HAPPY HAPPENS HERE

Tanger® Outlets

MANAGEMENT PRESENTATION

AUGUST 5, 2020

SAFE HARBOR STATEMENTS

This presentation contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with the safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project," "will," "forecast" or similar expressions, and include the Company's expectations regarding the impact of the COVID-19 pandemic on the Company's business, financial results and financial condition, expectations regarding rent collections, the financial condition of the Company's tenants, its leasing strategy and value proposition to retailers, occupancy and rent concessions, marketing programs, uses of capital, liquidity, dividend payments, cash flows, filling vacant space and share repurchases.

You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other important factors which are, in some cases, beyond our control and which could materially affect our actual results, performance or achievements. Important factors which may cause actual results to differ materially from current expectations include, but are not limited to: risks related to the impact of the COVID-19 pandemic on our tenants and on our business, financial condition, liquidity, results of operations and compliance with debt covenants; our inability to develop new outlet centers or expand existing outlet centers successfully; risks related to the economic performance and market value of our outlet centers; the relative illiquidity of real property investments; impairment charges affecting our properties; our dispositions of assets may not achieve anticipated results; competition for the acquisition and development of outlet centers, and our inability to complete outlet centers we have identified; the bankruptcy of one or more of the retailers in our centers; the fact certain of our lease agreements include co-tenancy and/or sales-based provisions that may allow a tenant to pay reduced rent and/or terminate a lease prior to its natural expiration; environmental regulations affecting our business; risks associated with possible terrorist activity or other acts or threats of violence and threats to public safety; our dependence on rental income from real property; our dependence on the results of operations of our retailers; the fact that certain of our properties are subject to ownership interests held by third parties, whose interests may conflict with ours; risks related to uninsured losses; the risk that consumer, travel, shopping and spending habits may change; risks associated with our Canadian investments; risks associated with attracting and retaining key personnel; risks associated with debt financing; risks associated with our guarantees of debt for, or other support we may provide to, joint venture properties; the effectiveness of our interest rate hedging arrangements; uncertainty relating to the potential phasing out of LIBOR; our potential failure to qualify as a REIT; our legal obligation to make distributions to our shareholders; legislative or regulatory actions that could adversely affect our shareholders, including the recent changes in the U.S. federal income taxation of U.S. businesses; our dependence on distributions from the Operating Partnership to meet our financial obligations, including dividends; the risk of a cyber-attack or an act of cyber-terrorism and other important factors set forth under Item 1A – "Risk Factors" in the Company's and the Operating Partnership's Annual Report on Form 10-K for the year ended December 31, 2019, as may be updated or supplemented in the Company's Quarterly Reports on Form 10-Q and the Company's other filings with the Securities and Exchange Commission ("SEC"). Accordingly, there is no assurance that the Company's expectations will be realized. The Company disclaims any intention or obligation to update the forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to refer to any further disclosures the Company makes or related subjects in the Company's Current Reports on Form 8-K that the Company files with the SEC.

We use certain non-GAAP supplemental measures in this presentation, including Funds From Operations ("FFO"), Core Funds From Operations ("Core FFO"), same center net operating income ("Same Center NOI") and portfolio net operating income ("Portfolio NOI"). See definitions and reconciliations beginning on page 37.

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Tanger® Outlets COVID-19 UPDATE

Tanger entered 2020 with one of the strongest balance sheets in our peer group. As a result of the COVID-19 pandemic, we have taken multiple steps intended to increase liquidity, preserve financial flexibility and to meet our obligations for a sustained period of time, as well as provide support to our tenants, employees and the communities we serve.

LIQUIDITY UPDATES

- Total liquidity of approximately $564 million as of July 31, 2020, including cash on hand and unsecured line of credit availability
- Temporarily suspended dividend (last dividend was declared in January 2020 paid in May 2020)
- 90-day reduction of base salaries for executives, including 50% for CEO and 25% for other NEOs[1], and cash retainers for the Board by 25%
- Expense reductions when stores were closed, including 2Q20 savings of approximately $11 million ($1 million G&A and $10 million operating expense)
- Deferral of Nashville pre-development-stage project

TENANT SUPPORT

- Continue to sign new permanent and pop-up store agreements with many upscale and/or first-to-portfolio brands since the onset of the pandemic
- Launched Tanger Virtual Shopper™ and curbside pick-up to drive in-store sales for brands and retailers
- Providing assistance for retailers with managing social distancing guidelines in outlet common areas
- 72% of July rent collected as of July 31
- Proactively offered all consolidated portfolio tenants the opportunity to defer 100% of April and May rents interest free until January and February 2021
- 2Q20 rent collections were as follows:
  - » 43% payment received or expected (paid: 33%; expected: 10%)
  - » 26% deferred
  - » 6% under negotiation
  - » 25% do not expect to collect (one-time concessions: 14%; bankruptcy-related: 9%; at risk: 2%)

