
UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K/A

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d)
OF THE SECURITIES EXCHANGE ACT OF 1934m**

Date of report (date of earliest event reported): November 7, 2018 (November 6, 2018)

WHEELER REAL ESTATE INVESTMENT TRUST, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

001-35713
(Commission
File Number)

45-2681082
(IRS Employer
Identification No.)

**2529 Virginia Beach Blvd., Suite 200
Virginia Beach, VA 23452**

Registrant's telephone number, including area code: (757) 627-9088

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligations 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 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.

Explanatory Note

This Amendment No. 1 on Form 8-K/A (this “Amendment”) amends the Current Report on Form 8-K of Wheeler Real Estate Investment Trust, Inc. filed on November 7, 2018 (the “Original Report”). This Amendment is being filed for the sole purpose of adjusting a hyperlink to the Exhibit 99.2 Supplemental Operating and Financial Data filed with the Original Report. The full text of the Original Report is repeated in this Amendment for convenience, but has not been modified from the text of the Original Report except solely to correct the hyperlink described above.

ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

On November 6, 2018, Wheeler Real Estate Investment Trust, Inc. (the “Company”), issued a press release announcing its financial results for the three and nine months ended September 30, 2018. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference. A copy of the Company's Supplemental Operating and Financial Data for the three and nine months ended September 30, 2018 is attached as Exhibit 99.2 to this Current Report on Form 8-K and is incorporated herein by reference.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.

- (a) Financial statement of businesses acquired.

Not applicable.

- (b) Pro forma financial information.

Not applicable.

- (c) Shell company transactions.

Not Applicable.

- (d) Exhibits.

[99.1](#) [Press release, dated November 6, 2018, announcing the Company's financial results for the three and nine months ended September 30, 2018.](#)

[99.2](#) [Supplemental Operating and Financial Data for the three and nine months ended September 30, 2018.](#)

EXHIBIT INDEX

| <u>Number</u> | <u>Description of Exhibit</u> |
|-----------------------------|--|
| <u>99.1</u> | <u>Press release, dated November 6, 2018, announcing the Company's financial results for the three and nine months ended September 30, 2018.</u> |
| <u>99.2</u> | <u>Supplemental Operating and Financial Data for the three and nine months ended September 30, 2018.</u> |



FOR IMMEDIATE RELEASE

WHEELER REAL ESTATE INVESTMENT TRUST, INC. ANNOUNCES 2018 THIRD QUARTER FINANCIAL RESULTS

Virginia Beach, VA – November 6, 2018 – Wheeler Real Estate Investment Trust, Inc. (NASDAQ:WHLR) (“WHLR” or the “Company”) today reported operating and financial results for the three and nine months ending September 30, 2018.

| | Three Months Ended | | Nine Months Ended | |
|---------------------------------------|--------------------|-----------|-------------------|-----------|
| | September 30, | | September 30, | |
| | 2018 | 2017 | 2018 | 2017 |
| Net loss per common share | \$ (0.41) | \$ (0.52) | \$ (1.48) | \$ (1.32) |
| FFO per common share and common unit | 0.12 | 0.35 | 0.48 | 0.75 |
| AFFO per common share and common unit | 0.13 | 0.43 | 0.59 | 1.13 |

2018 THIRD QUARTER HIGHLIGHTS

(all comparisons to the same prior year period unless otherwise noted)

- Sold Shoppes at Eagle Harbor for a contract price of \$5.7 million, resulting in a \$1.3 million gain at an 8.0% capitalization rate.
- Refinanced Ladson Crossing, Lake Greenwood Crossing and South Park for a total of \$7.6 million, extending debt maturities to 2023.
- Reduced the KeyBank Credit Line to \$52.1 million from \$68.0 million at December 31, 2017 and extended the time with which the Company is to repay the \$3.83 million overadvance to February 2019.
- Reduced the Revere Loan to \$1.8 million from \$6.8 million at December 31, 2017.
- Recorded lease termination expense of \$250 thousand to allow a space to be available for a high credit grocery store tenant.
- Net loss attributable to WHLR's common stock, \$0.01 par value per share ("Common Stock") shareholders of \$3.8 million, or (\$0.41) per share.
- Total revenue from continuing operations increased by 6.74% or \$1.0 million.
- Net Operating Income ("NOI") from continuing operations increased by 5.48% to approximately \$11.3 million.
- Adjusted Funds from Operations ("AFFO") of \$0.13 per share of the Company's Common Stock and common unit ("Common Unit") in our operating partnership, Wheeler REIT, L.P.

2018 YEAR-TO-DATE HIGHLIGHTS

- Backfilled 3 former Southeastern Grocers locations, which were recaptured in their bankruptcy proceeding, with two Low Country Grocers (Piggly Wiggly's) at Ladson Crossing and South Park with rents that commenced in the third quarter 2018 and a third Piggly Wiggly at St. Matthews.
- Received approval on all Southeastern Grocers lease modifications by the bankruptcy court.
- Executed termination fee with Farm Fresh at Berkley Shopping Center resulting in \$980 thousand in lease termination fee revenues.
- Net loss attributable to Wheeler's Common Stock shareholders of \$13.6 million, or (\$1.48) per share.
- Total revenue from continuing operations increased by 12.21% or \$5.4 million.
- NOI from continuing operations increased by 16.07% to approximately \$35.2 million.
- AFFO of \$0.59 per share of the Company's Common Stock and Common Unit in our operating partnership, Wheeler REIT, L.P.

SUBSEQUENT EVENTS

- On October 3, 2018, at its 2018 Annual Stockholders' Meeting, WHLR Shareholders reelected all eight of the Company's directors to serve until the next annual meeting and until their successors are duly-elected and qualified; approved, on a non-binding advisory basis, the Company's executive compensation, as described in its proxy statement; approved, on a non-binding advisory basis, the frequency of future advisory votes on the Company's executive compensation for every year; and ratified the appointment of Cherry Bekaert, LLP as the independent registered public accounting firm.
- On October 22, 2018, the Company sold Monarch Bank Building, a 3,620 square-foot, single-tenant net leased asset, located in Virginia Beach, Virginia for \$1.75 million at a 6.9% capitalization rate.
- On November 5, 2018, the Company extended the maturity date to February 1, 2019 from November 1, 2018 on the Revere Loan.

BALANCE SHEET

- Cash and cash equivalents totaled \$3.6 million at September 30, 2018, compared to \$3.7 million at December 31, 2017.
- Total debt was \$371.5 million at September 30, 2018 (including debt associated with assets held for sale), compared to \$376.6 million at June 30, 2018. Our total debt at December 31, 2017 was \$313.8 million. The increase in debt is primarily a result of \$65.4 million in debt associated with the JANAF acquisition.
- WHLR's weighted-average interest rate and term of its debt was 4.8% and 4.50 years, respectively, at September 30, 2018 (including debt associated with assets held for sale), compared to 4.6% and 4.81 years, respectively, at December 31, 2017.
- Net investment properties as of September 30, 2018 totaled at \$447.7 million (including assets held for sale), compared to \$384.3 million as of December 31, 2017.
- Refinanced six properties off of the KeyBank Credit Line and LaGrange for a total of \$20.3 million, extending debt maturities out 5 years to 2023.
- Executed a Second Amendment to the Revere Loan, which matures in November 2018 with monthly principal payments of \$100,000. The loan bears interest at 9.0%. The loan was paid down to \$1.8 million, using the following sources: \$1.0 million from operating cash, \$2.6 million from the sale of the undeveloped land parcel at Laskin Road, \$1.3 million from the sale of Eagle Harbor and \$150 thousand with funds from other refinances.
- In conjunction with the JANAF acquisition, the Company issued and sold 1,363,636 shares of Series D Preferred Stock, in a public offering. Each share of Series D Preferred Stock was sold to investors at an offering price of \$16.50 per share. Net proceeds from the public offering totaled \$21.2 million, which includes the impact of the underwriters' selling commissions and legal, accounting and other professional fees.

DIVIDENDS

- For the three months ended September 30, 2018, the Company declared dividends of approximately \$3.0 million to our holders of shares of our Series A Preferred Stock, Series B Preferred Stock, and Series D Preferred Stock.
- For the nine months ended September 30, 2018, the Company declared dividends of approximately \$9.1 million to our holders of shares of our Series A Preferred Stock, Series B Preferred Stock, and Series D Preferred Stock.

OPERATIONS AND LEASING

- The Company's real estate portfolio is 90.4% leased at September 30, 2018, which includes leases executed through October 9, 2018.
 - Q3-2018 Leasing Activity
 - For the three months ended September 30, 2018, the Company executed 28 lease renewals totaling 239,047 square feet at a weighted-average increase of \$0.46 per square foot, representing an increase of 6.46% over prior rates.
 - For the three months ended September 30, 2018, the Company signed 11 new leases totaling approximately 31,491 square feet with a weighted-average rate of \$11.24 per square foot.
 - YTD 2018 Leasing Activity
 - For the nine months ended September 30, 2018, the Company executed 90 lease renewals totaling 562,370 square feet at a weighted-average increase of \$0.52 per square foot, representing a increase of 6.43% over prior rates.
 - For the nine months ended September 30, 2018, the Company signed 47 new leases totaling approximately 234,407 square feet with a weighted-average rate of \$8.75 per square foot.
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- Approximately 1.48% of the Company's gross leasable area ("GLA") is subject to leases that expire over the next three months, with 40.48% of this expiring GLA subject to renewal options.
- Southeastern Grocers
 - The Company modified thirteen leases with Southeastern Grocers anchor tenants and recaptured four locations. These modifications primarily include a combination of increases and decreases to lease term and rental rates, as well as deferred landlord contributions for remodels. The Company recaptured Ladson Crossing, St. Matthews, South Park, and Tampa Festival in the second quarter of 2018. The Cypress Shopping Center lease expired on March 31, 2018. As part of the negotiated recaptures the Company received \$246 thousand during the nine months ended September 30, 2018. The remaining lease modifications were approved by the Southeastern Grocers' bankruptcy court in the second quarter 2018. The initial annualized base rent impact of these modifications and recaptures is approximately \$2.5 million. Three of these locations have been backfilled and rents have commenced on two locations.

