



Tanger Factory Outlet Centers, Inc.

Supplemental Operating and Financial Data

March 31, 2020

Supplemental Operating and Financial Data for the
Quarter Ended 03/31/2020



Notice

For a more detailed discussion of the factors that affect our operating results, interested parties should review the Tanger Factory Outlet Centers, Inc. Annual Report on Form 10-K for the year ended December 31, 2019.

This Supplemental Portfolio and Financial Data is not an offer to sell or a solicitation to buy any securities of the Company. Any offers to sell or solicitations to buy any securities of the Company shall be made only by means of a prospectus.

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Summary Operating Metrics

| | March 31, | |
|--|---------------|---------------|
| | 2020 | 2019 |
| Outlet centers in operation at end of period: | | |
| Consolidated | 32 | 32 |
| Partially owned - unconsolidated | 7 | 8 |
| Total Number of Properties | 39 | 40 |
| Gross leasable area open at end of period (in thousands): | | |
| Consolidated | 12,044 | 12,047 |
| Partially owned - unconsolidated | 2,212 | 2,371 |
| Total ⁽¹⁾ | 14,257 | 14,418 |
| Ending Occupancy: | | |
| Consolidated properties | 94.3% | 95.4% |
| Partially owned - unconsolidated | 96.0% | 94.6% |
| Total properties | 94.6% | 95.3% |
| Average Tenant Sales Per Square Foot ⁽²⁾: | | |
| Consolidated properties | \$ 387 | \$ 391 |
| Partially owned - domestic unconsolidated | \$ 443 | \$ 443 |
| Total domestic properties | \$ 393 | \$ 397 |
| Occupancy Cost Ratio ⁽³⁾ | 10.3% | 10.0% |

(1) Due to rounding, numbers may not add up precisely to the totals provided.

(2) Sales are based on reports for the trailing 12 months by retailers which have occupied outlet center stores for a minimum of 12 months.

(3) Occupancy cost ratio represents occupancy costs as a percentage of tenant sales for the trailing 12-month period for consolidated properties.

Geographic Diversification
As of March 31, 2020
Consolidated Properties

| State | # of Centers | GLA | % of GLA |
|----------------|--------------|-------------------|-------------|
| South Carolina | 5 | 1,597,510 | 13% |
| New York | 2 | 1,468,888 | 12% |
| Georgia | 3 | 1,121,579 | 9% |
| Texas | 3 | 1,001,357 | 8% |
| Pennsylvania | 3 | 999,416 | 8% |
| Michigan | 2 | 671,557 | 6% |
| Delaware | 1 | 557,353 | 5% |
| Alabama | 1 | 554,587 | 5% |
| New Jersey | 1 | 489,718 | 4% |
| Tennessee | 1 | 447,815 | 4% |
| North Carolina | 2 | 422,895 | 3% |
| Ohio | 1 | 411,904 | 3% |
| Arizona | 1 | 410,751 | 3% |
| Florida | 1 | 351,721 | 3% |
| Missouri | 1 | 329,861 | 3% |
| Mississippi | 1 | 324,717 | 3% |
| Louisiana | 1 | 321,066 | 3% |
| Connecticut | 1 | 311,507 | 3% |
| New Hampshire | 1 | 250,107 | 2% |
| Total | 32 | 12,044,309 | 100% |

Unconsolidated Joint Venture Properties

| | # of Centers | GLA | Ownership % |
|---------------------|--------------|-------------------|-------------|
| Charlotte, NC | 1 | 398,676 | 50.00% |
| Ottawa, ON | 1 | 357,218 | 50.00% |
| Columbus, OH | 1 | 355,245 | 50.00% |
| Texas City, TX | 1 | 352,705 | 50.00% |
| National Harbor, MD | 1 | 341,156 | 50.00% |
| Cookstown, ON | 1 | 307,895 | 50.00% |
| Saint-Sauveur, QC | 1 | 99,405 | 50.00% |
| Total | 7 | 2,212,300 | |
| Grand Total | 39 | 14,256,609 | |

Property Summary - Occupancy at End of Each Period Shown
Consolidated properties

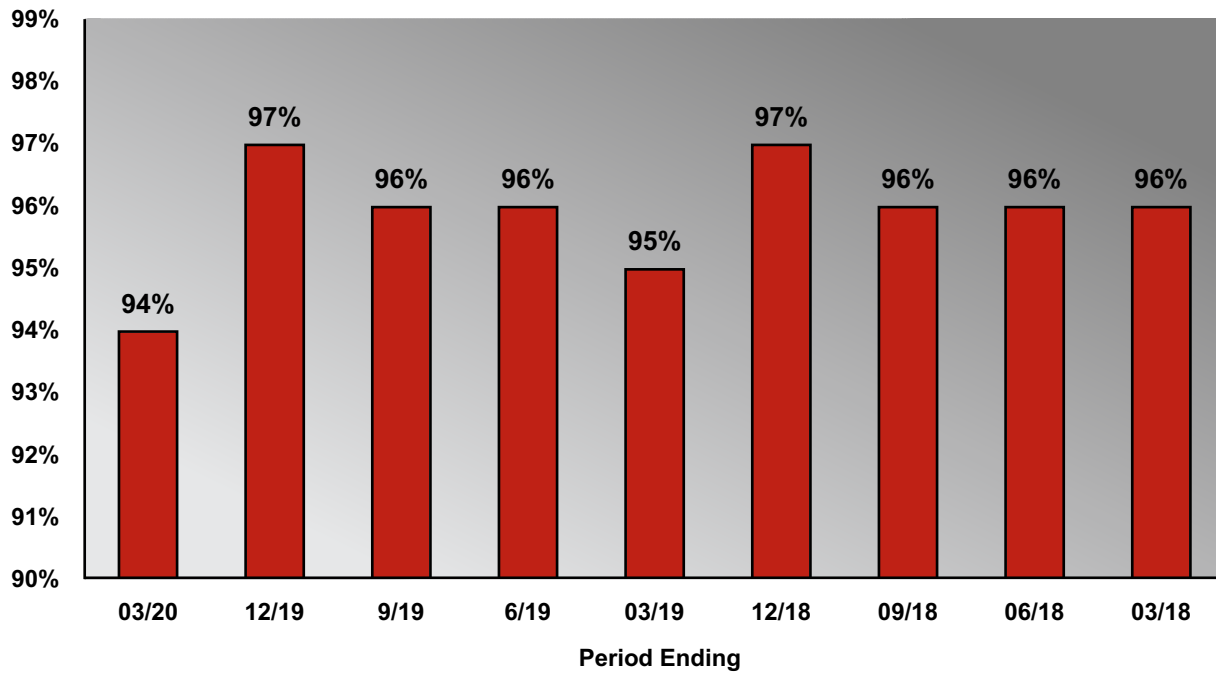
| Location | Total GLA 03/31/20 | % Occupied 03/31/20 | % Occupied 12/31/19 | % Occupied 03/31/19 |
|-----------------------------|-----------------------|---------------------------|---------------------------|---------------------------|
| Deer Park, NY | 739,110 | 98% | 99% | 98% |
| Riverhead, NY | 729,778 | 92% | 97% | 95% |
| Rehoboth Beach, DE | 557,353 | 95% | 99% | 97% |
| Foley, AL | 554,587 | 88% | 94% | 94% |
| Atlantic City, NJ | 489,718 | 79% | 80% | 80% |
| San Marcos, TX | 471,816 | 95% | 96% | 95% |
| Sevierville, TN | 447,815 | 99% | 100% | 99% |
| Savannah, GA | 429,089 | 96% | 98% | 97% |
| Myrtle Beach Hwy 501, SC | 426,523 | 96% | 98% | 98% |
| Jeffersonville, OH | 411,904 | 84% | 92% | 94% |
| Glendale, AZ (Westgate) | 410,751 | 97% | 100% | 97% |
| Myrtle Beach Hwy 17, SC | 403,425 | 99% | 100% | 100% |
| Charleston, SC | 379,328 | 100% | 100% | 99% |
| Lancaster, PA | 375,857 | 91% | 95% | 92% |
| Pittsburgh, PA | 373,863 | 95% | 97% | 97% |
| Commerce, GA | 371,408 | 96% | 97% | 94% |
| Grand Rapids, MI | 357,119 | 90% | 97% | 96% |
| Fort Worth, TX | 351,741 | 99% | 100% | 97% |
| Daytona Beach, FL | 351,721 | 98% | 99% | 98% |
| Branson, MO | 329,861 | 99% | 100% | 98% |
| Southaven, MS | 324,717 | 99% | 100% | 94% |
| Locust Grove, GA | 321,082 | 95% | 100% | 97% |
| Gonzales, LA | 321,066 | 96% | 99% | 96% |
| Mebane, NC | 318,886 | 100% | 100% | 99% |
| Howell, MI | 314,438 | 88% | 94% | 92% |
| Mashantucket, CT (Foxwoods) | 311,507 | 93% | 95% | 93% |
| Tilton, NH | 250,107 | 93% | 96% | 96% |
| Hershey, PA | 249,696 | 99% | 100% | 99% |
| Hilton Head II, SC | 206,564 | 98% | 92% | 88% |
| Hilton Head I, SC | 181,670 | 97% | 100% | 100% |
| Terrell, TX | 177,800 | 87% | 97% | 97% |
| Blowing Rock, NC | 104,009 | 85% | 89% | 95% |
| Total | 12,044,309 | 94% | 97% | 95% |

