>	<b>2019</b>
Operating income	\$ 3,419,000	\$ 8,880,000
Add (deduct):		
General and administrative	5,002,000	4,798,000
Gain on sales	-	(101,000)
Impairment charges	7,474,000	-
Depreciation and amortization	13,747,000	10,129,000
Straight-line rents	(43,000)	(224,000)
Amortization of intangible lease liabilities	(459,000)	(591,000)
Other adjustments	52,000	(50,000)
NOI related to properties not defined as same-property	(11,242,000)	(5,031,000)
Same-Property NOI	\$ 17,950,000	\$ 17,810,000

- (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 Real Estate Held For Sale**

<b>Real Estate Held for Sale</b>	<b>Location</b>	<b>GLA</b>	<b>Percent occupied</b>	<b>Average base rent per leased sq. ft.</b>
Carl's Corner	Bridgeton, NJ	129,582	42.0%	\$ 8.93
Metro Square	Owings Mills, MD	71,896	18.4%	28.26
Suffolk Plaza	Suffolk, VA	67,216	100.0%	10.90
The Commons	Dubois, PA	203,309	59.2%	8.35
		<u>472,003</u>	<u>54.1%</u>	<u>\$ 10.18</u>





**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 for Real Estate (“EBITDAre”) and Adjusted EBITDAre**

EBITDAre is a recognized supplemental non-GAAP financial measure. The Company presents EBITDAre in accordance with the definition adopted by NAREIT, which generally defines EBITDAre as net income plus interest expense, income tax expense, depreciation, amortization, and impairment write-downs of depreciated property, plus or minus losses and gains on the disposition of depreciated property, and adjustments to reflect the Company’s share of EBITDAre of unconsolidated affiliates. The Company believes EBITDAre provides additional information with respect to the Company’s performance and ability to meet its future debt service requirements.

The Company also considers Adjusted EBITDAre 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, management transition, and redevelopment costs. The Company believes Adjusted EBITDAre further assists in comparing the Company’s performance across reporting periods on a consistent basis by excluding such items.

EBITDAre and Adjusted EBITDAre should be reviewed with GAAP net income, the most directly comparable GAAP financial measure, when trying to understand the Company’s operating performance. EBITDAre and Adjusted EBITDAre 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 computation of Adjusted EBITDAre 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.