SAME STORE RESULTS

- Same-store NOI for the three months ended September 30, 2018 compared to September 30, 2017, declined by (12.91%) and (16.23%) respectively on a cash basis. The same-store pool for the 3 months ended September 30, 2018, was comprised of 4.9 million square feet that the Company owned as of January 1, 2017. Same-store results were driven by a 7.49% decrease in property revenues a result of a full quarter of Southeastern Grocers recaptures and rent modifications accompanied by anchor lease expirations at South Lake and Fort Howard and the impact of a full quarter of the lease termination at Berkley Shopping Center. Same Store property expenses increased 5.58% as a result of increased real estate taxes and utilities a direct result of vacant anchor space.
- Same-store NOI for the nine months ended September 30, 2018 compared to September 30, 2017, declined by (2.59%) and (4.75%) respectively on a cash basis. Same-store results for the nine months ended September 30, 2018, were driven, by a decrease of 1.62% in property revenues a result of the impact of a full quarter of Southeastern Grocers recaptures and rent modifications accompanied by anchor lease expirations at South Lake and Fort Howard and the impact of a full quarter of the lease termination at Berkley Shopping Center offset by \$980 thousand in lease termination fees on Farm Fresh at Berkley Shopping Center. Property expenses increased 1.97% as a result of increased real estate taxes and utilities a direct result of vacant anchor space while the tenant provision for credit losses decreased 28.64% primarily resulting from increased collections on accounts receivable.

ACQUISITIONS

- As previously disclosed, the Company acquired JANAF, a retail shopping center located in Norfolk, Virginia, for a purchase price of \$85.65 million in January 2018.

DISPOSITIONS

- Sold Chipotle ground lease at Conyers Crossing for a contract price of \$1.3 million, resulting in a gain of \$1.0 million with net proceeds of \$1.2 million.
- Sold the undeveloped land parcel at Laskin Road for a contract price of \$2.9 million, resulting in a \$903 thousand gain.
- Sold Shoppes at Eagle Harbor for a contract price of \$5.7 million, resulting in a \$1.3 million gain.

SUPPLEMENTAL INFORMATION

Further details regarding Wheeler Real Estate Investment Trust, Inc.'s operations and financials for the period ended September 30, 2018, including a supplemental presentation, are available at <https://ir.whlr.us/>.

CONFERENCE CALL DIAL-IN AND WEBCAST INFORMATION:

The Company will host a conference call and webcast on Wednesday, November 7, 2018 at 11:00 am Eastern Time to review its financial performance and operating results for the quarter ended September 30, 2018.

Conference Call and Webcast:

U.S. & Canada Toll Free: (877) 407-3101 / International: (201) 493-6789

Webcast: www.whlr.us via the Investor Relations Section

Replay:

U.S. & Canada Toll Free: (877) 660-6853 / International: (201) 612-7415

Conference ID#: 13679474

Available November 7, 2018 (one hour after the end of the conference call) to December 7, 2018 at 11:00 am Eastern Time.

ABOUT WHEELER REAL ESTATE INVESTMENT TRUST, INC.

Headquartered in Virginia Beach, VA, Wheeler Real Estate Investment Trust, Inc. is a fully-integrated, self-managed commercial real estate investment company focused on owning and operating income-producing retail properties with a primary focus on grocery-anchored centers. Wheeler's portfolio contains well-located, potentially dominant retail properties in secondary and tertiary markets that generate attractive, risk-adjusted returns, with a particular emphasis on grocery-anchored retail centers. For additional information about the Company, please visit: www.whlr.us.

A copy of Wheeler's Quarterly Report on Form 10-Q, which includes the Company's consolidated financial statements and management's discussion & analysis of financial condition and results of operations, will be available upon filing via the U.S. Securities and Exchange Commission website (www.sec.gov) or through Wheeler's website at www.whlr.us.

DEFINITIONS

FFO, AFFO, Pro Forma AFFO, Property NOI, EBITDA and Adjusted EBITDA are non-GAAP financial measures within the meaning of the rules of the Securities and Exchange Commission. Wheeler considers FFO, AFFO, Pro Forma AFFO, Property NOI, EBITDA and Adjusted EBITDA to be important supplemental measures of its operating performance and believes it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. FFO is intended to exclude GAAP historical cost depreciation and amortization of real estate and related assets, which assumes that the value of real estate assets diminishes ratably over time. Historically, however, real estate values have risen or fallen with market conditions. Because FFO excludes depreciation and amortization unique to real estate and gains and losses from property dispositions, the Company believes that it provides a performance measure that, when compared year-over-year, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, development activities and interest costs, providing perspective not immediately apparent from the closest GAAP measurement, net income.

Management believes that the computation of FFO in accordance with NAREIT's definition includes certain items that are not indicative of the operating performance of the Company's real estate assets. These items include, but are not limited to, nonrecurring expenses, legal settlements, legal and professional fees, and acquisition costs. Management uses AFFO, which is a non-GAAP financial measure, to exclude such items. Management believes that reporting AFFO and Pro Forma AFFO in addition to FFO is a useful supplemental measure for the investment community to use when evaluating the operating performance of the Company on a comparative basis. Management also believes that Property NOI, EBITDA and Adjusted EBITDA represent important supplemental measures for securities analysts, investors and other interested parties, as they are often used in calculating net asset value, leverage and other financial metrics used by these parties in the evaluation of REITs.

FORWARD LOOKING STATEMENTS

This press release may contain “forward-looking” statements as defined in the Private Securities Litigation Reform Act of 1995. When the Company uses words such as “may,” “will,” “intend,” “should,” “believe,” “expect,” “anticipate,” “project,” “estimate” or similar expressions that do not relate solely to historical matters, it is making forward-looking statements. Forward-looking statements are not guarantees of future performance and involve risks and uncertainties that may cause the actual results to differ materially from the Company’s expectations discussed in the forward-looking statements. The Company’s expected results may not be achieved, and actual results may differ materially from expectations. Specifically, the Company’s statements regarding future generation of financial returns from its portfolio are forward-looking statements. These statements are not guarantees of future performance and are subject to risks, uncertainties and other factors, some of which are beyond our control, are difficult to predict and could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements. For these reasons, among others, investors are cautioned not to place undue reliance upon any forward-looking statements in this press release.

Additional factors are discussed in the Company’s filings with the U.S. Securities and Exchange Commission, which are available for review at www.sec.gov. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

Mary Jensen
Investor Relations
(757) 627-9088 / mjensen@whlr.us

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Condensed Consolidated Statements of Operations
(unaudited, in thousands, except per share data)

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|-------------------|------------------------------------|--------------------|
| | 2018 | 2017 | 2018 | 2017 |
| REVENUE: | | | | |
| Rental revenues | \$ 12,755 | \$ 11,109 | \$ 38,363 | \$ 33,265 |
| Asset management fees | 48 | 145 | 143 | 807 |
| Commissions | 52 | 449 | 102 | 758 |
| Tenant reimbursements | 3,150 | 2,711 | 9,337 | 8,127 |
| Development and other revenues | 217 | 784 | 1,697 | 1,282 |
| Total Revenue | 16,222 | 15,198 | 49,642 | 44,239 |
| OPERATING EXPENSES: | | | | |
| Property operations | 4,687 | 3,726 | 13,804 | 11,467 |
| Non-REIT management and leasing services | 23 | 618 | 59 | 1,525 |
| Depreciation and amortization | 6,045 | 7,746 | 20,943 | 20,455 |
| Provision for credit losses | 149 | 23 | 335 | 443 |
| Corporate general & administrative | 1,703 | 1,306 | 6,479 | 4,855 |
| Other operating expenses | 250 | — | 250 | — |
| Total Operating Expenses | 12,857 | 13,419 | 41,870 | 38,745 |
| Gain (loss) on disposal of properties | 1,257 | (1) | 2,312 | 1,021 |
| Operating Income | 4,622 | 1,778 | 10,084 | 6,515 |
| Interest income | 1 | 364 | 3 | 1,080 |
| Interest expense | (5,183) | (4,250) | (14,940) | (12,997) |
| Net Loss from Continuing Operations Before Income Taxes | (560) | (2,108) | (4,853) | (5,402) |
| Income tax expense | (30) | (65) | (72) | (175) |
| Net Loss from Continuing Operations | (590) | (2,173) | (4,925) | (5,577) |
| Discontinued Operations | | | | |
| Income from discontinued operations | — | — | — | 16 |
| Gain on disposal of properties | — | — | 903 | 1,502 |
| Net Income from Discontinued Operations | — | — | 903 | 1,518 |
| Net Loss | (590) | (2,173) | (4,022) | (4,059) |
| Less: Net income (loss) attributable to noncontrolling interests | 12 | (111) | (70) | (165) |
| Net Loss Attributable to Wheeler REIT | (602) | (2,062) | (3,952) | (3,894) |
| Preferred stock dividends | (3,208) | (2,496) | (9,621) | (7,473) |
| Net Loss Attributable to Wheeler REIT Common Shareholders | \$ (3,810) | \$ (4,558) | \$ (13,573) | \$ (11,367) |
| Loss per share from continuing operations (basic and diluted) | \$ (0.41) | \$ (0.52) | \$ (1.58) | \$ (1.48) |
| Income per share from discontinued operations | — | — | 0.10 | 0.16 |
| | \$ (0.41) | \$ (0.52) | \$ (1.48) | \$ (1.32) |
| Weighted-average number of shares: | | | | |
| Basic and Diluted | 9,385,666 | 8,692,543 | 9,179,366 | 8,625,523 |