Unconsolidated joint venture properties

| Location | Total GLA 03/31/20 | % Occupied 03/31/20 | % Occupied 12/31/19 | % Occupied 03/31/19 |
|------------------------------------|-----------------------|---------------------------|---------------------------|---------------------------|
| Charlotte, NC | 398,676 | 97% | 99% | 97% |
| Ottawa, ON | 357,218 | 96% | 97% | 94% |
| Columbus, OH | 355,245 | 97% | 98% | 95% |
| Texas City, TX (Galveston/Houston) | 352,705 | 92% | 98% | 97% |
| National Harbor, MD | 341,156 | 96% | 99% | 96% |
| Cookstown, ON | 307,895 | 100% | 100% | 97% |
| Saint-Sauveur, QC | 99,405 | 92% | 92% | 94% |
| Bromont, QC ⁽¹⁾ | N/A | N/A | N/A | 77% |
| Total | 2,212,300 | 96% | 98% | 95% |

(1) Outlet center sold in May 2019.

Portfolio Occupancy at the End of Each Period ⁽¹⁾



(1) Excludes unconsolidated outlet centers. See table on page 4.

Average Tenant Sales Per Square Foot by Outlet Center Ranking As of March 31, 2020 ⁽¹⁾

| Ranking ⁽²⁾ | 12 Months SPSF | Period End Occupancy | Sq Ft (thousands) | % of Square Feet | % of Portfolio NOI ⁽³⁾ |
|-----------------------------|----------------|----------------------|-------------------|------------------|-----------------------------------|
| Consolidated Centers | | | | | |
| Centers 1 - 5 | \$ 520 | 96% | 2,884 | 23% | 34% |
| Centers 6 - 10 | \$ 438 | 97% | 1,749 | 15% | 18% |
| Centers 11 - 15 | \$ 391 | 91% | 1,658 | 14% | 13% |
| Centers 16 - 20 | \$ 347 | 96% | 1,948 | 16% | 16% |
| Centers 21 - 26 | \$ 308 | 93% | 2,138 | 18% | 12% |
| Centers 27 - 32 | \$ 256 | 91% | 1,667 | 14% | 7% |

| Ranking ⁽²⁾ | Cumulative 12 Months SPSF | Cumulative Period End Occupancy | Cumulative Sq Ft (thousands) | Cumulative % of Square Feet | Cumulative % of Portfolio NOI ⁽³⁾ |
|--|---------------------------|---------------------------------|------------------------------|-----------------------------|--|
| Consolidated Centers | | | | | |
| Centers 1 - 5 | \$ 520 | 96% | 2,884 | 23% | 34% |
| Centers 1 - 10 | \$ 486 | 96% | 4,633 | 38% | 52% |
| Centers 1 - 15 | \$ 461 | 95% | 6,291 | 52% | 65% |
| Centers 1 - 20 | \$ 433 | 95% | 8,239 | 68% | 81% |
| Centers 1 - 26 | \$ 407 | 95% | 10,377 | 86% | 93% |
| Centers 1 - 32 | \$ 387 | 94% | 12,044 | 100% | 100% |
| Unconsolidated centers ⁽⁴⁾ | \$ 443 | 95% | 1,448 | n/a | n/a |
| Domestic centers ⁽⁵⁾ | \$ 393 | 94% | 13,492 | n/a | n/a |

(1) Sales are based on reports for the trailing 12 months by retailers which have occupied outlet center stores for a minimum of 12 months. Sales per square foot are based on all stores less than 20,000 square feet in size. Centers are ranked by sales per square foot for the trailing twelve months ended March 31, 2020.

(2) Outlet centers included in each ranking group above are as follows (in alphabetical order):

| | | | | | | |
|------------------|-------------------|-------------------------|--------------------|-----------------------------|--------------------------|---------------|
| Centers 1 - 5: | Deer Park, NY | Glendale, AZ (Westgate) | Rehoboth Beach, DE | Riverhead, NY | Sevierville, TN | |
| Centers 6 - 10: | Branson, MO | Lancaster, PA | Locust Grove, GA | Mebane, NC | Myrtle Beach Hwy 17, SC | |
| Centers 11 - 15: | Atlantic City, NJ | Charleston, SC | Grand Rapids, MI | Hershey, PA | Hilton Head I, SC | |
| Centers 16 - 20: | Fort Worth, TX | Gonzales, LA | Pittsburgh, PA | San Marcos, TX | Savannah, GA | |
| Centers 21 - 26: | Foley, AL | Hilton Head II, SC | Howell, MI | Mashantucket, CT (Foxwoods) | Myrtle Beach Hwy 501, SC | Southaven, MS |
| Centers 27 - 32: | Blowing Rock, NC | Commerce, GA | Daytona Beach, FL | Jeffersonville, OH | Terrell, TX | Tilton, NH |

(3) Based on the Company's forecast of 2020 Portfolio NOI (see non-GAAP definitions), excluding centers not yet stabilized (none). The Company's forecast is based on management's estimates as of March 31, 2020 and may be considered a forward-looking statement which is subject to risks and uncertainties. Actual results could differ materially from those projected due to various factors including, but not limited to, the risks associated with general economic and real estate conditions. For a more detailed discussion of the factors that affect operating results, interested parties should review the Tanger Factory Outlet Centers, Inc. Annual Report on Form 10-K for the year ended December 31, 2019 and Quarterly Report on Form 10-Q for the three months ended March 31, 2020.

(4) Includes domestic outlet centers open 12 full calendar months (in alphabetical order):

| | | | | |
|-----------------|---------------|--------------|---------------------|------------------------------------|
| Unconsolidated: | Charlotte, NC | Columbus, OH | National Harbor, MD | Texas City, TX (Galveston/Houston) |
|-----------------|---------------|--------------|---------------------|------------------------------------|

(5) Includes consolidated portfolio and domestic unconsolidated joint ventures.

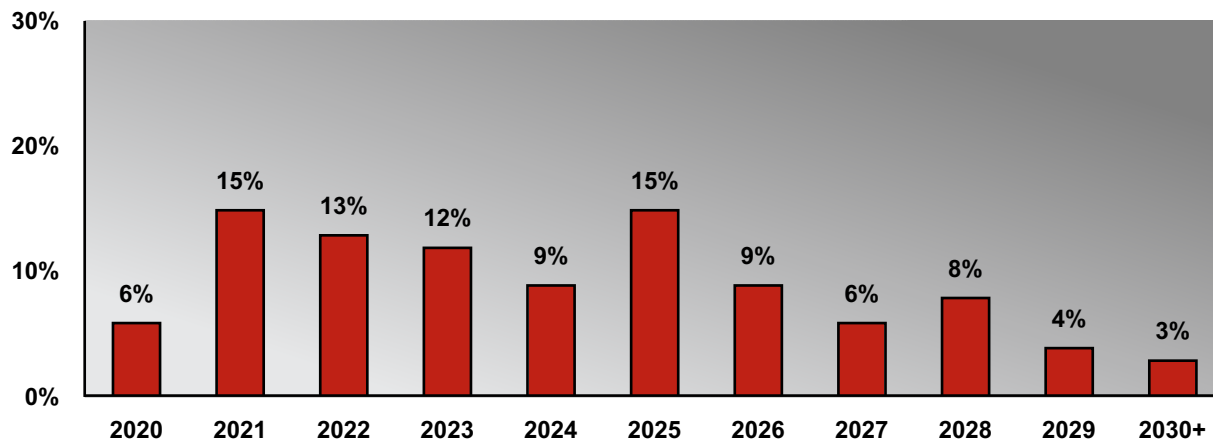
**Top 25 Tenants Based on Percentage of Total Annualized Base Rent
As of March 31, 2020 ⁽¹⁾**