OPERATIONAL UPDATES

- 95% of total occupied stores open as of July 31, 2020
- Reopened stores as a % of total occupied stores has improved as mandates were lifted
  - » April 6: 1% → May 11: 18% → June 3: 56% → June 14: 72% → July 31: 95%
- Centers never closed, but stores began closing as a result of governmental mandates
- By April 6, operations at all 39 centers were restricted by order of local or state authorities
- As of June 15, in-store shopping for non-essential retail was allowed in every Tanger market
- Avoided employee layoffs or furloughs as a result of liquidity actions described above

COMMUNITY SUPPORT

- Offered our facilities to assist our communities by hosting:
  - » Red Cross blood drives
  - » Food collection sites
  - » Staging areas for law enforcement and emergency medical services
- Implementing additional operational measures to comply with CDC and other public health guidelines, including:
  - » Frequent cleaning of common areas and other high-touch spaces
  - » Closure of children's play areas and interactive features
  - » Usage of PPE by employees and third-party service providers

[1] NAMED EXECUTIVE OFFICERS

A MESSAGE FROM OUR MANAGEMENT

STEVEN B. TANGER
CHIEF EXECUTIVE OFFICER

"Over many economic cycles during the past 39 years, we have shown that, in good times, people love a bargain, and in tough times like these, they need a bargain. **NOW, MORE THAN EVER, OUR CONVICTION IN THE OUTLET DISTRIBUTION MODEL REMAINS STEADFAST.**"

STEPHEN J. YALOF
PRESIDENT & CHIEF OPERATING OFFICER

"The outlet channel is widely recognized as the place to find the best brand names on sale every day in a shopper-friendly and traditional open air environment. **OUR BEST-IN-CLASS TEAM IS HARD AT WORK AS WE WELCOME BACK OUR TENANTS AND LOYAL SHOPPERS.**"

OUTLETS: THE VALUE PROPOSITION

FOR RETAILERS

ONE OF THE MOST PROFITABLE CHANNELS FOR RETAILERS

- Lower cost of occupancy
- Higher margins
- Lower customer acquisition and logistics costs

IMPORTANT COMPONENT OF THE OMNI-CHANNEL RETAIL STRATEGY

- Direct touchpoint with the consumer
- Maintain integrity of brand through control of product placement and pricing

OUTLETS: **THE VALUE PROPOSITION**

FOR CONSUMERS

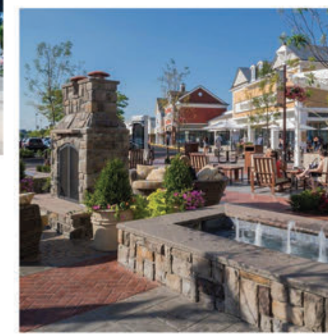
CONSISTENT VALUE for quality merchandise from sought-after brands

SOCIAL, EXPERIENTIAL shopping

TACTILE INTERACTION with the products prior to making the purchase

INSTANT GRATIFICATION – buy and enjoy same day

WHO IS **TANGER?**



PREMIER OWNER OF OUTLET CENTERS

- Well-located outlet centers across the U.S. and Canada
- Superior outlet experience and deep tenant relationships
- Active center and portfolio management drive solid performance

SNAPSHOT *(as of June 30, 2020)*

NYSE: SKT

FOUNDED: 1981

Market Value: $701 Million

Enterprise Value: $2.7 Billion

Investment Grade

14.3M Square Feet

39 Outlet Centers

20 States & Canada

Tanger Outlets

OUR MISSION

BEST BRANDS, BEST PRICE AND BEST EXPERIENCE.®
THAT'S TANGER OUTLETS!®

Tanger's mission is to provide our Shoppers the latest and most popular brands, at the best prices anywhere, with an experience so compelling, they return over and over again with their family and friends

OUR VISION

BE FIRST CHOICE WITH:

- SHOPPERS
- RETAILERS
- INVESTORS
- PARTNERS
- OUR COMMUNITIES
- EMPLOYEES

Tanger Outlets

TANGEROUTLETS.COM

INVESTMENT HIGHLIGHTS

Outlet industry leader with expertise and skill set to succeed

Recession resiliency

Strong and flexible balance sheet

Proven record of value creation through disciplined capital allocation

PIONEER AND INDUSTRY LEADER

POSITIONED TO CREATE VALUE

UNIQUE SKILL SET

- Site selection – typically near or outside major metropolitan areas or in popular tourist destinations
- Leasing – experts at curating a compelling mix of tenants and maintaining strong tenancy
- Marketing – effective programs to drive traffic & loyalty for Tanger brand

Tanger executives average 15+ years of service to the Company, and even more in the industry

TARGETED FOCUS & EXPERIENCE

- Only public pure-play outlet REIT
- 39+ years of experience in the industry
- Established reputation as an outlet industry leader among tenants and shoppers