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Condensed Consolidated Balance Sheets
(in thousands, except par value and share data)

| | September 30, 2018 | December 31, 2017 |
|--|-------------------------------|------------------------------|
| | (unaudited) | |
| ASSETS: | | |
| Investment properties, net | \$ 426,972 | \$ 375,199 |
| Cash and cash equivalents | 3,638 | 3,677 |
| Restricted cash | 16,708 | 8,609 |
| Rents and other tenant receivables, net | 4,675 | 5,619 |
| Notes receivable, net | 6,739 | 6,739 |
| Goodwill | 5,486 | 5,486 |
| Assets held for sale | 22,111 | 9,135 |
| Above market lease intangible, net | 7,945 | 8,778 |
| Deferred costs and other assets, net | 32,814 | 34,432 |
| Total Assets | \$ 527,088 | \$ 457,674 |
| LIABILITIES: | | |
| Loans payable, net | \$ 354,093 | \$ 307,375 |
| Liabilities associated with assets held for sale | 12,423 | 792 |
| Below market lease intangible, net | 10,948 | 9,616 |
| Accounts payable, accrued expenses and other liabilities | 12,707 | 10,579 |
| Dividends payable | 3,037 | 5,480 |
| Total Liabilities | 393,208 | 333,842 |
| Series D Cumulative Convertible Preferred Stock (no par value, 4,000,000 shares authorized, 3,600,636 and 2,237,000 shares issued and outstanding; \$90.02 million and \$55.93 million aggregate liquidation preference, respectively) | 74,838 | 53,236 |
| EQUITY: | | |
| Series A Preferred Stock (no par value, 4,500 shares authorized, 562 shares issued and outstanding) | 453 | 453 |
| Series B Convertible Preferred Stock (no par value, 5,000,000 authorized, 1,875,748 and 1,875,848 shares issued and outstanding, respectively; \$46.90 million aggregate liquidation preference) | 40,978 | 40,915 |
| Common Stock (\$0.01 par value, 18,750,000 shares authorized, 9,401,936 and 8,744,189 shares issued and outstanding, respectively) | 94 | 87 |
| Additional paid-in capital | 233,001 | 226,978 |
| Accumulated deficit | (218,498) | (204,925) |
| Total Shareholders' Equity | 56,028 | 63,508 |
| Noncontrolling interests | 3,014 | 7,088 |
| Total Equity | 59,042 | 70,596 |
| Total Liabilities and Equity | \$ 527,088 | \$ 457,674 |

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Reconciliation of Funds From Operations (FFO)
(unaudited, in thousands)

Three Months Ended September 30,

| | Same Store | | New Store | | Total | | Period Over Period Changes | |
|---|---------------------------|-----------------|---------------|-------------|-----------------|-----------------|----------------------------|-----------------|
| | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | \$ | % |
| | (in thousands, unaudited) | | | | | | | |
| Net Loss | \$ (426) | \$ (2,173) | \$ (164) | \$ — | \$ (590) | \$ (2,173) | \$ 1,583 | 72.85 % |
| Depreciation and amortization of real estate assets | 4,932 | 7,746 | 1,113 | — | 6,045 | 7,746 | (1,701) | (21.96)% |
| (Gain) loss on disposal of properties | (1,257) | 1 | — | — | (1,257) | 1 | (1,258) | (125,800)% |
| FFO | <u>\$ 3,249</u> | <u>\$ 5,574</u> | <u>\$ 949</u> | <u>\$ —</u> | <u>\$ 4,198</u> | <u>\$ 5,574</u> | <u>\$ (1,376)</u> | <u>(24.69)%</u> |

Nine Months Ended September 30,

| | Same Store | | New Store | | Total | | Period Over Period Changes | |
|--|---------------------------|------------------|-----------------|-------------|------------------|------------------|----------------------------|----------------|
| | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | \$ | % |
| | (in thousands, unaudited) | | | | | | | |
| Net Loss | \$ (3,844) | \$ (4,059) | \$ (178) | \$ — | \$ (4,022) | \$ (4,059) | \$ 37 | 0.91 % |
| Depreciation and amortization of real estate assets | 17,531 | 20,455 | 3,412 | — | 20,943 | 20,455 | 488 | 2.39 % |
| Gain on disposal of properties | (2,312) | (1,021) | — | — | (2,312) | (1,021) | (1,291) | (126.44)% |
| Gain on disposal of properties-discontinued operations | (903) | (1,502) | — | — | (903) | (1,502) | 599 | 39.88 % |
| FFO | <u>\$ 10,472</u> | <u>\$ 13,873</u> | <u>\$ 3,234</u> | <u>\$ —</u> | <u>\$ 13,706</u> | <u>\$ 13,873</u> | <u>\$ (167)</u> | <u>(1.20)%</u> |

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Reconciliation of Funds From Operations (FFO)
(unaudited, in thousands)

| | Three Months Ended | | Nine Months Ended | |
|--|--------------------|------------|-------------------|------------|
| | September 30, | | September 30, | |
| | 2018 | 2017 | 2018 | 2017 |
| Net Loss | \$ (590) | \$ (2,173) | \$ (4,022) | \$ (4,059) |
| Depreciation and amortization of real estate assets | 6,045 | 7,746 | 20,943 | 20,455 |
| (Gain) Loss on disposal of properties | (1,257) | 1 | (2,312) | (1,021) |
| Gain on disposal of properties-discontinued operations | — | — | (903) | (1,502) |
| FFO | 4,198 | 5,574 | 13,706 | 13,873 |
| Preferred stock dividends | (3,208) | (2,496) | (9,621) | (7,473) |
| Preferred stock accretion adjustments | 169 | 205 | 509 | 605 |
| FFO available to common shareholders and common unitholders | 1,159 | 3,283 | 4,594 | 7,005 |
| Acquisition and development costs | 82 | 233 | 346 | 832 |
| Capital related costs | 110 | 82 | 408 | 468 |
| Other non-recurring and non-cash expenses ⁽¹⁾ | — | 47 | 103 | 177 |
| Share-based compensation | 241 | 134 | 727 | 735 |
| Straight-line rent | (353) | (162) | (953) | (566) |
| Loan cost amortization | 625 | 682 | 1,682 | 2,509 |
| Accrued interest income | — | (121) | — | (359) |
| (Below) above market lease amortization | (313) | 65 | (421) | 448 |
| Recurring capital expenditures and tenant improvement reserves | (284) | (245) | (858) | (696) |
| AFFO | \$ 1,267 | \$ 3,998 | \$ 5,628 | \$ 10,553 |
| Weighted Average Common Shares | 9,385,666 | 8,692,543 | 9,179,366 | 8,625,523 |
| Weighted Average Common Units | 297,355 | 679,820 | 433,403 | 723,269 |
| Total Common Shares and Units | 9,683,021 | 9,372,363 | 9,612,769 | 9,348,792 |
| FFO per Common Share and Common Units | \$ 0.12 | \$ 0.35 | \$ 0.48 | \$ 0.75 |
| AFFO per Common Share and Common Units | \$ 0.13 | \$ 0.43 | \$ 0.59 | \$ 1.13 |

(1) Other non-recurring expenses are described in "Management's Discussion and Analysis of Financial Condition and Results of Operations" included in our Annual Report on Form 10-Q for the period ended September 30, 2018.

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Reconciliation of Property Net Operating Income
(unaudited, in thousands)

Three Months Ended September 30,

| | Same Store | | New Store | | Total | |
|--|-----------------|------------------|-----------------|-------------|------------------|------------------|
| | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 |
| | (in thousands) | | | | | |
| Net Loss | \$ (426) | \$ (2,173) | \$ (164) | \$ — | \$ (590) | \$ (2,173) |
| Adjustments: | | | | | | |
| Income tax expense | 30 | 65 | — | — | 30 | 65 |
| Interest expense | 4,431 | 4,250 | 752 | — | 5,183 | 4,250 |
| Interest income | (1) | (364) | — | — | (1) | (364) |
| (Gain) loss on disposal of properties | (1,257) | 1 | — | — | (1,257) | 1 |
| Corporate general & administrative | 1,685 | 1,306 | 18 | — | 1,703 | 1,306 |
| Other operating expenses | — | — | 250 | — | 250 | — |
| Depreciation and amortization | 4,932 | 7,746 | 1,113 | — | 6,045 | 7,746 |
| Non-REIT management and leasing services | 23 | 618 | — | — | 23 | 618 |
| Development income | — | (155) | — | — | — | (155) |
| Asset management and commission revenues | (100) | (594) | — | — | (100) | (594) |
| Property Net Operating Income | \$ 9,317 | \$ 10,700 | \$ 1,969 | \$ — | \$ 11,286 | \$ 10,700 |
| Property revenues | \$ 13,366 | \$ 14,449 | \$ 2,756 | \$ — | \$ 16,122 | \$ 14,449 |
| Property expenses | 3,935 | 3,726 | 752 | — | 4,687 | 3,726 |
| Provision for credit losses - tenant | 114 | 23 | 35 | — | 149 | 23 |
| Property Net Operating Income | \$ 9,317 | \$ 10,700 | \$ 1,969 | \$ — | \$ 11,286 | \$ 10,700 |

Nine Months Ended September 30,

| | Same Store | | New Store | | Total | |
|--|------------------|------------------|-----------------|-------------|------------------|------------------|
| | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 |
| | (in thousands) | | | | | |
| Net Loss | \$ (3,844) | \$ (4,059) | \$ (178) | \$ — | \$ (4,022) | \$ (4,059) |
| Adjustments: | | | | | | |
| Net Income from Discontinued Operations | (903) | (1,518) | — | — | (903) | (1,518) |
| Income tax expense | 72 | 175 | — | — | 72 | 175 |
| Interest expense | 12,837 | 12,997 | 2,103 | — | 14,940 | 12,997 |
| Interest income | (3) | (1,080) | — | — | (3) | (1,080) |
| Gain on disposal of properties | (2,312) | (1,021) | — | — | (2,312) | (1,021) |
| Corporate general & administrative | 6,407 | 4,855 | 72 | — | 6,479 | 4,855 |
| Other operating expenses | — | — | 250 | — | 250 | — |
| Provision for credit losses - non-tenant | (77) | — | — | — | (77) | — |
| Depreciation and amortization | 17,531 | 20,455 | 3,412 | — | 20,943 | 20,455 |
| Non-REIT management and leasing services | 59 | 1,525 | — | — | 59 | 1,525 |
| Development income | — | (454) | — | — | — | (454) |
| Asset management and commission revenues | (245) | (1,565) | — | — | (245) | (1,565) |
| Property Net Operating Income | \$ 29,522 | \$ 30,310 | \$ 5,659 | \$ — | \$ 35,181 | \$ 30,310 |
| Property revenues | \$ 41,534 | \$ 42,220 | \$ 7,863 | \$ — | \$ 49,397 | \$ 42,220 |
| Property expenses | 11,696 | 11,467 | 2,108 | — | 13,804 | 11,467 |
| Provision for credit losses - tenant | 316 | 443 | 96 | — | 412 | 443 |
| Property Net Operating Income | \$ 29,522 | \$ 30,310 | \$ 5,659 | \$ — | \$ 35,181 | \$ 30,310 |

Wheeler Real Estate Investment Trust, Inc. and Subsidiaries
Reconciliation of Earnings Before Interest, Taxes, Depreciation and Amortization - EBITDA
(unaudited, in thousands)

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|-------------------------------------|------------|------------------------------------|------------|
| | 2018 | 2017 | 2018 | 2017 |
| Net Loss | \$ (590) | \$ (2,173) | \$ (4,022) | \$ (4,059) |
| Add back: | | | | |
| Depreciation and amortization (1) | 5,732 | 7,811 | 20,522 | 20,903 |
| Interest Expense (2) | 5,183 | 4,250 | 14,940 | 13,006 |
| Income taxes | 30 | 65 | 72 | 175 |
| EBITDA | 10,355 | 9,953 | 31,512 | 30,025 |
| Adjustments for items affecting comparability: | | | | |
| Acquisition and development costs | 82 | 233 | 346 | 832 |
| Capital related costs | 110 | 82 | 408 | 468 |
| Other non-recurring and non-cash expenses (3) | — | 47 | 103 | 177 |
| Gain on disposal of properties | (1,257) | 1 | (2,312) | (1,021) |
| (Gain) Loss on disposal of properties-discontinued operations | — | — | (903) | (1,502) |
| Adjusted EBITDA | \$ 9,290 | \$ 10,316 | \$ 29,154 | \$ 28,979 |

(1) Includes above (below) market lease amortization.