| Tenant | Brands | Consolidated | | | Unconsolidated | |
|---------------------------------|---|--------------|------------------|----------------|--|-------------|
| | | # of Stores | GLA | % of Total GLA | % of Total Annualized Base Rent ⁽²⁾ | # of Stores |
| The Gap, Inc. | Gap, Banana Republic, Janie & Jack, Old Navy | 96 | 947,819 | 7.9% | 6.0% | 19 |
| Ascena Retail Group, Inc. | LOFT, Ann Taylor, Justice, Lane Bryant | 96 | 534,084 | 4.4% | 4.7% | 13 |
| PVH Corp. | Tommy Hilfiger, Van Heusen, Calvin Klein | 63 | 395,121 | 3.3% | 4.1% | 14 |
| Tapestry, Inc. | Coach, Kate Spade, Stuart Weitzman | 49 | 229,022 | 1.9% | 2.9% | 11 |
| Under Armour, Inc. | Under Armour, Under Armour Kids | 30 | 233,877 | 1.9% | 2.8% | 6 |
| Nike, Inc. | Nike, Converse, Hurley | 37 | 417,435 | 3.5% | 2.6% | 11 |
| American Eagle Outfitters, Inc. | American Eagle Outfitters, Aerie | 39 | 272,104 | 2.3% | 2.6% | 7 |
| G-III Apparel Group, Ltd. | Bass, Wilsons Leather, DKNY, Karl Lagerfeld Paris | 43 | 201,234 | 1.7% | 2.4% | 5 |
| Carter's, Inc. | Carters, OshKosh B Gosh | 51 | 224,227 | 1.9% | 2.3% | 10 |
| Capri Holdings Limited | Michael Kors, Michael Kors Men's | 28 | 136,816 | 1.1% | 2.0% | 5 |
| Signet Jewelers Limited | Kay Jewelers, Zales, Jared Vault | 51 | 117,204 | 1.0% | 2.0% | 8 |
| Hanesbrands Inc. | Hanesbrands, Maidenform, Champion | 36 | 176,907 | 1.5% | 1.9% | 2 |
| Columbia Sportswear Company | Columbia Sportswear | 20 | 154,145 | 1.3% | 1.9% | 6 |
| Ralph Lauren Corporation | Polo Ralph Lauren, Polo Children, Polo Ralph Lauren Big & Tall, Club Monaco | 33 | 358,736 | 3.0% | 1.8% | 6 |
| Chico's, FAS Inc. | Chicos, White House/Black Market, Soma Intimates | 41 | 119,031 | 1.0% | 1.8% | 5 |
| Adidas AG | Adidas, Reebok | 28 | 169,388 | 1.4% | 1.7% | 9 |
| Skechers USA, Inc. | Skechers | 30 | 149,167 | 1.2% | 1.7% | 6 |
| V. F. Corporation | The North Face, Vans, Timberland, Dickies | 26 | 138,846 | 1.2% | 1.6% | 2 |
| Caleres Inc. | Famous Footwear, Naturalizer, Allen Edmonds | 32 | 166,018 | 1.4% | 1.6% | 11 |
| Express Inc. | Express Factory | 23 | 160,730 | 1.3% | 1.6% | 4 |
| H&M Hennes & Mauritz L.P. | H&M | 19 | 407,342 | 3.3% | 1.5% | 2 |
| Levis | Levis | 29 | 121,486 | 1.0% | 1.5% | 5 |
| Rack Room Shoes, Inc. | Rack Room Shoes | 22 | 129,699 | 1.0% | 1.4% | 2 |
| Brooks Brothers Group, Inc. | Brooks Brothers | 23 | 134,725 | 1.1% | 1.4% | 4 |
| Luxottica Group S.p.A | Sunglass Hut, Oakley, Lenscrafters | 51 | 75,389 | 0.6% | 1.4% | 10 |
| Total of Top 25 tenants | | 996 | 6,170,552 | 51.2% | 57.2% | 183 |

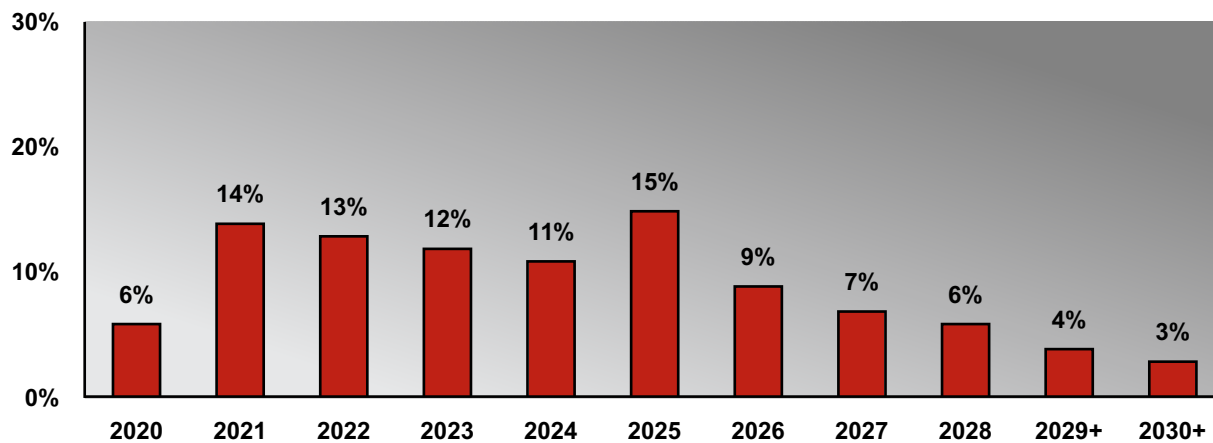
(1) Excludes leases that have been entered into but which tenant has not yet taken possession, temporary leases and month-to-month leases.

(2) Annualized base rent is defined as the minimum monthly payments due as of the end of the reporting period annualized, excluding periodic contractual fixed increases. Include rents which are based on a percentage of sales in lieu of fixed contractual rents.

Percentage of Total Gross Leasable Area ⁽¹⁾



Percentage of Total Annualized Base Rent ⁽¹⁾



(1) Excludes unconsolidated outlet centers. See table on page 5.

Capital expenditures (in thousands)

| | Three months ended | |
|---|--------------------|-----------------|
| | March 31, | |
| | 2020 | 2019 |
| Value-enhancing: | | |
| New center developments and expansions | \$ 843 | \$ 939 |
| Other | — | 55 |
| | 843 | 994 |
| Recurring capital expenditures: | | |
| Second generation tenant allowances | 908 | 2,974 |
| Operational capital expenditures | 2,976 | 2,852 |
| Renovations | 2,170 | 197 |
| | 6,054 | 6,023 |
| Total additions to rental property-accrual basis | 6,897 | 7,017 |
| Conversion from accrual to cash basis | 3,654 | 2,889 |
| Total additions to rental property-cash basis | \$ 10,551 | \$ 9,906 |

Leasing Activity

| Re-tenant ⁽¹⁾ | | | | | | |
|-------------------------------|-------------|---------------------------|--|--|---------------------------------------|---|
| Trailing twelve months ended: | # of Leases | Square Feet (in 000's) | Average Annual Straight-line Rent (psf) | Average Tenant Allowance (psf) ⁽²⁾ | Average Initial Term (in years) | Net Average Annual Straight-line Rent (psf) ⁽³⁾ |
| 3/31/2020 | 118 | 504 | \$ 36.13 | \$ 47.70 | 7.75 | \$ 29.98 |
| 3/31/2019 | 81 | 388 | \$ 33.32 | \$ 45.13 | 7.83 | \$ 27.56 |
| Renewal ⁽¹⁾ | | | | | | |
| Trailing twelve months ended: | # of Leases | Square Feet (in 000's) | Average Annual Straight-line Rent (psf) | Average Tenant Allowance (psf) ⁽²⁾ | Average Initial Term (in years) | Net Average Annual Straight-line Rent (psf) ⁽³⁾ |
| 3/31/2020 | 178 | 839 | \$ 28.20 | \$ 0.90 | 3.90 | \$ 27.97 |
| 3/31/2019 | 280 | 1,404 | \$ 34.37 | \$ 0.49 | 3.82 | \$ 34.24 |
| Total ⁽¹⁾ | | | | | | |
| Trailing twelve months ended: | # of Leases | Square Feet (in 000's) | Average Annual Straight-line Rent (psf) | Average Tenant Allowance (psf) ⁽²⁾ | Average Initial Term (in years) | Net Average Annual Straight-line Rent (psf) ⁽³⁾ |
| 3/31/2020 | 296 | 1,342 | \$ 31.17 | \$ 18.46 | 5.34 | \$ 27.71 |
| 3/31/2019 | 361 | 1,792 | \$ 34.14 | \$ 10.16 | 4.69 | \$ 31.97 |

(1) Represents change in rent (base rent and common area maintenance ("CAM")) for all leases for new stores that opened or renewals that started during the respective trailing twelve month periods within the consolidated portfolio, except for license agreements, seasonal tenants, and month-to-month leases.

(2) Includes other landlord costs.

(3) Net average straight-line base rent is calculated by dividing the average tenant allowance costs per square foot by the average initial term and subtracting this calculated number from the average straight-line base rent per year amount. The average annual straight-line base rent disclosed in the table above includes all concessions, abatements and reimbursements of rent to tenants. The average tenant allowance disclosed in the table above includes other landlord costs.

