

# Tanger

KANSAS CITY

AT LEGENDS







# Key Facts

**Acquired September 16, 2025 for ~\$130M**

Funded using available liquidity and assumption of \$115M CMBS loan (matures Nov. 2027)

**690K SF high-performing open-air shopping destination**

93.5% occupied with a mix of 100+ retail stores, restaurants, and entertainment venues

**Well-located in a vibrant market with multiple tourist and traffic-driving attractions**

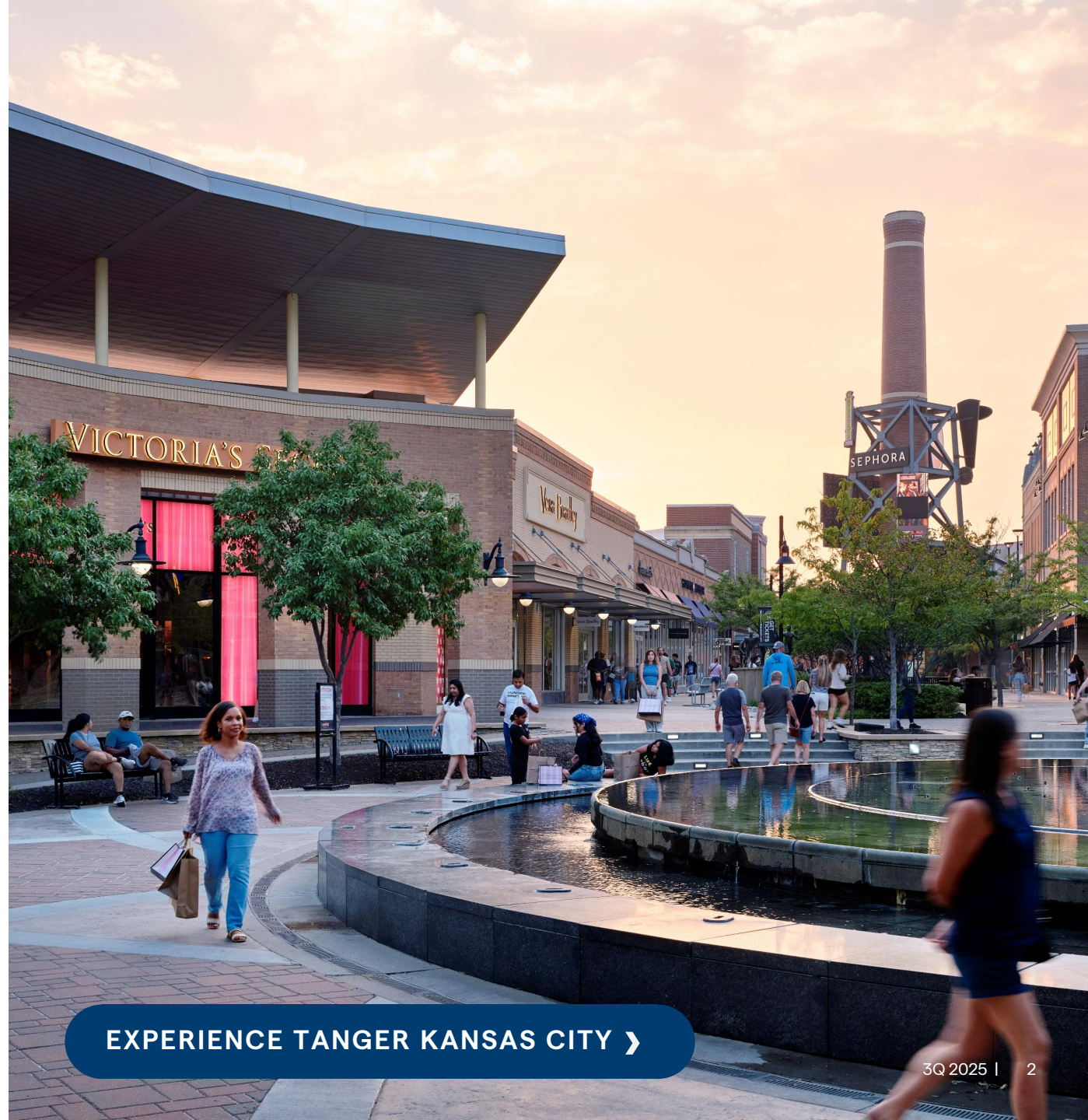
Only outlet destination within 150+ miles of Kansas City, anchoring the state's premier entertainment district

**Attractive ~8% initial yield with upside**

Expectation for additional investment and growth by enhancing the center's productivity through Tanger's proven leasing, operating, and marketing platforms