(2) Includes loan cost amortization and amounts associated with discontinued operations.

(3) Other non-recurring expenses are described in "Management's Discussion and Analysis of Financial Condition and Results of Operations" included in our Annual Report on Form 10-Q for the period ended September 30, 2018.



Supplemental Operating and Financial Data
for the three and nine months September 30, 2018



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Forward-Looking Statements

This document contains forward-looking statements that are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. These risks include, without limitation: adverse economic or real estate developments in the retail industry or the markets in which Wheeler Real Estate Investment Trust, Inc. operates; defaults on or non-renewal of leases by tenants; increased interest rates and operating costs; decreased rental rates or increased vacancy rates; Wheeler Real Estate Investment Trust, Inc.'s failure to obtain necessary outside financing on favorable terms or at all; changes in the availability of additional acquisition opportunities; Wheeler Real Estate Investment Trust, Inc.'s inability to successfully complete real estate acquisitions or successfully operate acquired properties and Wheeler Real Estate Investment Trust, Inc.'s failure to qualify or maintain its status as a REIT. For a further list and description of such risks and uncertainties that could impact Wheeler Real Estate Investment Trust, Inc.'s future results, performance or transactions, see the reports filed by Wheeler Real Estate Investment Trust, Inc. with the Securities and Exchange Commission, including its quarterly reports on Form 10-Q and annual reports on Form 10-K. Wheeler Real Estate Investment Trust, Inc. disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Company Overview

Headquartered in Virginia Beach, VA, Wheeler Real Estate Investment Trust, Inc. is a fully-integrated, self-managed commercial real estate investment company focused on owning and operating income-producing retail properties with a primary focus on grocery-anchored centers. Wheeler's portfolio contains well-located, potentially dominant retail properties in secondary and tertiary markets that generate attractive, risk-adjusted returns. Wheeler's common stock, Series B convertible preferred stock, Series D cumulative convertible preferred stock and common stock warrants trade publicly on the Nasdaq under the symbols "WHLR", "WHLRP", "WHLRD" and "WHLRW", respectively.

Corporate Headquarters

Wheeler Real Estate Investment Trust, Inc.

Riversedge North

2529 Virginia Beach Boulevard

Virginia Beach, VA 23452

Phone: (757) 627-9088

Toll Free: (866) 203-4864

Website: www.whlr.us

Executive Management

David Kelly - President & CEO

Matthew T. Reddy - CFO

M. Andrew Franklin - COO

Board of Directors

John W. Sweet (Chairman)

Sean F. Armstrong

Stewart J. Brown

David Kelly

Andrew R. Jones

John P. McAuliffe

Carl B. McGowan, Jr.

Jeffrey M. Zwerdling

Investor Relations Contact

Mary Jensen investorrelations@whlr.us

2529 Virginia Beach Boulevard

Virginia Beach, VA 23452

Phone: (757) 627-9088

www.whlr.us

Transfer Agent and Registrar

Computershare Trust Company, N.A.

250 Royall Street

Canton, MA 02021

www.computershare.com

Financial and Portfolio Overview

For the Three Months Ended September 30, 2018

Financial Results

| | | |
|---|----|---------|
| Net loss attributable to Wheeler REIT common shareholders (in 000s) | \$ | (3,810) |
| Net loss per basic and diluted shares | \$ | (0.41) |
| Funds from operations available to common shareholders and Operating Partnership (OP) unitholders (FFO) (in 000s) (1) | \$ | 1,159 |
| FFO per common share and OP unit | \$ | 0.12 |
| Adjusted FFO (AFFO) (in 000s) (1) | \$ | 1,267 |
| AFFO per common share and OP unit | \$ | 0.13 |

Assets and Leverage

| | | |
|--|----|---------|
| Investment Properties, net of \$36.19 million accumulated depreciation (in 000s) | \$ | 426,972 |
| Cash and Cash Equivalents (in 000s) | \$ | 3,638 |
| Total Assets (in 000s) | \$ | 527,088 |
| Debt to Total Assets ⁽³⁾ | | 70.49 % |
| Debt to Gross Asset Value | | 62.95 % |

Market Capitalization

| | | | | |
|--|---|------------------------------------|---|-----------|
| Common shares outstanding | | | | 9,401,936 |
| OP units outstanding | | | | 295,550 |
| Total common shares and OP units | | | | 9,697,486 |
| | Shares Outstanding at September 30, 2018 | Third Quarter stock price range | Stock price as of September 30, 2018 | |
| Common Stock | 9,401,936 | \$3.86 - \$6.30 | \$ | 4.28 |
| Series B preferred shares | 1,875,748 | \$16.17 - \$19.50 | \$ | 18.67 |
| Series D preferred shares | 3,600,636 | \$17.89 - \$22.00 | \$ | 20.96 |
| Total debt (in 000s) ⁽³⁾ | | | \$ | 371,520 |
| Common Stock market capitalization (as of September 30, 2018 closing stock price, in 000s) | | | \$ | 40,240 |

Portfolio Summary

| | |
|---|-----------|
| Total Leasable Area (GLA) in sq. ft. | 5,720,091 |
| Occupancy Rate | 90.0 % |
| Leased Rate (2) | 90.4 % |
| Annualized Base Rent (in 000s) | \$ 49,089 |
| Total number of leases signed or renewed during the third quarter of 2018 | 39 |
| Total sq. ft. leases signed or renewed during the third quarter of 2018 | 270,538 |

(1) See page 18 for the Company's definition of this non-GAAP measurement and reasons for using it.

(2) Reflects leases executed through October 9, 2018 that commence subsequent to the end of current period.

(3) Includes debt associated with assets held for sale.

Consolidated Balance Sheets

\$ in 000s

| | September 30, 2018 | December 31, 2017 |
|--|-----------------------|----------------------|
| | (unaudited) | |
| ASSETS: | | |
| Investment properties, net | \$ 426,972 | \$ 375,199 |
| Cash and cash equivalents | 3,638 | 3,677 |
| Restricted cash | 16,708 | 8,609 |
| Rents and other tenant receivables, net | 4,675 | 5,619 |
| Notes receivable, net | 6,739 | 6,739 |
| Goodwill | 5,486 | 5,486 |
| Assets held for sale | 22,111 | 9,135 |
| Above market lease intangible, net | 7,945 | 8,778 |
| Deferred costs and other assets, net | 32,814 | 34,432 |
| Total Assets | \$ 527,088 | \$ 457,674 |
| LIABILITIES: | | |
| Loans payable, net | \$ 354,093 | \$ 307,375 |
| Liabilities associated with assets held for sale | 12,423 | 792 |
| Below market lease intangible, net | 10,948 | 9,616 |
| Accounts payable, accrued expenses and other liabilities | 12,707 | 10,579 |
| Dividends payable | 3,037 | 5,480 |
| Total Liabilities | 393,208 | 333,842 |
| Series D Cumulative Convertible Preferred Stock (no par value, 4,000,000 shares authorized, 3,600,636 and 2,237,000 shares issued and outstanding; \$90.02 million and \$55.93 million aggregate liquidation preference, respectively) | 74,838 | 53,236 |
| EQUITY: | | |
| Series A Preferred Stock (no par value, 4,500 shares authorized, 562 shares issued and outstanding) | 453 | 453 |
| Series B Convertible Preferred Stock (no par value, 5,000,000 authorized, 1,875,748 and 1,875,848 shares issued and outstanding, respectively; \$46.90 million aggregate liquidation preference) | 40,978 | 40,915 |
| Common Stock (\$0.01 par value, 18,750,000 shares authorized, 9,401,936 and 8,744,189 shares issued and outstanding, respectively) | 94 | 87 |
| Additional paid-in capital | 233,001 | 226,978 |
| Accumulated deficit | (218,498) | (204,925) |
| Total Shareholders' Equity | 56,028 | 63,508 |
| Noncontrolling interests | 3,014 | 7,088 |
| Total Equity | 59,042 | 70,596 |
| Total Liabilities and Equity | \$ 527,088 | \$ 457,674 |