Leasing Activity⁽¹⁾

| All Lease Terms | TTM ended 3/31/2020 | | TTM ended 3/31/2019 | |
|---|------------------------|-------|------------------------|-------|
| Re-tenanted Space: | | | | |
| Number of leases | 118 | | 81 | |
| Gross leasable area | 503,584 | | 388,192 | |
| New initial rent per square foot | \$ | 32.76 | \$ | 30.71 |
| Prior expiring rent per square foot | \$ | 36.21 | \$ | 30.02 |
| Percent decrease | (9.5)% | | 2.3% | |
| | | | | |
| New straight-line rent per square foot | \$ | 36.13 | \$ | 33.32 |
| Prior straight-line rent per square foot | \$ | 35.50 | \$ | 30.02 |
| Percent increase | 1.8 % | | 11.0% | |
| Renewed Space: | | | | |
| Number of leases | 178 | | 280 | |
| Gross leasable area | 838,574 | | 1,404,053 | |
| New initial rent per square foot | \$ | 27.38 | \$ | 33.27 |
| Prior expiring rent per square foot | \$ | 28.66 | \$ | 33.19 |
| Percent decrease | (4.5)% | | 0.2% | |
| | | | | |
| New straight-line rent per square foot | \$ | 28.20 | \$ | 34.37 |
| Prior straight-line rent per square foot | \$ | 29.32 | \$ | 33.31 |
| Percent increase (decrease) | (3.8)% | | 3.2% | |
| Total Re-tenanted and Renewed Space: | | | | |
| Number of leases | 296 | | 361 | |
| Gross leasable area | 1,342,158 | | 1,792,245 | |
| New initial rent per square foot | \$ | 29.40 | \$ | 32.71 |
| Prior expiring rent per square foot | \$ | 31.49 | \$ | 32.50 |
| Percent decrease | (6.7)% | | 0.6% | |
| | | | | |
| New straight-line rent per square foot | \$ | 31.17 | \$ | 34.14 |
| Prior straight-line rent per square foot | \$ | 31.64 | \$ | 32.60 |
| Percent increase | (1.5)% | | 4.7% | |

(1) For consolidated properties owned as of the period-end date. Represents change in rent (base rent and CAM) for all leases for new stores that opened or renewals that started during the respective trailing twelve month periods, except for license agreements, seasonal tenants, and month-to-month leases.

Leasing Activity⁽¹⁾

| Terms of More Than 12 Months | TTM ended 3/31/2020 | TTM ended 3/31/2019 |
|---|------------------------|------------------------|
| Re-tenanted Space: | | |
| Number of leases | 117 | 79 |
| Gross leasable area | 500,834 | 365,345 |
| New initial rent per square foot | \$ 32.78 | \$ 32.03 |
| Prior expiring rent per square foot | \$ 36.14 | \$ 30.04 |
| Percent increase (decrease) | (9.3)% | 6.6% |
| | | |
| New straight-line rent per square foot | \$ 36.17 | \$ 34.81 |
| Prior straight-line rent per square foot | \$ 35.44 | \$ 30.21 |
| Percent increase | 2.1 % | 15.2% |
| | | |
| Renewed Space: | | |
| Number of leases | 144 | 244 |
| Gross leasable area | 703,611 | 1,236,668 |
| New initial rent per square foot | \$ 28.55 | \$ 34.48 |
| Prior expiring rent per square foot | \$ 29.31 | \$ 33.59 |
| Percent increase | (2.6)% | 2.6% |
| | | |
| New straight-line rent per square foot | \$ 29.52 | \$ 35.72 |
| Prior straight-line rent per square foot | \$ 30.15 | \$ 33.82 |
| Percent increase | (2.1)% | 5.6% |
| | | |
| Total Re-tenanted and Renewed Space: | | |
| Number of leases | 261 | 323 |
| Gross leasable area | 1,204,445 | 1,602,013 |
| New initial rent per square foot | \$ 30.31 | \$ 33.92 |
| Prior expiring rent per square foot | \$ 32.15 | \$ 32.78 |
| Percent increase (decrease) | (5.7)% | 3.5% |
| | | |
| New straight-line rent per square foot | \$ 32.29 | \$ 35.52 |
| Prior straight-line rent per square foot | \$ 32.35 | \$ 32.99 |
| Percent increase | (0.2)% | 7.7% |

(1) For consolidated properties owned as of the period-end date. Represents change in rent (base rent and CAM) for leases for a term of more than 12 months for new stores that opened or renewals that started during the respective trailing twelve month periods.

Consolidated Balance Sheets (dollars in thousands)

| | March 31, 2020 | December 31, 2019 |
|---|---------------------|----------------------|
| Assets | | |
| Rental property: | | |
| Land | \$ 266,537 | \$ 266,537 |
| Buildings, improvements and fixtures | 2,564,224 | 2,630,357 |
| | 2,830,761 | 2,896,894 |
| Accumulated depreciation | (1,007,922) | (1,009,951) |
| Total rental property, net | 1,822,839 | 1,886,943 |
| Cash and cash equivalents | 600,454 | 16,672 |
| Investments in unconsolidated joint ventures | 86,478 | 94,691 |
| Deferred lease costs and other intangibles, net | 97,560 | 96,712 |
| Operating lease right-of-use assets | 83,764 | 86,575 |
| Prepays and other assets | 100,674 | 103,618 |
| Total assets | \$ 2,791,769 | \$ 2,285,211 |
| Liabilities and Equity | | |
| Liabilities | | |
| Debt: | | |
| Senior, unsecured notes, net | \$ 1,139,093 | \$ 1,138,603 |
| Unsecured term loan, net | 347,531 | 347,367 |
| Mortgages payable, net | 82,856 | 83,803 |
| Unsecured lines of credit, net | 598,074 | — |
| Total debt | 2,167,554 | 1,569,773 |
| Accounts payable and accrued expenses | 90,659 | 79,562 |
| Operating lease liabilities ⁽¹⁾ | 91,017 | 91,237 |
| Other liabilities | 94,881 | 88,530 |
| Total liabilities | 2,444,111 | 1,829,102 |
| Commitments and contingencies | | |
| Equity | | |
| Tanger Factory Outlet Centers, Inc.: | | |
| Common shares, \$.01 par value, 300,000,000 shares authorized, 93,076,701 and 92,892,260 shares issued and outstanding at March 31, 2020 and December 31 2019, respectively | 931 | 929 |
| Paid in capital | 778,062 | 775,035 |
| Accumulated distributions in excess of net income | (410,532) | (317,263) |
| Accumulated other comprehensive loss | (38,228) | (25,495) |
| Equity attributable to Tanger Factory Outlet Centers, Inc. | 330,233 | 433,206 |
| Equity attributable to noncontrolling interests: | | |
| Noncontrolling interests in Operating Partnership | 17,425 | 22,903 |
| Noncontrolling interests in other consolidated partnerships | — | — |
| Total equity | 347,658 | 456,109 |
| Total liabilities and equity | \$ 2,791,769 | \$ 2,285,211 |

Consolidated Statements of Operations (in thousands, except per share data)

| | Three months ended March 31, | |
|--|---------------------------------|------------------|
| | 2020 | 2019 |
| Revenues: | | |
| Rental revenues | \$ 108,558 | \$ 119,954 |
| Management, leasing and other services | 1,443 | 1,342 |
| Other revenues | 1,632 | 1,859 |
| Total revenues | 111,633 | 123,155 |
| Expenses: | | |
| Property operating | 38,627 | 42,377 |
| General and administrative | 12,584 | 12,145 |
| Impairment charge | 45,675 | — |
| Depreciation and amortization | 29,417 | 31,760 |
| Total expenses | 126,303 | 86,282 |
| Other income (expense): | | |
| Interest expense | (15,196) | (16,307) |
| Gain on sale of assets | — | 43,422 |
| Other income | 220 | 224 |
| Total other income (expense) | (14,976) | 27,339 |
| Income (loss) before equity in earnings of unconsolidated joint ventures | (29,646) | 64,212 |
| Equity in earnings of unconsolidated joint ventures | 1,527 | 1,629 |
| Net income (loss) | (28,119) | 65,841 |
| Noncontrolling interests in Operating Partnership | 1,427 | (3,315) |
| Noncontrolling interests in other consolidated partnerships | (190) | (195) |
| Net income (loss) attributable to Tanger Factory Outlet Centers, Inc. | (26,882) | 62,331 |
| Allocation of earnings to participating securities | (516) | (611) |
| Net income (loss) available to common shareholders of Tanger Factory Outlet Centers, Inc. | \$ (27,398) | \$ 61,720 |
| Basic earnings per common share: | | |
| Net income (loss) | \$ (0.30) | \$ 0.66 |
| Diluted earnings per common share: | | |
| Net income (loss) | \$ (0.30) | \$ 0.66 |

Components of Rental Revenues (in thousands)

As a lessor, substantially all of our revenues are earned from arrangements that are within the scope of Accounting Standards Codification Topic 842 "Leases" ("ASC 842"). We utilized the practical expedient in ASU 2018-11 to account for lease and non-lease components as a single component which resulted in all of our revenues associated with leases being recorded as rental revenues on the consolidated statements of operations.