**Advances external growth strategy**

Seventh recent portfolio addition of market dominant open-air center leveraging the Tanger platform and strong balance sheet



**EXPERIENCE TANGER KANSAS CITY >**



# Premier open-air outlet center in Kansas' top tourist destination

Anchors the Village West development in Kansas City – the #1 tourist destination in the state serving 10 million+ visitors annually – surrounded by retail, sports and entertainment venues, hotels, and residential



**Tanger**  
KANSAS CITY  
AT LEGENDS

LEGENDS  
267  
(Apartments)

Residence INN  
BY MARRIOTT  
(Ground lease)

Within 2 miles:



U.S. Soccer  
and Sporting  
KC Training  
Facility



HOMEFIELD  
KANSAS CITY  
Youth Sports Center

MARGARITAVILLE  
Hotel

Nebraska  
Furniture Mart



Children's  
Mercy Park  
(MLS Stadium)



Legends Field  
(Minor League  
Baseball League)



KANSAS  
SPEEDWAY

Within 1 mile:



HOLLYWOOD  
Casino  
AT KANSAS SPEEDWAY

Key

Property Boundary

Separately Owned  
Outparcel



# Kansas City, KS-MO

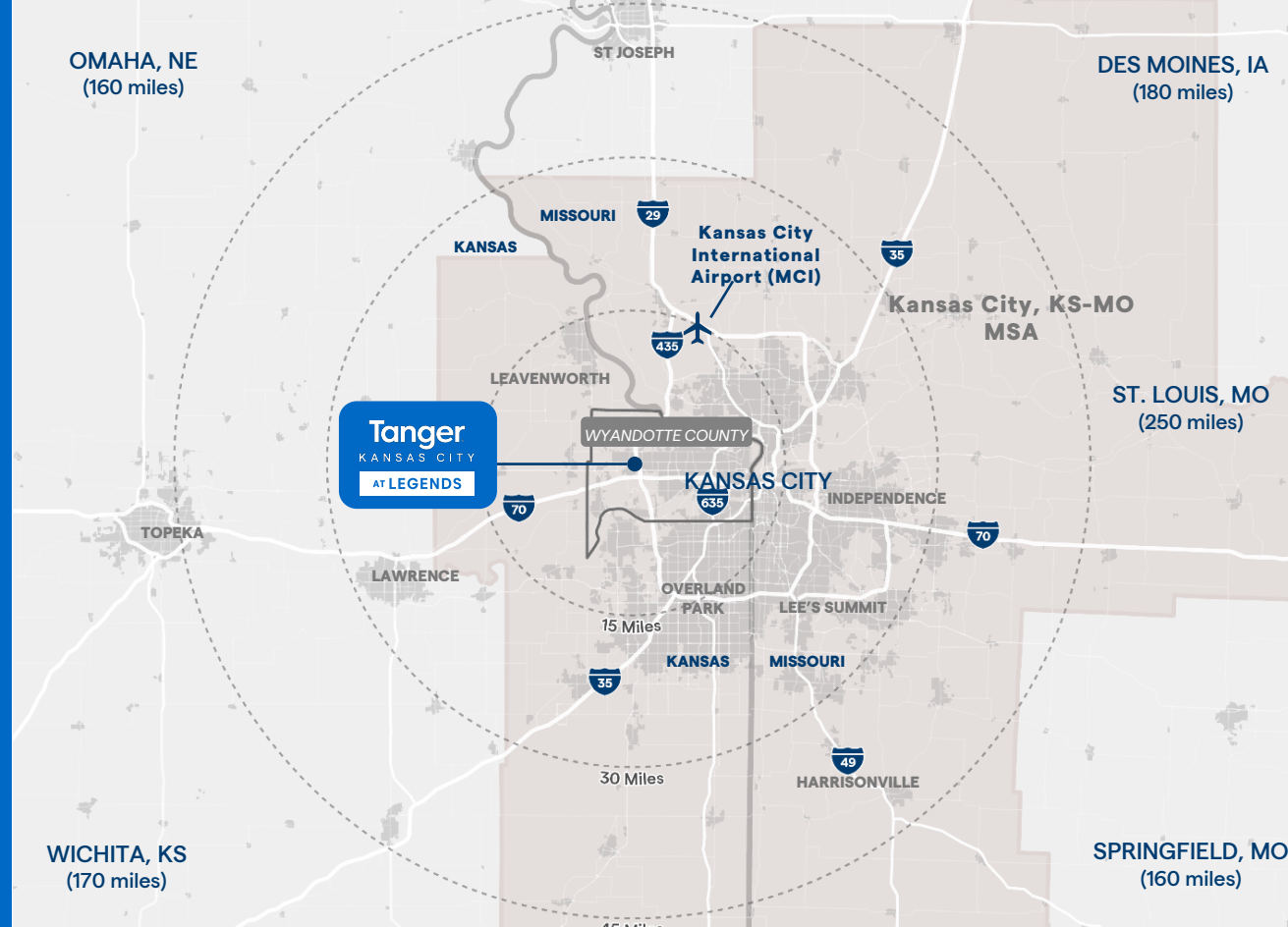
## STRONG DEMOGRAPHICS

**2.3M** MSA Population

**+2.1%** 2025-2030 MSA  
Future Population  
Growth Rate

**38.6** MSA Median Age

**\$114K** Average Household  
Income



## RECORD TOURISM AND ECONOMIC IMPACT

Kansas City, KS-MO MSA  
(2023)

- 28M Visitors (+5% YOY)
- \$6.7B total economic impact (+11% YOY)

## STRONG ACCESSIBILITY

- Centrally located at the I-435 and I-70 interchange, attracting customers from over two hours away

## AVG. DAILY TRAFFIC

- I-70 – 73K AADT
- I-435 – 53K AADT
- 37% of the U.S. population lives within a day's drive

## CLOSEST AIRPORT

Distance, Passengers in 2024

- MCI – 14 miles, 12.1 Million (+5% vs 2023)

## NEARBY MAJOR CITIES

- Omaha, NE (160 mi)
- Springfield, MO (160 mi)
- Wichita, KS (170 mi)
- Des Moines, IA (180 mi)
- St. Louis, MO (250 mi)

Sources (slides 3 and 4): 2025 ESRI Demographics, Visit KC, Placer.ai, Kansas City International Airport, Wyandotte County Economic Development, Axios Kansas City

## Major Sports Destination



Chiefs  
(NFL)



Royals  
(MLB)



Sporting KC  
(MLS)



KC Current  
(NWSL)



Kansas City  
Speedway  
(NASCAR)



Monarchs  
(MiLB)



FIFA World  