Consolidated Statements of Operations

\$ in 000s

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|-------------------|------------------------------------|--------------------|
| | 2018 | 2017 | 2018 | 2017 |
| REVENUE: | | | | |
| Rental revenues | \$ 12,755 | \$ 11,109 | \$ 38,363 | \$ 33,265 |
| Asset management fees | 48 | 145 | 143 | 807 |
| Commissions | 52 | 449 | 102 | 758 |
| Tenant reimbursements | 3,150 | 2,711 | 9,337 | 8,127 |
| Development and other revenues | 217 | 784 | 1,697 | 1,282 |
| Total Revenue | 16,222 | 15,198 | 49,642 | 44,239 |
| OPERATING EXPENSES: | | | | |
| Property operations | 4,687 | 3,726 | 13,804 | 11,467 |
| Non-REIT management and leasing services | 23 | 618 | 59 | 1,525 |
| Depreciation and amortization | 6,045 | 7,746 | 20,943 | 20,455 |
| Provision for credit losses | 149 | 23 | 335 | 443 |
| Corporate general & administrative | 1,703 | 1,306 | 6,479 | 4,855 |
| Other operating expenses | 250 | — | 250 | — |
| Total Operating Expenses | 12,857 | 13,419 | 41,870 | 38,745 |
| Gain (loss) on disposal of properties | 1,257 | (1) | 2,312 | 1,021 |
| Operating Income | 4,622 | 1,778 | 10,084 | 6,515 |
| Interest income | 1 | 364 | 3 | 1,080 |
| Interest expense | (5,183) | (4,250) | (14,940) | (12,997) |
| Net Loss from Continuing Operations Before Income Taxes | (560) | (2,108) | (4,853) | (5,402) |
| Income tax expense | (30) | (65) | (72) | (175) |
| Net Loss from Continuing Operations | (590) | (2,173) | (4,925) | (5,577) |
| Discontinued Operations | | | | |
| Income from discontinued operations | — | — | — | 16 |
| Gain on disposal of properties | — | — | 903 | 1,502 |
| Net Income from Discontinued Operations | — | — | 903 | 1,518 |
| Net Loss | (590) | (2,173) | (4,022) | (4,059) |
| Less: Net income (loss) attributable to noncontrolling interests | 12 | (111) | (70) | (165) |
| Net Loss Attributable to Wheeler REIT | (602) | (2,062) | (3,952) | (3,894) |
| Preferred stock dividends | (3,208) | (2,496) | (9,621) | (7,473) |
| Net Loss Attributable to Wheeler REIT Common Shareholders | \$ (3,810) | \$ (4,558) | \$ (13,573) | \$ (11,367) |
| Loss per share from continuing operations (basic and diluted) | \$ (0.41) | \$ (0.52) | \$ (1.58) | \$ (1.48) |
| Income per share from discontinued operations | — | — | 0.10 | 0.16 |
| | \$ (0.41) | \$ (0.52) | \$ (1.48) | \$ (1.32) |
| Weighted-average number of shares: | | | | |
| Basic and Diluted | 9,385,666 | 8,692,543 | 9,179,366 | 8,625,523 |

Reconciliation of Non-GAAP Measures⁽¹⁾

FFO and AFFO

\$ in 000s

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|------------|------------------------------------|------------|
| | 2018 | 2017 | 2018 | 2017 |
| Net Loss | \$ (590) | \$ (2,173) | \$ (4,022) | \$ (4,059) |
| Depreciation and amortization of real estate assets | 6,045 | 7,746 | 20,943 | 20,455 |
| (Gain) loss on disposal of properties | (1,257) | 1 | (2,312) | (1,021) |
| Gain on disposal of properties-discontinued operations | — | — | (903) | (1,502) |
| FFO | 4,198 | 5,574 | 13,706 | 13,873 |
| Preferred stock dividends | (3,208) | (2,496) | (9,621) | (7,473) |
| Preferred stock accretion adjustments | 169 | 205 | 509 | 605 |
| FFO available to common shareholders and common unitholders | 1,159 | 3,283 | 4,594 | 7,005 |
| Acquisition and development costs | 82 | 233 | 346 | 832 |
| Capital related costs | 110 | 82 | 408 | 468 |
| Other non-recurring and non-cash expenses ⁽²⁾ | — | 47 | 103 | 177 |
| Share-based compensation | 241 | 134 | 727 | 735 |
| Straight-line rent | (353) | (162) | (953) | (566) |
| Loan cost amortization | 625 | 682 | 1,682 | 2,509 |
| Accrued interest income | — | (121) | — | (359) |
| (Below) above market lease amortization | (313) | 65 | (421) | 448 |
| Recurring capital expenditures and tenant improvement reserves | (284) | (245) | (858) | (696) |
| AFFO | \$ 1,267 | \$ 3,998 | \$ 5,628 | \$ 10,553 |
| Weighted Average Common Shares | 9,385,666 | 8,692,543 | 9,179,366 | 8,625,523 |
| Weighted Average Common Units | 297,355 | 679,820 | 433,403 | 723,269 |
| Total Common Shares and Units | 9,683,021 | 9,372,363 | 9,612,769 | 9,348,792 |
| FFO per Common Share and Common Units | \$ 0.12 | \$ 0.35 | \$ 0.48 | \$ 0.75 |
| AFFO per Common Share and Common Units | \$ 0.13 | \$ 0.43 | \$ 0.59 | \$ 1.13 |

(1) See page 18 for the Company's definition of this non-GAAP measurement and reasons for using it.

(2) Other non-recurring expenses are described in "Management's Discussion and Analysis of Financial Condition and Results of Operations" included in our Quarterly Report on Form 10-Q for the three and nine months ended September 30, 2018.

Reconciliation of Non-GAAP Measures (continued)

Property Net Operating Income

\$ in 000s

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|------------------|------------------------------------|------------------|
| | 2018 | 2017 | 2018 | 2017 |
| Net Loss | \$ (590) | \$ (2,173) | \$ (4,022) | \$ (4,059) |
| Adjustments: | | | | |
| Net Income from Discontinued Operations | — | — | (903) | (1,518) |
| Income tax expense | 30 | 65 | 72 | 175 |
| Interest expense | 5,183 | 4,250 | 14,940 | 12,997 |
| Interest income | (1) | (364) | (3) | (1,080) |
| (Gain) loss on disposal of properties | (1,257) | 1 | (2,312) | (1,021) |
| Corporate general & administrative | 1,703 | 1,306 | 6,479 | 4,855 |
| Other operating expenses | 250 | — | 250 | — |
| Provision for credit losses - non-tenant | — | — | (77) | — |
| Depreciation and amortization | 6,045 | 7,746 | 20,943 | 20,455 |
| Non-REIT management and leasing services | 23 | 618 | 59 | 1,525 |
| Development income | — | (155) | — | (454) |
| Asset management and commission revenues | (100) | (594) | (245) | (1,565) |
| Property Net Operating Income | \$ 11,286 | \$ 10,700 | \$ 35,181 | \$ 30,310 |
| Property revenues | \$ 16,122 | \$ 14,449 | \$ 49,397 | \$ 42,220 |
| Property expenses | 4,687 | 3,726 | 13,804 | 11,467 |
| Provision for credit losses - tenant | 149 | 23 | 412 | 443 |
| Property Net Operating Income | \$ 11,286 | \$ 10,700 | \$ 35,181 | \$ 30,310 |

Reconciliation of Non-GAAP Measures (continued)

EBITDA

\$ in 000s

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|------------|------------------------------------|------------|
| | 2018 | 2017 | 2018 | 2017 |
| Net Loss | \$ (590) | \$ (2,173) | \$ (4,022) | \$ (4,059) |
| Add back: Depreciation and amortization (1) | 5,732 | 7,811 | 20,522 | 20,903 |
| Interest Expense (2) | 5,183 | 4,250 | 14,940 | 13,006 |
| Income taxes | 30 | 65 | 72 | 175 |
| EBITDA | 10,355 | 9,953 | 31,512 | 30,025 |
| Adjustments for items affecting comparability: | | | | |
| Acquisition and development costs | 82 | 233 | 346 | 832 |
| Capital related costs | 110 | 82 | 408 | 468 |
| Other non-recurring and non-cash expenses (3) | — | 47 | 103 | 177 |
| (Gain) loss on disposal of properties | (1,257) | 1 | (2,312) | (1,021) |
| Gain on disposal of properties-discontinued operations | — | — | (903) | (1,502) |
| Adjusted EBITDA | \$ 9,290 | \$ 10,316 | \$ 29,154 | \$ 28,979 |

(1) Includes above (below) market lease amortization.

(2) Includes loan cost amortization and amounts associated with discontinued operations.

(3) Other non-recurring expenses are described in "Management's Discussion and Analysis of Financial Condition and Results of Operations" included in our Quarterly Report on Form 10-Q for the period ended September 30, 2018.

Debt Summary as of September 30, 2018

\$ in 000s

Loans Payable: \$371.52 million
 Weighted Average Interest Rate: 4.78%
 Total Debt to Total Assets: 70.49%