The table below provides details of the components included in rental revenues:

| | Three months ended | |
|--------------------------------|--------------------|-------------------|
| | March 31, | |
| | 2020 | 2019 |
| Rental revenues: | | |
| Base rentals | \$ 72,571 | \$ 79,100 |
| Percentage rentals | 1,674 | 1,565 |
| Tenant expense reimbursements | 33,379 | 37,168 |
| Lease termination fees | 164 | 1,130 |
| Market rent adjustments | (269) | (370) |
| Straight-line rent adjustments | 1,873 | 1,970 |
| Uncollectible tenant revenues | (834) | (609) |
| Rental revenues | \$ 108,558 | \$ 119,954 |

Unconsolidated Joint Venture Information

The following table details certain information as of March 31, 2020, except for Net Operating Income (“NOI”) which is for the three months ended March 31, 2020, about various unconsolidated real estate joint ventures in which we have an ownership interest (dollars in millions):

| Joint Venture | Center Location | Tanger’s Ownership % | Square Feet | Tanger’s Share of Total Assets | Tanger’s Share of NOI | Tanger’s Share of Net Debt ⁽¹⁾ |
|------------------------------|---------------------|----------------------|------------------|--------------------------------|-----------------------|---|
| Charlotte | Charlotte, NC | 50.0% | 398,676 | \$ 38.1 | \$ 1.6 | \$ 49.8 |
| Columbus | Columbus, OH | 50.0% | 355,245 | 38.9 | 1.2 | 42.5 |
| Galveston/Houston | Texas City, TX | 50.0% | 352,705 | 20.3 | 1.0 | 40.0 |
| National Harbor | National Harbor, MD | 50.0% | 341,156 | 40.4 | 1.2 | 47.2 |
| RioCan Canada ⁽²⁾ | Various | 50.0% | 764,518 | 90.6 | 1.4 | 4.1 |
| Total | | | 2,212,300 | \$ 228.3 | \$ 6.4 | \$ 183.6 |

(1) Net of debt origination costs and premiums.

(2) Includes a 307,895 square foot outlet center in Cookstown, Ontario; a 357,218 square foot outlet center in Ottawa, Ontario; and a 99,405 square foot outlet center in Saint-Sauveur, Quebec.

Debt Outstanding Summary
As of March 31, 2020
(dollars in thousands)

| | Total Debt Outstanding | Our Share of Debt | Stated Interest Rate | End of Period Effective Interest Rate ⁽¹⁾ | Maturity Date ⁽²⁾ | Weighted Average Years to Maturity ⁽²⁾ |
|---|------------------------|---------------------|----------------------|--|------------------------------|---|
| Consolidated Debt: | | | | | | |
| Unsecured debt: | | | | | | |
| Unsecured lines of credit ⁽³⁾ | \$ 599,830 | \$ 599,830 | LIBOR + 1.0% | 1.7% | 10/28/2022 | 2.6 |
| 2023 Senior unsecured notes | 250,000 | 250,000 | 3.875% | 4.1% | 12/1/2023 | 3.7 |
| 2024 Senior unsecured notes | 250,000 | 250,000 | 3.75% | 3.8% | 12/1/2024 | 4.7 |
| 2026 Senior unsecured notes | 350,000 | 350,000 | 3.125% | 3.2% | 9/1/2026 | 6.4 |
| 2027 Senior unsecured notes | 300,000 | 300,000 | 3.875% | 3.9% | 7/15/2027 | 7.3 |
| Unsecured term loan | 350,000 | 350,000 | LIBOR + 1.0% | 2.6% | 4/22/2024 | 4.1 |
| Net debt discounts and debt origination costs | (15,132) | (15,132) | | | | |
| Total net unsecured debt | 2,084,698 | 2,084,698 | | 3.0% | | 4.5 |
| Secured mortgage debt: | | | | | | |
| Atlantic City, NJ | 30,037 | 30,037 | 5.14% - 7.65% | 5.1% | 11/15/2021 - 12/8/2026 | 4.9 |
| Southaven, MS | 51,400 | 51,400 | LIBOR + 1.80% | 3.9% | 4/29/2023 | 3.1 |
| Debt premium and debt origination costs | 1,419 | 1,419 | | | | |
| Total net secured mortgage debt | 82,856 | 82,856 | | 4.4% | | 3.8 |
| Total consolidated debt | 2,167,554 | 2,167,554 | | 3.1% | | 4.5 |
| Unconsolidated JV debt: | | | | | | |
| Charlotte | 100,000 | 50,000 | 4.27% | 4.3% | 7/1/2028 | 8.3 |
| Columbus | 85,000 | 42,500 | LIBOR + 1.65% | 2.6% | 11/28/2021 | 1.7 |
| Galveston/Houston | 80,000 | 40,000 | LIBOR + 1.65% | 2.6% | 7/1/2022 | 2.3 |
| National Harbor | 94,998 | 47,499 | 4.63% | 4.6% | 1/5/2030 | 9.8 |
| RioCan Canada | 8,253 | 4,126 | 5.75% | 4.2% | 5/10/2020 | 0.1 |
| Debt premium and debt origination costs | (1,079) | (539) | | | | |
| Total unconsolidated JV net debt | 367,172 | 183,586 | | 3.6% | | 5.6 |
| Total | \$ 2,534,726 | \$ 2,351,140 | | 3.1% | | 4.7 |

(1) The effective interest rate includes the impact of discounts and premiums and interest rate swap agreements, as applicable. See page 20 for additional details.

(2) Includes applicable extensions available at our option.

(3) The Company has unsecured lines of credit that provide for borrowings of up to \$600.0 million. The unsecured lines of credit include a \$20.0 million liquidity line and a \$580.0 million syndicated line. A 20 basis point facility fee is due annually on the entire committed amount of each facility. The syndicated line may be increased up to \$1.2 billion through an accordion feature in certain circumstances.

Summary of Our Share of Fixed and Variable Rate Debt
As of March 31, 2020
(dollars in thousands)

| | Total Debt % | Our Share of Debt | End of Period Effective Interest Rate | Average Years to Maturity ⁽¹⁾ |
|---------------------------------------|--------------|---------------------|---------------------------------------|--|
| Consolidated: | | | | |
| Fixed ⁽²⁾ | 72% | \$ 1,558,183 | 3.6% | 5.2 |
| Variable | 28% | 609,371 | 1.7% | 2.6 |
| | 100% | 2,167,554 | 3.1% | 4.5 |
| Unconsolidated Joint ventures: | | | | |
| Fixed | 55% | \$ 101,143 | 4.4% | 8.6 |
| Variable | 45% | 82,443 | 2.6% | 2.0 |
| | 100% | 183,586 | 3.6% | 5.6 |
| Total: | | | | |
| Fixed | 71% | \$ 1,659,326 | 3.7% | 5.6 |
| Variable | 29% | 691,814 | 1.9% | 2.5 |
| Total share of debt | 100% | \$ 2,351,140 | 3.1% | 4.7 |

(1) Includes applicable extensions available at our option.

(2) The effective interest rate includes interest rate swap agreements that fix the base LIBOR rate at a weighted average of 1.7% on notional amounts aggregating \$390.0 million as follows:

| Effective Date | Maturity Date | Notional Amount | Bank Pay Rate | Company Fixed Pay Rate |
|---|------------------|-------------------|---------------|------------------------|
| Interest rate swaps: | | | | |
| April 13, 2016 | January 1, 2021 | \$ 175,000 | 1 month LIBOR | 1.03% |
| March 1, 2018 | January 31, 2021 | 40,000 | 1 month LIBOR | 2.47% |
| August 14, 2018 | January 1, 2021 | 150,000 | 1 month LIBOR | 2.20% |
| July 1, 2019 | February 1, 2024 | 25,000 | 1 month LIBOR | 1.75% |
| Total | | \$ 390,000 | | |
| Forward starting interest rate swap agreements: | | | | |
| January 1, 2021 | February 1, 2024 | 150,000 | 1 month LIBOR | 0.60% |

Future Scheduled Principal Payments (dollars in thousands)⁽¹⁾
As of March 31, 2020

| Year | Tanger Consolidated Payments | Tanger's Share of Unconsolidated JV Payments | Total Scheduled Payments |
|---|------------------------------|--|--------------------------|
| 2020 | \$ 2,694 | \$ 4,126 | \$ 6,820 |
| 2021 | 5,793 | 42,500 | 48,293 |
| 2022 ⁽²⁾ | 604,266 | 40,000 | 644,266 |
| 2023 | 306,168 | 1,031 | 307,199 |
| 2024 | 605,140 | 1,636 | 606,776 |
| 2025 | 1,501 | 1,710 | 3,211 |
| 2026 | 355,705 | 1,788 | 357,493 |
| 2027 | 300,000 | 1,869 | 301,869 |
| 2028 | — | 46,944 | 46,944 |
| 2029 | — | 984 | 984 |
| 2030 & thereafter | — | 41,537 | 41,537 |
| | \$ 2,181,267 | \$ 184,125 | \$ 2,365,392 |
| Net debt discounts and debt origination costs | (13,713) | (539) | (14,252) |
| | \$ 2,167,554 | \$ 183,586 | \$ 2,351,140 |

(1) Includes applicable extensions available at our option.