Cup 26™  
Host City

## Major Employers

HCA Health

Ford

Children's  
Mercy

Honeywell

Oracle

Amazon

Garmin

Hallmark

The  
University of  
Kansas

The  
University of  
Missouri



## Key

- Tanger
- Large Retailer
- Sports & Entertainment
- Other
- ★ Coming Soon



## Everything for Everyone - Right Here

Tanger

### Nearby Entertainment Haven | within 2 miles

Kansas Speedway & Hollywood Casino: Premier NASCAR venue (50K capacity) / Casino \$166M in annual gaming revenue (2024, +4.0% YoY)

Legends Field (MiLB): 5K seating with 20K capacity for concerts and special events

Great Wolf Lodge: 38K SF indoor water park; 281 resort rooms

Children's Mercy Park (Sporting KC MLS stadium): 18.5K capacity for major league soccer and 25K for concerts – 2026 FIFA World Cup Host Venue

Margaritaville Hotel: Opened June of 2025; 228 guest rooms/14K SF of event space

Future Attractions: Atlas9 Immersive Art Experience (2026), Mattel Adventure Park (2026), TopGolf (2026), Buc-ee's (2027)

### Surrounding Densification within 10 miles

Class A+B Office | 2.7M SF Existing

Multi-Family | 2.4K Units since 2020 / +1.7K Units by 2028

Hotels | 31 / 2.7K Rooms Existing; +2 / +224 Rooms Proposed (2028)





# Community Hub for Kansas City

## Expansive Central Green Space

Features park-like amenities and a jumbo outdoor LED screen in the heart of the property, along with courtyards, fountains, and an extensive public art series honoring legendary Kansans across the state's history

## Leveraging the Tanger Name, Brand, and Platform

Tanger will rename the center Tanger Kansas City at Legends and introduce access to even more savings through the TangerClub loyalty program

## Tanger's Commitment to Kansas City

Continued community-centric programming and events, which will be expanded to include signature charitable initiatives and best-in-class operations for wellness, security, and sustainability



Tanger







Tanger





# Exciting and Unique-to-Market Brands

DISCOVER MORE >

Primary Retail				Food, Beverage & Entertainment
		AMERICAN EAGLE	BANANA REPUBLIC	
Bath & Body Works®				
			HOLLISTER	
			kate spade NEW YORK	
	MICHAEL KORS			
			SEPHORA	
TORY BURCH		vera bradley	VICTORIA'S SECRET	