| <u>Property/Description</u> | <u>Monthly Payment</u> | <u>Interest Rate</u> | <u>Maturity</u> | <u>September 30, 2018</u> | <u>December 31, 2017</u> |
|---|------------------------|--------------------------|-----------------|---------------------------|--------------------------|
| First National Bank Line of Credit | \$ 24,656 | Libor + 350 basis points | October 2018 | \$ 2,969 | \$ 3,000 |
| Lumber River | \$ 10,723 | Libor + 350 basis points | October 2018 | 1,459 | 1,500 |
| Revere Loan | \$ 100,000 | 9.00% | November 2018 | 1,758 | 6,808 |
| Senior convertible notes | Interest only | 9.00% | December 2018 | 1,369 | 1,369 |
| Harbor Point (1) | \$ 11,024 | 5.85% | December 2018 | 477 | 553 |
| Perimeter Square (1) | Interest only | 5.50% | December 2018 | 6,250 | 5,382 |
| Riversedge North | \$ 8,802 | 6.00% | January 2019 | 822 | 863 |
| KeyBank Line of Credit | Interest only | Libor + 250 basis points | February 2019 | 3,830 | 15,532 |
| Monarch Bank Building (1) | \$ 7,340 | 4.85% | June 2019 | 1,246 | 1,266 |
| DF I-Moyock (1) | \$ 10,665 | 5.00% | July 2019 | 104 | 194 |
| Rivergate | \$ 141,547 | Libor + 295 basis points | December 2019 | 22,260 | 22,689 |
| KeyBank Line of Credit | Interest only | Libor + 250 basis points | December 2019 | 48,272 | 52,500 |
| LaGrange Marketplace | \$ 15,065 | Libor + 375 basis points | March 2020 | — | 2,317 |
| Folly Road | \$ 32,827 | 4.00% | March 2020 | 6,109 | 6,181 |
| Columbia Fire Station construction loan | Interest only | 4.00% | May 2020 | 4,200 | 3,421 |
| Shoppes at TJ Maxx | \$ 33,880 | 3.88% | May 2020 | 5,587 | 5,727 |
| JANAF Bravo | Interest only | 4.65% | January 2021 | 6,500 | — |
| Walnut Hill Plaza | Interest only | 5.50% | September 2022 | 3,903 | 3,903 |
| Twin City Commons | \$ 17,827 | 4.86% | January 2023 | 3,064 | 3,111 |
| Shoppes at Eagle Harbor (1) | \$ 26,528 | 5.10% | March 2023 | — | 3,341 |
| New Market | \$ 48,747 | 5.65% | June 2023 | 6,955 | — |
| Benefit Street Note (3) | \$ 53,185 | 5.71% | June 2023 | 7,600 | — |
| Deutsche Bank Note (2) | \$ 33,340 | 5.71% | July 2023 | 5,730 | — |
| JANAF | \$ 333,159 | 4.49% | July 2023 | 52,656 | — |
| Tampa Festival | \$ 50,797 | 5.56% | September 2023 | 8,263 | 8,368 |
| Forrest Gallery | \$ 50,973 | 5.40% | September 2023 | 8,565 | 8,669 |
| South Carolina Food Lions Note | \$ 68,320 | 5.25% | January 2024 | 11,915 | 12,050 |
| Cypress Shopping Center | \$ 34,360 | 4.70% | July 2024 | 6,406 | 6,485 |
| Port Crossing | \$ 34,788 | 4.84% | August 2024 | 6,179 | 6,263 |
| Freeway Junction | \$ 41,798 | 4.60% | September 2024 | 7,896 | 7,994 |
| Harrodsburg Marketplace | \$ 19,112 | 4.55% | September 2024 | 3,503 | 3,553 |
| Graystone Crossing (1) | \$ 20,386 | 4.55% | October 2024 | 3,880 | 3,928 |
| Bryan Station | \$ 23,489 | 4.52% | November 2024 | 4,491 | 4,547 |
| Crockett Square | Interest only | 4.47% | December 2024 | 6,338 | 6,338 |
| Pierpont Centre | Interest only | 4.15% | February 2025 | 8,113 | 8,113 |
| Alex City Marketplace | Interest only | 3.95% | April 2025 | 5,750 | 5,750 |
| Butler Square | Interest only | 3.90% | May 2025 | 5,640 | 5,640 |
| Brook Run Shopping Center | Interest only | 4.08% | June 2025 | 10,950 | 10,950 |
| Beaver Ruin Village I and II | Interest only | 4.73% | July 2025 | 9,400 | 9,400 |
| Sunshine Shopping Plaza | Interest only | 4.57% | August 2025 | 5,900 | 5,900 |
| Barnett Portfolio | Interest only | 4.30% | September 2025 | 8,770 | 8,770 |
| Fort Howard Shopping Center | Interest only | 4.57% | October 2025 | 7,100 | 7,100 |
| Conyers Crossing | Interest only | 4.67% | October 2025 | 5,960 | 5,960 |
| Grove Park Shopping Center | Interest only | 4.52% | October 2025 | 3,800 | 3,800 |
| Parkway Plaza | Interest only | 4.57% | October 2025 | 3,500 | 3,500 |
| Winslow Plaza | Interest only | 4.82% | December 2025 | 4,620 | 4,620 |
| JANAF BJ's | \$ 29,964 | 4.95% | January 2026 | 5,091 | — |
| Chesapeake Square | \$ 23,857 | 4.70% | August 2026 | 4,454 | 4,507 |
| Berkley/Sangaree/Tri-County | Interest only | 4.78% | December 2026 | 9,400 | 9,400 |
| Riverbridge | Interest only | 4.48% | December 2026 | 4,000 | 4,000 |
| Franklin | Interest only | 4.93% | January 2027 | 8,516 | 8,516 |
| Total Principal Balance (1) | | | | 371,520 | 313,778 |
| Unamortized debt issuance cost (1) | | | | (5,570) | (5,656) |

| | | |
|---|------------|------------|
| Total Loans Payable, including Assets Held for Sale | 365,950 | 308,122 |
| Less loans payable on assets held for sale, net loan amortization costs | 11,857 | 747 |
| Total Loans Payable, net | \$ 354,093 | \$ 307,375 |

(1) Includes loans payable on assets held for sale.

(2) This loan is collateralized by LaGrange Marketplace, Ridgeland and Georgetown.

(3) This loan is collateralized by Ladson Crossing, Lake Greenwood Crossing and South Park.

Debt Summary as of September 30, 2018 (continued)

Total Debt

\$ in 000s

| Scheduled principal repayments and maturities by year | Amount | % Total Principal Payments and Maturities |
|---|------------|---|
| For the three months remaining December 31, 2018 | \$ 15,423 | 4.15 % |
| December 31, 2019 | 80,509 | 21.67 % |
| December 31, 2020 | 19,551 | 5.26 % |
| December 31, 2021 | 10,591 | 2.85 % |
| December 31, 2022 | 8,113 | 2.18 % |
| December 31, 2023 | 83,333 | 22.43 % |
| Thereafter | 154,000 | 41.46 % |
| Total principal repayments and maturities | \$ 371,520 | 100.00 % |

Property Summary as of September 30, 2018

| Property | Location | Number of Tenants (1) | Total Leasable Square Feet | Percentage Leased (1) | Percentage Occupied | Total SF Occupied | Annualized Base Rent (2) | Annualized Base Rent per Occupied Sq. Foot |
|-----------------------------|---------------------|-----------------------|----------------------------|-----------------------|---------------------|-------------------|--------------------------|--|
| Alex City Marketplace | Alexander City, AL | 19 | 147,791 | 100.0% | 100.0% | 147,791 | \$ 1,155,965 | \$ 7.82 |
| Amscot Building (3) | Tampa, FL | 1 | 2,500 | 100.0% | 100.0% | 2,500 | 115,849 | 46.34 |
| Beaver Ruin Village | Lilburn, GA | 27 | 74,038 | 84.7% | 84.7% | 62,701 | 1,058,547 | 16.88 |
| Beaver Ruin Village II | Lilburn, GA | 4 | 34,925 | 100.0% | 100.0% | 34,925 | 445,531 | 12.76 |
| Berkley (4) | Norfolk, VA | — | — | —% | —% | — | — | — |
| Berkley Shopping Center | Norfolk, VA | 10 | 47,945 | 42.0% | 42.0% | 20,140 | 241,990 | 12.02 |
| Brook Run Shopping Center | Richmond, VA | 19 | 147,738 | 92.1% | 92.1% | 136,102 | 1,500,854 | 11.03 |
| Brook Run Properties (4) | Richmond, VA | — | — | —% | —% | — | — | — |
| Bryan Station | Lexington, KY | 10 | 54,397 | 100.0% | 100.0% | 54,397 | 593,828 | 10.92 |
| Butler Square | Mauldin, SC | 16 | 82,400 | 98.2% | 98.2% | 80,950 | 795,234 | 9.82 |
| Cardinal Plaza | Henderson, NC | 7 | 50,000 | 94.0% | 94.0% | 47,000 | 449,600 | 9.57 |
| Chesapeake Square | Onley, VA | 12 | 108,982 | 96.5% | 96.5% | 105,182 | 791,648 | 7.53 |
| Clover Plaza | Clover, SC | 9 | 45,575 | 100.0% | 100.0% | 45,575 | 355,287 | 7.80 |
| Columbia Fire Station | Columbia, SC | 3 | 21,273 | 79.0% | 79.0% | 16,800 | 368,404 | 21.93 |
| Courtland Commons (4) | Courtland, VA | — | — | —% | —% | — | — | — |
| Conyers Crossing | Conyers, GA | 12 | 170,475 | 98.3% | 98.3% | 167,575 | 848,658 | 5.06 |
| Crockett Square | Morristown, TN | 4 | 107,122 | 100.0% | 100.0% | 107,122 | 920,322 | 8.59 |
| Cypress Shopping Center | Boiling Springs, SC | 15 | 80,435 | 37.8% | 37.8% | 30,375 | 320,788 | 10.56 |
| Darien Shopping Center | Darien, GA | 1 | 26,001 | 100.0% | 100.0% | 26,001 | 156,006 | 6.00 |
| Devine Street | Columbia, SC | 2 | 38,464 | 100.0% | 100.0% | 38,464 | 318,500 | 8.28 |
| Edenton Commons (4) | Edenton, NC | — | — | —% | —% | — | — | — |
| Folly Road | Charleston, SC | 5 | 47,794 | 100.0% | 100.0% | 47,794 | 725,156 | 15.17 |
| Forrest Gallery | Tullahoma, TN | 25 | 214,451 | 93.5% | 93.5% | 200,404 | 1,347,509 | 6.72 |
| Fort Howard Shopping Center | Rincon, GA | 18 | 113,652 | 93.6% | 93.6% | 106,320 | 892,990 | 8.40 |
| Freeway Junction | Stockbridge, GA | 14 | 156,834 | 94.6% | 94.6% | 148,424 | 1,082,137 | 7.29 |
| Franklin Village | Kittanning, PA | 29 | 151,821 | 100.0% | 100.0% | 151,821 | 1,203,274 | 7.93 |
| Franklinton Square | Franklinton, NC | 13 | 65,366 | 90.7% | 90.7% | 59,300 | 541,833 | 9.14 |
| Georgetown | Georgetown, SC | 2 | 29,572 | 100.0% | 100.0% | 29,572 | 267,215 | 9.04 |
| Graystone Crossing | Tega Cay, SC | 11 | 21,997 | 100.0% | 100.0% | 21,997 | 545,353 | 24.79 |
| Grove Park | Orangeburg, SC | 15 | 106,557 | 87.5% | 87.5% | 93,265 | 723,069 | 7.75 |
| Harbor Point (4) | Grove, OK | — | — | —% | —% | — | — | — |
| Harrodsburg Marketplace | Harrodsburg, KY | 8 | 60,048 | 91.0% | 91.0% | 54,648 | 413,640 | 7.57 |
| JANAF (6) | Norfolk, VA | 119 | 810,137 | 90.0% | 90.0% | 729,159 | 8,000,488 | 10.97 |
| Jenks Plaza | Jenks, OK | 5 | 7,800 | 100.0% | 100.0% | 7,800 | 165,820 | 21.26 |
| Laburnum Square | Richmond, VA | 21 | 109,405 | 100.0% | 100.0% | 109,405 | 989,030 | 9.04 |
| Ladson Crossing | Ladson, SC | 14 | 52,607 | 97.2% | 97.2% | 51,107 | 465,276 | 9.10 |
| LaGrange Marketplace | LaGrange, GA | 13 | 76,594 | 95.3% | 95.3% | 72,994 | 416,290 | 5.70 |
| Lake Greenwood Crossing | Greenwood, SC | 5 | 47,546 | 85.0% | 85.0% | 40,418 | 316,490 | 7.83 |
| Lake Murray | Lexington, SC | 5 | 39,218 | 100.0% | 100.0% | 39,218 | 255,274 | 6.51 |
| Litchfield Market Village | Pawleys Island, SC | 18 | 86,740 | 86.6% | 86.6% | 75,103 | 893,654 | 11.90 |
| Lumber River Village | Lumberton, NC | 11 | 66,781 | 98.2% | 98.2% | 65,581 | 444,883 | 6.78 |
| Monarch Bank | Virginia Beach, VA | 1 | 3,620 | 100.0% | 100.0% | 3,620 | 126,700 | 35.00 |
| Moncks Corner | Moncks Corner, SC | 1 | 26,800 | 100.0% | 100.0% | 26,800 | 323,451 | 12.07 |
| Nashville Commons | Nashville, NC | 12 | 56,100 | 99.9% | 99.9% | 56,050 | 585,948 | 10.45 |
| New Market Crossing | Mt. Airy, NC | 13 | 117,076 | 96.0% | 96.0% | 112,368 | 976,833 | 8.69 |
| Parkway Plaza | Brunswick, GA | 4 | 52,365 | 81.7% | 81.7% | 42,785 | 346,275 | 8.09 |
| Perimeter Square | Tulsa, OK | 10 | 58,277 | 100.0% | 100.0% | 58,277 | 626,361 | 10.75 |
| Pierpont Centre | Morgantown, WV | 17 | 122,259 | 89.3% | 89.3% | 109,203 | 1,294,704 | 11.86 |
| Port Crossing | Harrisonburg, VA | 9 | 65,365 | 97.9% | 97.9% | 64,000 | 812,077 | 12.69 |
| Ridgeland | Ridgeland, SC | 1 | 20,029 | 100.0% | 100.0% | 20,029 | 140,203 | 7.00 |
| Riverbridge Shopping Center | Carrollton, GA | 11 | 91,188 | 98.5% | 98.5% | 89,788 | 684,738 | 7.63 |
| Riversedge North (5) | Virginia Beach, VA | — | — | —% | —% | — | — | — |
| Rivergate Shopping Center | Macon, GA | 31 | 201,680 | 97.5% | 97.5% | 196,719 | 2,799,678 | 14.23 |
| Sangaree Plaza | Summerville, SC | 9 | 66,948 | 100.0% | 100.0% | 66,948 | 644,110 | 9.62 |