(2) Includes principal balance of \$599.8 million outstanding under the Company's unsecured lines of credit.

Senior Unsecured Notes Financial Covenants ⁽¹⁾
As of March 31, 2020

| | Required | Actual | Compliance |
|--|----------|--------|------------|
| Total Consolidated Debt to Adjusted Total Assets | <60% | 55% | Yes |
| Total Secured Debt to Adjusted Total Assets | <40% | 2% | Yes |
| Total Unencumbered Assets to Unsecured Debt | >150% | 175% | Yes |
| Consolidated Income Available for Debt Service to Annual Debt Service Charge | >1.5 | 5.0 | Yes |

(1) For a complete listing of all debt covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.

Enterprise Value, Net Debt, Liquidity, Debt Ratios and Credit Ratings (in thousands, except per share data)

| | March 31, 2020 | December 31, 2019 |
|---|--|----------------------|
| Enterprise Value: | | |
| Market value: | | |
| Common shares outstanding | 93,077 | 92,892 |
| Exchangeable operating partnership units | 4,911 | 4,911 |
| Total shares | 97,988 | 97,803 |
| Common share price | \$ 5.00 | \$ 14.73 |
| Total market value ⁽¹⁾ | \$ 489,939 | \$ 1,440,645 |
| Debt: | | |
| Senior, unsecured notes | \$ 1,150,000 | \$ 1,150,000 |
| Unsecured term loans | 350,000 | 350,000 |
| Mortgages payable | 81,437 | 82,309 |
| Unsecured lines of credit | 599,830 | — |
| Total principal debt | 2,181,267 | 1,582,309 |
| Less: Net debt discounts | (3,217) | (3,334) |
| Less: Debt origination costs | (10,496) | (9,202) |
| Total debt | 2,167,554 | 1,569,773 |
| Total enterprise value | \$ 2,657,493 | \$ 3,010,418 |
| Net Debt: | | |
| Total debt | \$ 2,167,554 | \$ 1,569,773 |
| Less: Cash and cash equivalents | (600,454) | (16,672) |
| Net debt | \$ 1,567,100 | \$ 1,553,101 |
| Liquidity: | | |
| Cash and cash equivalents | \$ 600,454 | \$ 16,672 |
| Unused capacity under unsecured lines of credit ⁽²⁾ | — | 599,830 |
| Total liquidity | \$ 600,454 | \$ 616,502 |
| Ratios ⁽³⁾: | | |
| Net debt to Adjusted EBITDA ⁽⁴⁾ | 5.8x | 5.5x |
| Interest coverage (Adjusted EBITDA / interest expense) ⁽⁴⁾ | 4.5x | 4.5x |
| (1) | Amounts may not recalculate due to the effect of rounding. | |
| (2) | Unused capacity under the Company's \$600.0 million unsecured lines of credit is reduced by \$170,000 at both March 31, 2020 and December 31, 2019 related to outstanding letters of credit. | |
| (3) | Ratios are presented for the trailing twelve-month period. | |
| (4) | Adjusted EBITDA is a non-GAAP measure. Refer to page 28 for a reconciliation of net income to Adjusted EBITDA. | |
| Credit Ratings and Outlook: | | |
| Moody's Investors Services | Baa2 | Negative |
| Standard & Poor's Ratings Services | BBB | Negative |

NON-GAAP SUPPLEMENTAL MEASURES

Beginning with the three months ended March 31, 2020, we have elected to supplement our disclosure with three additional non-GAAP measures, Adjusted EBITDA, EBITDAre and Adjusted EBITDAre (each as defined below), that are commonly provided in the REIT industry. See “Adjusted EBITDA, EBITDAre and Adjusted EBITDAre” below for more information. We also now refer to Adjusted Funds from Operations (“AFFO”) as Core Funds From Operations (“Core FFO”), but there has been no change to the definition of this measure.

Funds From Operations

Funds From Operations (“FFO”) is a widely used measure of the operating performance for real estate companies that supplements net income (loss) determined in accordance with generally accepted accounting principles in the United States (“GAAP”). We determine FFO based on the definition set forth by the National Association of Real Estate Investment Trusts (“NAREIT”), of which we are a member. In December 2018, NAREIT issued “NAREIT Funds From Operations White Paper - 2018 Restatement” which clarifies, where necessary, existing guidance and consolidates alerts and policy bulletins into a single document for ease of use. NAREIT defines FFO as net income/(loss) available to the Company’s common shareholders computed in accordance with GAAP, excluding (i) depreciation and amortization related to real estate, (ii) gains or losses from sales of certain real estate assets, (iii) gains and losses from change in control, (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity and (v) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect FFO on the same basis.

FFO is intended to exclude historical cost depreciation of real estate as required by GAAP 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 of real estate assets, gains and losses from property dispositions and extraordinary items, 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 net income.

We present FFO because we consider it an important supplemental measure of our operating performance. In addition, a portion of cash bonus compensation to certain members of management is based on our FFO or Core FFO, which is described in the section below. We believe it is useful for investors to have enhanced transparency into how we evaluate our performance and that of our management. In addition, FFO 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 also widely used by us and others in our industry to evaluate and price potential acquisition candidates. We believe that FFO payout ratio, which represents regular distributions to common shareholders and unit holders of the Operating Partnership expressed as a percentage of FFO, is useful to investors because it facilitates the comparison of dividend coverage between REITs. NAREIT has encouraged its member companies to report their FFO as a supplemental, industry-wide standard measure of REIT operating performance.

FFO has significant limitations as an analytical tool, and you should not consider it in isolation, or as a substitute for analysis of our results as reported under GAAP. Some of these limitations are:

- FFO does not reflect our cash expenditures, or future requirements, for capital expenditures or contractual commitments;
- FFO does not reflect changes in, or cash requirements for, our working capital needs;
- Although depreciation and amortization are non-cash charges, the assets being depreciated and amortized will often have to be replaced in the future, and FFO does not reflect any cash requirements for such replacements; and
- Other companies in our industry may calculate FFO differently than we do, limiting its usefulness as a comparative measure.

Because of these limitations, FFO should not be considered as a measure of discretionary cash available to us to invest in the growth of our business or our dividend paying capacity. We compensate for these limitations by relying primarily on our GAAP results and using FFO only as a supplemental measure.

Core FFO

If applicable, we present Core FFO (formerly referred to as AFFO) as a supplemental measure of our performance. We define Core FFO as FFO further adjusted to eliminate the impact of certain items that we do not consider indicative of our ongoing operating performance. These further adjustments are itemized in the table below, if applicable. You are encouraged to evaluate these adjustments and the reasons we consider them appropriate for supplemental analysis. In evaluating Core FFO you should be aware that in the future we may incur expenses that are the same as or similar to some of the adjustments in this presentation. Our presentation of Core FFO should not be construed as an inference that our future results will be unaffected by unusual or non-recurring items.

We present Core FFO because we believe it assists investors and analysts in comparing our performance across reporting periods on a consistent basis by excluding items that we do not believe are indicative of our core operating performance. In addition, we believe it is useful for investors to have enhanced transparency into how we evaluate management’s performance and the effectiveness of our business strategies. We use Core FFO when certain material, unplanned transactions occur as a factor in evaluating management’s performance and to evaluate the effectiveness of our business strategies, and may use Core FFO when determining incentive compensation.

Core FFO has limitations as an analytical tool. Some of these limitations are:

- Core FFO does not reflect our cash expenditures, or future requirements, for capital expenditures or contractual commitments;
- Core FFO does not reflect changes in, or cash requirements for, our working capital needs;
- Although depreciation and amortization are non-cash charges, the assets being depreciated and amortized will often have to be replaced in the future, and Core FFO does not reflect any cash requirements for such replacements;
- Core FFO does not reflect the impact of certain cash charges resulting from matters we consider not to be indicative of our ongoing operations; and
- Other companies in our industry may calculate Core FFO differently than we do, limiting its usefulness as a comparative measure.

Because of these limitations, Core FFO should not be considered in isolation or as a substitute for performance measures calculated in accordance with GAAP. We compensate for these limitations by relying primarily on our GAAP results and using Core FFO only as a supplemental measure.