Portfolio Summary as of September 30, 2018, (continued)

| Property | Location | Number of Tenants (1) | Total Leasable Square Feet | Percentage Leased (1) | Occupied Square Foot Percentage | Total SF Occupied | Annualized Base Rent (2) | Annualized Base Rent per Occupied Sq. Foot |
|-------------------------|-------------------------|-----------------------|----------------------------|-----------------------|---------------------------------|-------------------|--------------------------|--|
| Shoppes at Myrtle Park | Bluffton, SC | 12 | 56,601 | 76.3% | 76.3% | 43,204 | \$ 429,689 | \$ 9.95 |
| Shoppes at TJ Maxx | Richmond, VA | 17 | 93,624 | 98.3% | 98.3% | 92,027 | 1,127,687 | 12.25 |
| South Lake | Lexington, SC | 8 | 44,318 | 19.6% | 19.6% | 8,700 | 102,147 | 11.74 |
| South Park | Mullins, SC | 3 | 60,734 | 83.2% | 83.2% | 50,509 | 351,189 | 6.95 |
| South Square | Lancaster, SC | 5 | 44,350 | 74.2% | 74.2% | 32,900 | 264,130 | 8.03 |
| St. George Plaza | St. George, SC | 6 | 59,279 | 86.5% | 86.5% | 51,278 | 329,136 | 6.42 |
| St. Matthews | St. Matthews, SC | 4 | 29,015 | 87.2% | 12.8% | 3,701 | 24,002 | 6.49 |
| Sunshine Plaza | Lehigh Acres, FL | 21 | 111,189 | 96.6% | 96.6% | 107,396 | 984,436 | 9.17 |
| Surrey Plaza | Hawkinsville, GA | 3 | 42,680 | 82.0% | 82.0% | 35,000 | 230,550 | 6.59 |
| Tampa Festival | Tampa, FL | 17 | 137,987 | 63.2% | 63.2% | 87,266 | 930,161 | 10.66 |
| Tri-County Plaza | Royston, GA | 6 | 67,577 | 89.2% | 89.2% | 60,277 | 381,973 | 6.34 |
| Tulls Creek (4) | Moyock, NC | — | — | —% | —% | — | — | — |
| Twin City Commons | Batesburg-Leesville, SC | 5 | 47,680 | 100.0% | 100.0% | 47,680 | 434,093 | 9.10 |
| Village of Martinsville | Martinsville, VA | 18 | 297,950 | 96.1% | 96.1% | 286,431 | 2,212,771 | 7.73 |
| Walnut Hill Plaza | Petersburg, VA | 6 | 87,239 | 34.3% | 34.3% | 29,957 | 254,848 | 8.51 |
| Waterway Plaza | Little River, SC | 10 | 49,750 | 100.0% | 100.0% | 49,750 | 484,588 | 9.74 |
| Westland Square | West Columbia, SC | 10 | 62,735 | 80.8% | 80.8% | 50,690 | 471,206 | 9.30 |
| Winslow Plaza | Sicklerville, NJ | 16 | 40,695 | 94.1% | 94.1% | 38,295 | 588,712 | 15.37 |
| Total Portfolio | | 808 | 5,720,091 | 90.4% | 90.0% | 5,149,578 | \$ 49,088,788 | \$ 9.53 |

- (1) Reflects leases executed through October 9, 2018 that commence subsequent to the end of the current period.
- (2) Annualized based rent per occupied square foot, assumes base rent as of the end of the current reporting period, excludes the impact of tenant concessions and rent abatements.
- (3) We own the Amscot building, but we do not own the land underneath the buildings and instead lease the land pursuant to ground leases. As discussed in the financial statements, these ground leases require us to make annual rental payments and contain escalation clauses and renewal options.
- (4) This information is not available because the property is undeveloped.
- (5) This property is our corporate headquarters that we 100% occupy.
- (6) Square footage is net of management office the Company occupies on premise and buildings on ground lease which the Company only leases the land.

Top Ten Tenants by Annualized Base Rent as of September 30, 2018

Total Tenants : 808

| Tenants | Annualized Base Rent (\$ in 000s) | % of Total Annualized Base Rent | Total Occupied Square Feet | Percent Total Leasable Square Foot | Base Rent Per Occupied Square Foot |
|------------------------|--------------------------------------|---------------------------------|----------------------------|------------------------------------|------------------------------------|
| 1. BI-LO (1) | \$ 2,717 | 5.53% | 380,675 | 6.66% | \$ 7.14 |
| 2. Food Lion | 2,636 | 5.37% | 325,576 | 5.69% | 8.10 |
| 3. Kroger (2) | 1,324 | 2.70% | 186,064 | 3.25% | 7.12 |
| 4. Piggly Wiggly | 1,322 | 2.69% | 169,750 | 2.97% | 7.79 |
| 5. Winn Dixie (1) | 863 | 1.76% | 133,575 | 2.34% | 6.46 |
| 6. Hobby Lobby | 675 | 1.38% | 114,298 | 2.00% | 5.91 |
| 7. Dollar Tree | 600 | 1.22% | 87,133 | 1.52% | 6.89 |
| 8. BJ's Wholesale Club | 594 | 1.21% | 147,400 | 2.58% | 4.03 |
| 9. Harris Teeter (2) | 578 | 1.18% | 39,946 | 0.70% | 14.47 |
| 10. TJ Maxx | 574 | 1.17% | 69,783 | 1.22% | 8.23 |
| | \$ 11,883 | 24.21% | 1,654,200 | 28.93% | \$ 7.18 |

(1) These tenants are both owned by Southeastern Grocers.

(2) These tenants are both owned by The Kroger Company.

Leasing Summary as of September 30, 2018

Total Leasable Area: 5,720,091 square feet
 Total Square Footage Occupied: 5,149,578 square feet
 Occupancy Rate: 90.03%

Lease Expiration Schedule

| Lease Expiration Period | Number of Expiring Leases | Total Expiring Square Footage | % of Total Expiring Square Footage | % of Total Occupied Square Footage Expiring | Expiring Annualized Base Rent (in 000s) | % of Total Annualized Base Rent | Expiring Base Rent Per Occupied Square Foot |
|-------------------------|---------------------------|-------------------------------|------------------------------------|---|---|---------------------------------|---|
| Available | — | 570,513 | 9.97% | —% | \$ — | —% | \$ — |
| 2018 | 40 | 84,800 | 1.48% | 1.65% | 701 | 1.43% | 8.27 |
| 2019 | 146 | 479,428 | 8.38% | 9.31% | 5,748 | 11.71% | 11.99 |
| 2020 | 167 | 1,250,283 | 21.86% | 24.28% | 10,286 | 20.95% | 8.23 |
| 2021 | 134 | 699,329 | 12.23% | 13.58% | 6,973 | 14.20% | 9.97 |
| 2022 | 107 | 451,296 | 7.89% | 8.76% | 5,178 | 10.55% | 11.47 |
| 2023 | 88 | 644,513 | 11.27% | 12.52% | 6,092 | 12.41% | 9.45 |
| 2024 | 32 | 330,285 | 5.77% | 6.41% | 2,562 | 5.22% | 7.76 |
| 2025 | 21 | 315,723 | 5.52% | 6.13% | 3,046 | 6.21% | 9.65 |
| 2026 | 23 | 304,186 | 5.32% | 5.91% | 2,737 | 5.58% | 9.00 |
| 2027 and thereafter | 50 | 589,735 | 10.31% | 11.45% | 5,766 | 11.74% | 9.78 |
| Total | 808 | 5,720,091 | 100.00% | 100.00% | \$ 49,089 | 100.00% | \$ 9.53 |

Leasing Summary as of September 30, 2018, (continued)