Funds Available for Distribution

Funds Available for Distribution (“FAD”) is a non-GAAP financial measure that we define as FFO, excluding corporate depreciation, amortization of finance costs, amortization of net debt discount (premium), amortization of equity-based compensation, straight-line rent amounts, market rent amounts, second generation tenant allowances, capital improvement expenditures, and our share of the items listed above for our unconsolidated joint ventures. Investors, analysts and the Company utilize FAD as an indicator of common dividend potential. The FAD payout ratio, which represents regular distributions to common shareholders and unit holders of the Operating Partnership expressed as a percentage of FAD, facilitates the comparison of dividend coverage between REITs.

We believe that net income (loss) is the most directly comparable GAAP financial measure to FAD. FAD does not represent cash generated from operating activities in accordance with GAAP and should not be considered as an alternative to net income (loss) as an indication of our performance or to cash flows as a measure of liquidity or our ability to make distributions. Other companies in our industry may calculate FAD differently than we do, limiting its usefulness as a comparative measure.

Portfolio Net Operating Income and Same Center Net Operating Income

We present portfolio net operating income (“Portfolio NOI”) and same center net operating income (“Same Center NOI”) as supplemental measures of our operating performance. Portfolio NOI represents our property level net operating income which is defined as total operating revenues less property operating expenses and excludes termination fees and non-cash adjustments including straight-line rent, net above and below market rent amortization, impairment charges and gains or losses on the sale of assets recognized during the periods presented. We define Same Center NOI as Portfolio NOI for the properties that were operational for the entire portion of both comparable reporting periods and which were not acquired, or subject to a material expansion or non-recurring event, such as a natural disaster, during the comparable reporting periods.

We believe Portfolio NOI and Same Center NOI are non-GAAP metrics used by industry analysts, investors and management to measure the operating performance of our properties because they provide performance measures directly related to the revenues and expenses involved in owning and operating real estate assets and provide a perspective not immediately apparent from net income, FFO or Core FFO. Because Same Center NOI excludes properties developed, redeveloped, acquired and sold; as well as non-cash adjustments, gains or losses on the sale of outparcels and termination rents; it highlights operating trends such as occupancy levels, rental rates and operating costs on properties that were operational for both comparable periods. Other REITs may use different methodologies for calculating Portfolio NOI and Same Center NOI, and accordingly, our Portfolio NOI and Same Center NOI may not be comparable to other REITs.

Portfolio NOI and Same Center NOI should not be considered alternatives to net income (loss) or as an indicator of our financial performance since they do not reflect the entire operations of our portfolio, nor do they reflect the impact of general and administrative expenses, acquisition-related expenses, interest expense, depreciation and amortization costs, other non-property income and losses, the level of capital expenditures and leasing costs necessary to maintain the operating performance of our properties, or trends in development and construction activities which are significant economic costs and activities that could materially impact our results from operations. Because of these limitations, Portfolio NOI and Same Center NOI should not be viewed in isolation or as a substitute for performance measures calculated in accordance with GAAP. We compensate for these limitations by relying primarily on our GAAP results and using Portfolio NOI and Same Center NOI only as supplemental measures.

Adjusted EBITDA, EBITDAre and Adjusted EBITDAre

We present Earnings Before Interest, Taxes, Depreciation and Amortization (“EBITDA”) as adjusted for items described below (“Adjusted EBITDA”), EBITDA for Real Estate (“EBITDAre”) and Adjusted EBITDAre, all non-GAAP measures, as supplemental measures of our operating performance. Each of these measures is defined as follows:

We define Adjusted EBITDA as net income/(loss) available to the Company’s common shareholders computed in accordance with GAAP before interest expense, income taxes, depreciation and amortization, gains and losses on sale of operating properties, gains and losses on change of control, impairment write-downs of depreciated property and of investment in unconsolidated joint ventures caused by a decrease in value of

depreciated property in the affiliate, gains and losses on extinguishment of debt, net and other items that we do not consider indicative of the Company's ongoing operating performance.

We determine EBITDAre based on the definition set forth by NAREIT, which is defined as net income/(loss) available to the Company's common shareholders computed in accordance with GAAP before interest expense, income taxes, depreciation and amortization, gains and losses on sale of operating properties, gains and losses on change of control and impairment write-downs of depreciated property and of investment in unconsolidated joint ventures caused by a decrease in value of depreciated property in the affiliate and after adjustments to reflect our share of the EBITDAre of unconsolidated joint ventures.

If applicable, Adjusted EBITDAre is defined as EBITDAre excluding gains and losses on extinguishment of debt, net and other items that that we do not consider indicative of the Company's ongoing operating performance.

We present Adjusted EBITDA, EBITDAre and, if applicable, Adjusted EBITDAre as we believe they are useful for investors, creditors and rating agencies as they provide additional performance measures that are independent of a Company's existing capital structure to facilitate the evaluation and comparison of the Company's operating performance to other REITs and provide a more consistent metric for comparing the operating performance of the Company's real estate between periods.

Adjusted EBITDA, EBITDAre and Adjusted EBITDAre have significant limitations as analytical tools, including:

- They do not reflect our interest expense;
- They do not reflect gains or losses on sales of operating properties or impairment write-downs of depreciated property and of investment in unconsolidated joint ventures caused by a decrease in value of depreciated property in the affiliate;
- Adjusted EBITDA and Adjusted EBITDAre do not reflect gains and losses on extinguishment of debt and other items that may affect operations; and
- Other companies in our industry may calculate these measures differently than we do, limiting its usefulness as a comparative measure.

Because of these limitations, Adjusted EBITDA, EBITDAre and Adjusted EBITDAre should not be considered in isolation or as a substitute for performance measures calculated in accordance with GAAP. We compensate for these limitations by relying primarily on our GAAP results and using Adjusted EBITDA, EBITDAre and Adjusted EBITDAre only as supplemental measures.

Non-GAAP Pro Rata Balance Sheet and Income Statement Information

The pro rata balance sheet and pro rata income statement information is not, and is not intended to be, a presentation in accordance with GAAP. The pro rata balance sheet and pro rata income statement information reflect our proportionate economic ownership of each asset in our portfolio that we do not wholly own. These assets may be found in the table earlier in this report entitled, "Unconsolidated Joint Venture Information." The amounts in the column labeled "Pro Rata Portion Unconsolidated Joint Ventures" were derived on a property-by-property basis by applying to each financial statement line item the ownership percentage interest used to arrive at our share of net income or loss during the period when applying the equity method of accounting. A similar calculation was performed for the amounts in the column labeled "Pro Rata Portion Noncontrolling interests."

We do not control the unconsolidated joint ventures and the presentations of the assets and liabilities and revenues and expenses do not represent our legal claim to such items. The operating agreements of the unconsolidated joint ventures generally provide that partners may receive cash distributions (1) quarterly, to the extent there is available cash from operations, (2) upon a capital event, such as a refinancing or sale or (3) upon liquidation of the venture. The amount of cash each partner receives is based upon specific provisions of each operating agreement and vary depending on factors including the amount of capital contributed by each partner and whether any contributions are entitled to priority distributions. Upon liquidation of the joint venture and after all liabilities, priority distributions and initial equity contributions have been repaid, the partners generally would be entitled to any residual cash remaining based on the legal ownership percentage shown in the table found earlier in this report entitled "Unconsolidated Joint Venture Information".

We provide pro rata balance sheet and income statement information because we believe it assists investors and analysts in estimating our economic interest in our unconsolidated joint ventures when read in conjunction with the Company's reported results under GAAP. The presentation of pro rata financial information has limitations as an analytical tool. Some of these limitations include:

- The amounts shown on the individual line items were derived by applying our overall economic ownership interest percentage determined when applying the equity method of accounting and do not necessarily represent our legal claim to the assets and liabilities, or the revenues and expenses; and
- Other companies in our industry may calculate their pro rata interest differently than we do, limiting the usefulness as a comparative measure.

Because of these limitations, the pro rata balance sheet and income statement information should not be considered in isolation or as a substitute for our financial statements as reported under GAAP. We compensate for these limitations by relying primarily on our GAAP results and using the pro rata balance sheet and income statement information only supplementally.

Reconciliation of Net Income to FFO (dollars and shares in thousands)

| | Three months ended | |
|---|--------------------|------------------|
| | March 31, | |
| | 2020 | 2019 |
| Net income (loss) | \$ (28,119) | \$ 65,841 |
| Adjusted for: | | |
| Depreciation and amortization of real estate assets - consolidated | 28,801 | 31,148 |
| Depreciation and amortization of real estate assets - unconsolidated joint ventures | 3,018 | 3,130 |
| Impairment charge - consolidated | 45,675 | — |
| Gain on sale of assets | — | (43,422) |
| FFO | 49,375 | 56,697 |
| FFO attributable to noncontrolling interests in other consolidated partnerships | (190) | (195) |
| Allocation of earnings to participating securities | (516) | (611) |
| FFO available to common shareholders ⁽¹⁾ | \$ 48,669 | \$ 55,891 |
| FFO available to common shareholders per share - diluted ⁽¹⁾ | \$ 0.50 | \$ 0.57 |

Weighted Average Shares:

| | | |
|---|---------------|---------------|
| Basic weighted average common shares | 92,500 | 93,303 |
| Diluted weighted average common shares (for earnings per share computations) | 92,500 | 93,303 |
| Exchangeable operating partnership units | 4,911 | 4,961 |
| Diluted weighted average common shares (for FFO per share computations) ⁽¹⁾ | 97,411 | 98,264 |

(1) Assumes the Class A common limited partnership units of the Operating Partnership held by the noncontrolling interests are exchanged for common shares of the Company. Each Class A common limited partnership unit is exchangeable for one of the Company's common shares, subject to certain limitations to preserve the Company's REIT status.

Reconciliation of FFO to FAD (dollars and shares in thousands)

| | Three months ended | |
|--|--------------------|------------------|
| | March 31, | |
| | 2020 | 2019 |
| FFO available to common shareholders | \$ 48,669 | \$ 55,891 |
| Adjusted for: | | |
| Corporate depreciation excluded above | 616 | 612 |
| Amortization of finance costs | 757 | 747 |
| Amortization of net debt discount (premium) | 118 | 109 |
| Amortization of equity-based compensation | 3,789 | 3,818 |
| Straight-line rent adjustments | (1,872) | (1,970) |
| Market rent adjustments | 362 | 480 |
| Second generation tenant allowances and lease incentives | (5,729) | (2,974) |
| Capital improvements | (5,146) | (3,049) |
| Adjustments from unconsolidated joint ventures | (32) | (406) |
| FAD available to common shareholders ⁽¹⁾ | \$ 41,532 | \$ 53,258 |
| Dividends per share | \$ 0.3550 | \$ 0.3500 |
| FFO payout ratio | 71% | 61% |
| FAD payout ratio | 83% | 65% |
| Diluted weighted average common shares ⁽¹⁾ | 97,411 | 98,264 |

(1) Assumes the Class A common limited partnership units of the Operating Partnership held by the noncontrolling interests are exchanged for common shares of the Company. Each Class A common limited partnership unit is exchangeable for one of the Company's common shares, subject to certain limitations to preserve the Company's REIT status.

Reconciliation of Net Income to Portfolio NOI and Same Center NOI for the consolidated portfolio (in thousands)

| | Three months ended | |
|---|--------------------|------------------|
| | March 31, 2020 | 2019 |
| Net income (loss) | \$ (28,119) | \$ 65,841 |
| Adjusted to exclude: | | |
| Equity in earnings of unconsolidated joint ventures | (1,527) | (1,629) |
| Interest expense | 15,196 | 16,307 |
| Gain on sale of assets | — | (43,422) |
| Other non-operating income | (220) | (224) |
| Impairment charge | 45,675 | — |
| Depreciation and amortization | 29,417 | 31,760 |
| Other non-property expenses | 139 | 150 |
| Corporate general and administrative expenses | 12,579 | 12,132 |
| Non-cash adjustments ⁽¹⁾ | (1,502) | (1,472) |
| Lease termination fees | (164) | (1,130) |
| Portfolio NOI | 71,474 | 78,313 |
| Non-same center NOI ⁽²⁾ | — | (4,081) |
| Same Center NOI | \$ 71,474 | \$ 74,232 |

(1) Non-cash items include straight-line rent, above and below market rent amortization, straight-line rent expense on land leases and gains or losses on outparcel sales, as applicable.

(2) Excluded from Same Center NOI:

| Outlet centers sold: | |
|--|------------|
| Nags Head, Ocean City, Park City, and Williamsburg | March 2019 |

Same Center NOI for the consolidated portfolio (in thousands)

| | Three months ended | | % Change |
|------------------------------|--------------------|------------------|---------------|
| | March 31, 2020 | 2019 | |
| Same Center Revenues: | | | |
| Rental revenues | \$ 106,791 | \$ 110,619 | (3.5)% |
| Other revenues | 1,796 | 1,892 | (5.1) |
| Total same center revenues | 108,587 | 112,511 | (3.5) |
| Same Center Expenses: | | | |
| Property operating | 37,108 | 38,256 | (3.0) |
| General and administrative | 5 | 23 | (78.3) |
| Total same center expenses | 37,113 | 38,279 | (3.0) |
| Same Center NOI | \$ 71,474 | \$ 74,232 | (3.7)% |

Reconciliation of Net Income to Adjusted EBITDA (in thousands)

| | Three months ended | |
|----------------------------------|--------------------|-------------------|
| | March 31, 2020 | March 31, 2019 |
| Net income (loss) | \$ (28,119) | \$ 65,841 |
| Adjusted to exclude: | | |
| Interest expense | 15,196 | 16,307 |
| Depreciation and amortization | 29,417 | 31,760 |
| Impairment charge - consolidated | 45,675 | — |
| Gain on sale of assets | — | (43,422) |
| Adjusted EBITDA | \$ 62,169 | \$ 70,486 |

Reconciliation of Net Income to EBITDAre (in thousands)

| | Three months ended | |
|---|--------------------|-------------------|
| | March 31, 2020 | March 31, 2019 |
| Net income (loss) | \$ (28,119) | \$ 65,841 |
| Adjusted to exclude: | | |
| Interest expense | 15,196 | 16,307 |
| Depreciation and amortization | 29,417 | 31,760 |
| Impairment charge - consolidated | 45,675 | — |
| Gain on sale of assets | — | (43,422) |
| Pro-rata share of interest expense - unconsolidated joint ventures | 1,867 | 2,067 |
| Pro-rata share of depreciation and amortization - unconsolidated joint ventures | 3,018 | 3,129 |
| EBITDAre | \$ 67,054 | \$ 75,682 |

Non-GAAP Pro Rata Balance Sheet Information as of March 31, 2020 (in thousands)

| | Non-GAAP Pro Rata Portion Unconsolidated Joint Ventures ⁽¹⁾ | |
|---|---|----------------|
| Assets | | |
| Rental property: | | |
| Land | \$ | 43,508 |
| Buildings, improvements and fixtures | | 231,828 |
| Construction in progress | | 2,143 |
| | | 277,479 |
| Accumulated depreciation | | (66,974) |
| Total rental property, net | | 210,505 |
| Cash and cash equivalents | | 6,327 |
| Deferred lease costs and other intangibles, net | | 3,165 |
| Prepays and other assets | | 8,324 |
| Total assets | \$ | 228,321 |
| Liabilities and Owners' Equity | | |
| Liabilities | | |
| Mortgages payable, net | \$ | 183,586 |
| Accounts payable and accruals | | 6,626 |
| Total liabilities | | 190,212 |
| Owners' equity | | 38,109 |
| Total liabilities and owners' equity | \$ | 228,321 |

- (1) The carrying value of our investments in unconsolidated joint ventures as reported in our Consolidated Balance Sheet differs from our pro rata share of the net assets shown above due to adjustments to the book basis, including intercompany profits on sales of services that are capitalized by the unconsolidated joint ventures. The differences in basis totaled \$3.8 million as of March 31, 2020 and are being amortized over the various useful lives of the related assets.

Non-GAAP Pro Rata Statement of Operations Information for the three months ended March 31, 2020 (in thousands)

| | Non-GAAP Pro Rata Portion | |
|-------------------------------------|---------------------------|-------------------------------|
| | Noncontrolling Interests | Unconsolidated Joint Ventures |
| Revenues: | | |
| Rental revenues | \$ — | \$ 10,929 |
| Other revenues | — | 89 |
| Total revenues | — | 11,018 |
| Expense: | | |
| Property operating | — | 4,564 |
| General and administrative | — | 69 |
| Depreciation and amortization | — | 3,018 |
| Total expenses | — | 7,651 |
| Other income (expense): | | |
| Interest expense | — | (1,867) |
| Other income (expenses) | (190) | 27 |
| Total other income (expense) | \$ (190) | \$ (1,840) |
| Net income (loss) | \$ (190) | \$ 1,527 |

The table below provides details of the components included in our share of rental revenues for the three months ended March 31, 2020 (in thousands)

| | Non-GAAP Pro Rata Portion | |
|--------------------------------|---------------------------|-------------------------------|
| | Noncontrolling Interests | Unconsolidated Joint Ventures |
| Rental revenues: | | |
| Base rentals | \$ — | \$ 6,385 |
| Percentage rentals | — | 276 |
| Tenant expense reimbursements | — | 4,257 |
| Lease termination fees | — | 36 |
| Market rent adjustments | — | (18) |
| Straight-line rent adjustments | — | (7) |
| Uncollectible tenant revenues | — | — |
| Rental revenues | \$ — | \$ 10,929 |

Investor Information

Tanger Outlet Centers welcomes any questions or comments from shareholders, analysts, investment managers, media and prospective investors. Please address all inquiries to our Investor Relations Department.

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Investor Relations

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