Anchor Lease Expiration Schedule (1)

| Lease Expiration Three and Twelve Month Periods Ending December 31, | No Option | | | | | Option | | | | |
|---|------------------------------------|---|---|---------------------------------------|--|------------------------------------|---|---|---------------------------------------|--|
| | Number of Expiring Leases | Expiring Occupied Square Footage | Expiring Annualized Based Rent (in 000s) | % of Total Annualized Base Rent | Expiring Base Rent per Square Foot | Number of Expiring Leases | Expiring Occupied Square Footage | Expiring Annualized Based Rent (in 000s) | % of Total Annualized Base Rent | Expiring Base Rent per Square Foot |
| Available | — | 151,078 | \$ — | —% | \$ — | — | 21,613 | \$ — | —% | \$ — |
| 2018 | — | — | — | —% | — | — | — | — | —% | — |
| 2019 | 1 | 21,213 | 301 | 38.89% | 14.18 | 2 | 82,500 | 813 | 4.12% | 9.85 |
| 2020 | 1 | 20,858 | 55 | 7.11% | 2.61 | 18 | 813,430 | 4,717 | 23.89% | 5.80 |
| 2021 | 2 | 43,427 | 88 | 11.37% | 2.03 | 10 | 290,769 | 2,361 | 11.96% | 8.12 |
| 2022 | — | — | — | —% | — | 4 | 148,663 | 1,149 | 5.82% | 7.73 |
| 2023 | 1 | 22,032 | 215 | 27.78% | 9.75 | 13 | 408,495 | 3,032 | 15.35% | 7.42 |
| 2024 | 1 | 32,000 | 115 | 14.85% | 3.59 | 5 | 207,259 | 1,157 | 5.86% | 5.58 |
| 2025 | — | — | — | —% | — | 6 | 256,248 | 2,116 | 10.72% | 8.26 |
| 2026 | — | — | — | —% | — | 6 | 221,755 | 1,637 | 8.29% | 7.38 |
| 2027+ | — | — | — | —% | — | 12 | 412,387 | 2,766 | 13.99% | 6.71 |
| Total | 6 | 290,608 | 774 | 100.00% | \$ 5.54 | 76 | 2,863,119 | 19,748 | 100.00% | \$ 6.95 |

(1) Anchors defined as leases occupying 20,000 square feet or more.

Non-anchor Lease Expiration Schedule

| Lease Expiration Three and Twelve Month Periods Ending December 31, | No Option | | | | | Option | | | | |
|---|------------------------------------|---|---|---------------------------------------|---|------------------------------------|---|---|---------------------------------------|---|
| | Number of Expiring Leases | Expiring Occupied Square Footage | Expiring Annualized Based Rent (in 000s) | % of Total Annualized Base Rent | Expiring Base Rent per Square Foot | Number of Expiring Leases | Expiring Occupied Square Footage | Expiring Annualized Based Rent (in 000s) | % of Total Annualized Base Rent | Expiring Base Rent per Square Foot |
| Available | — | 397,822 | \$ — | —% | \$ — | — | — | \$ — | —% | \$ — |
| 2018 | 31 | 50,471 | 492 | 4.30% | 9.74 | 9 | 34,329 | 209 | 1.22% | 6.10 |
| 2019 | 78 | 159,978 | 2,045 | 17.89% | 12.79 | 65 | 215,737 | 2,589 | 15.11% | 12.00 |
| 2020 | 97 | 252,594 | 3,202 | 28.00% | 12.68 | 51 | 163,401 | 2,312 | 13.49% | 14.15 |
| 2021 | 63 | 149,610 | 1,828 | 15.99% | 12.22 | 59 | 215,523 | 2,696 | 15.74% | 12.51 |
| 2022 | 35 | 71,903 | 1,060 | 9.27% | 14.73 | 68 | 230,730 | 2,969 | 17.33% | 12.87 |
| 2023 | 35 | 74,955 | 955 | 8.35% | 12.75 | 39 | 139,031 | 1,890 | 11.03% | 13.59 |
| 2024 | 15 | 32,827 | 445 | 3.89% | 13.56 | 11 | 58,199 | 845 | 4.93% | 14.53 |
| 2025 | 8 | 19,841 | 299 | 2.62% | 15.09 | 7 | 39,634 | 631 | 3.68% | 15.91 |
| 2026 | 6 | 14,681 | 263 | 2.30% | 17.91 | 11 | 67,750 | 837 | 4.89% | 12.36 |
| 2027+ | 13 | 50,425 | 845 | 7.39% | 16.75 | 25 | 126,923 | 2,155 | 12.58% | 16.98 |
| Total | 381 | 1,275,107 | 11,434 | 100.00% | \$ 13.03 | 345 | 1,291,257 | 17,133 | 100.00% | \$ 13.27 |

Leasing Summary as of September 30, 2018, (continued)

Leasing Renewals, New Leases and Expirations

| | Three Months Ended September 30, | | Nine months Ended September 30, | |
|---|----------------------------------|-----------|---------------------------------|-----------|
| | 2018 | 2017 (2) | 2018 | 2017 (2) |
| Renewals(1): | | | | |
| Leases renewed with rate increase (sq feet) | 101,355 | 106,384 | 426,483 | 219,267 |
| Leases renewed with rate decrease (sq feet) | 1,240 | 12,007 | 39,720 | 70,049 |
| Leases renewed with no rate change (sq feet) | 136,452 | 86,708 | 96,167 | 203,647 |
| Total leases renewed (sq feet) | 239,047 | 205,099 | 562,370 | 492,963 |
| | | | | |
| Leases renewed with rate increase (count) | 21 | 26 | 71 | 60 |
| Leases renewed with rate decrease (count) | 1 | 2 | 6 | 9 |
| Leases renewed with no rate change (count) | 6 | 6 | 13 | 21 |
| Total leases renewed (count) | 28 | 34 | 90 | 90 |
| | | | | |
| Option exercised (count) | 6 | 22 | 23 | 44 |
| | | | | |
| Weighted average on rate increases (per sq foot) | \$ 1.10 | \$ 1.03 | \$ 0.97 | \$ 0.97 |
| Weighted average on rate decreases (per sq foot) | \$ (1.36) | \$ (1.85) | \$ (1.85) | \$ (1.18) |
| Weighted average rate (per sq foot) | \$ 0.46 | \$ 0.42 | \$ 0.52 | \$ 0.26 |
| Weighted average change over prior rates | 6.46% | 4.89% | 6.43% | 3.07% |
| | | | | |
| New Leases (1): | | | | |
| New leases (sq feet) | 31,491 | 30,364 | 234,407 | 118,435 |
| New leases (count) | 11 | 12 | 47 | 44 |
| Weighted average rate (per sq foot) | \$ 11.24 | \$ 11.38 | \$ 8.75 | \$ 12.51 |
| | | | | |
| Gross Leasable Area ("GLA") expiring during the next 3 months | 1.48% | 1.88% | 1.48% | 1.88% |

- (1) Lease data presented for the three and nine months ended September 30, 2018 and 2017 is based on average rate per square foot over the renewed or new lease term.
- (2) 2017 lease data adjusted to reflect average rate per square foot over the renewed or new lease term for consistency with 2018 presentation.

Definitions

Funds from Operations (FFO):an alternative measure of a REIT's operating performance, specifically as it relates to results of operations and liquidity. FFO is a measurement that is not in accordance with accounting principles generally accepted in the United States (GAAP). Wheeler computes FFO in accordance with standards established by the Board of Governors of NAREIT in its March 1995 White Paper (as amended in November 1999 and April 2002). As defined by NAREIT, FFO represents net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property, plus real estate related depreciation and amortization (excluding amortization of loan origination costs) and after adjustments for unconsolidated partnerships and joint ventures.

Most industry analysts and equity REITs, including Wheeler, consider FFO to be an appropriate supplemental measure of operating performance because, by excluding gains or losses on dispositions and excluding depreciation, FFO is a helpful tool that can assist in the comparison of the operating performance of a company's real estate between periods, or as compared to different companies. Management uses FFO as a supplemental measure to conduct and evaluate the business because there are certain limitations associated with using GAAP net income alone as the primary measure of our operating performance. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time, while historically real estate values have risen or fallen with market conditions.

Adjusted FFO (AFFO):Management believes that the computation of FFO in accordance with NAREIT's definition includes certain items that are not indicative of the operating performance of the Company's real estate assets. These items include, but are not limited to, non-recurring expenses, legal settlements, acquisition costs and capital raise costs. Management uses AFFO, which is a non-GAAP financial measure, to exclude such items. Management believes that reporting AFFO in addition to FFO is a useful supplemental measure for the investment community to use when evaluating the operating performance of the Company on a comparative basis. The Company also presents Pro Forma AFFO which shows the impact of certain activities assuming they occurred at the beginning of the year.

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA)another widely-recognized non-GAAP financial measure that the Company believes, when considered with financial statements prepared in accordance with GAAP, is useful to investors and lenders in understanding financial performance and providing a relevant basis for comparison among other companies, including REITs. While EBITDA should not be considered as a substitute for net income attributable to the Company's common shareholders, net operating income, cash flow from operating activities, or other income or cash flow data prepared in accordance with GAAP, the Company believes that EBITDA may provide additional information with respect to the Company's performance or ability to meet its future debt service requirements, capital expenditures and working capital requirements. The Company computes EBITDA by excluding interest expense, net loss attributable to noncontrolling interests, and depreciation and amortization, from income from continuing operations. The Company also presents Adjusted EBITDA which excludes affecting the comparability of the periods presented, including but not limited to, costs associated with acquisitions and capital related activities.

Net Operating Income (NOI) The Company believes that NOI is a useful measure of the Company's property operating performance. The Company defines NOI as property revenues (rental and other revenues) less property and related expenses (property operation and maintenance and real estate taxes). Because NOI excludes general and administrative expenses, depreciation and amortization, interest expense, interest income, provision for income taxes, gain or loss on sale or capital expenditures and leasing costs, it provides a performance measure, that when compared year over year, reflects the revenues and expenses directly associated with owning and operating commercial real estate properties and the impact to operations from trends in occupancy rates, rental rates and operating costs, providing perspective not immediately apparent from net income. The Company uses NOI to evaluate its operating performance since NOI allows the Company to evaluate the impact of factors, such as occupancy levels, lease structure, lease rates and tenant base, have on the Company's results, margins and returns. NOI should not be viewed as a measure of the Company's overall financial performance since it does not reflect general and administrative expenses, depreciation and amortization, involuntary conversion, interest expense, interest income, provision for income taxes, gain or loss on sale or disposition of assets, and the level of capital expenditures and leasing costs necessary to maintain the operating performance of the Company's properties. Other REITs may use different methodologies for calculating NOI, and accordingly, the Company's NOI may not be comparable to that of other REITs.