TENANT RELATIONSHIPS

- A trusted tenant partner
- Proven history of developing, marketing and operating successful outlet centers

39

LOCATIONS

20

STATES & CANADA

14.3

MILLION APPROXIMATE TOTAL SF

58%

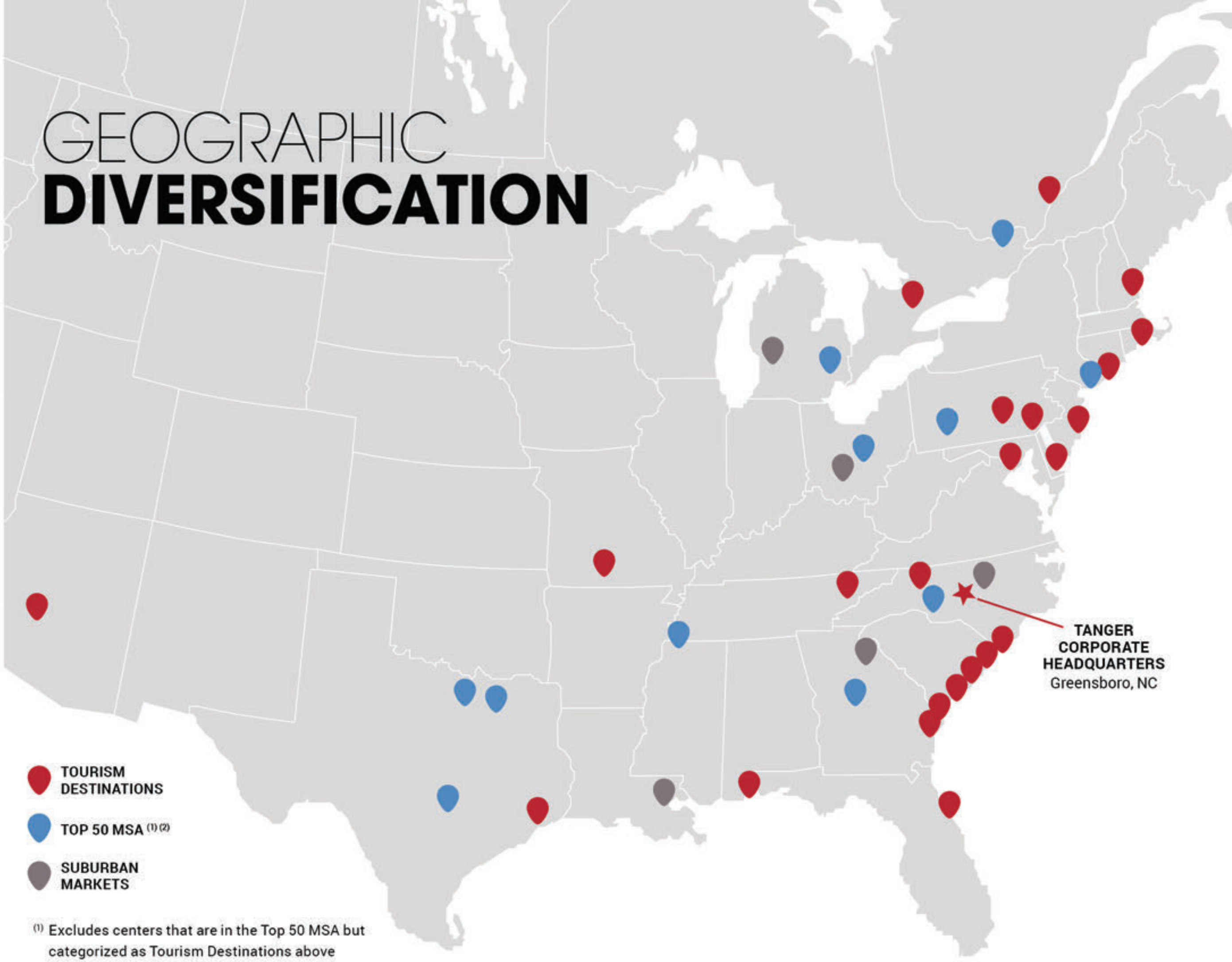
OF SF IS LOCATED IN TOURISM DESTINATIONS

88%

OF SF IS IN A TOP 50 MSA OR LEADING TOURISM DESTINATION [2]

(Metropolitan Statistical Area as Defined by the U.S. Census Bureau)

GEOGRAPHIC **DIVERSIFICATION**



[1] Excludes centers that are in the Top 50 MSA but categorized as Tourism Destinations above

[2] Includes Ottawa, ON center located in a top 5 census metropolitan area as defined by Statistics Canada

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STRONG AND DYNAMIC **TENANT MIX**

Diversified tenant base

Properties are easily reconfigured to minimize tenant turnover downtime & capex requirements

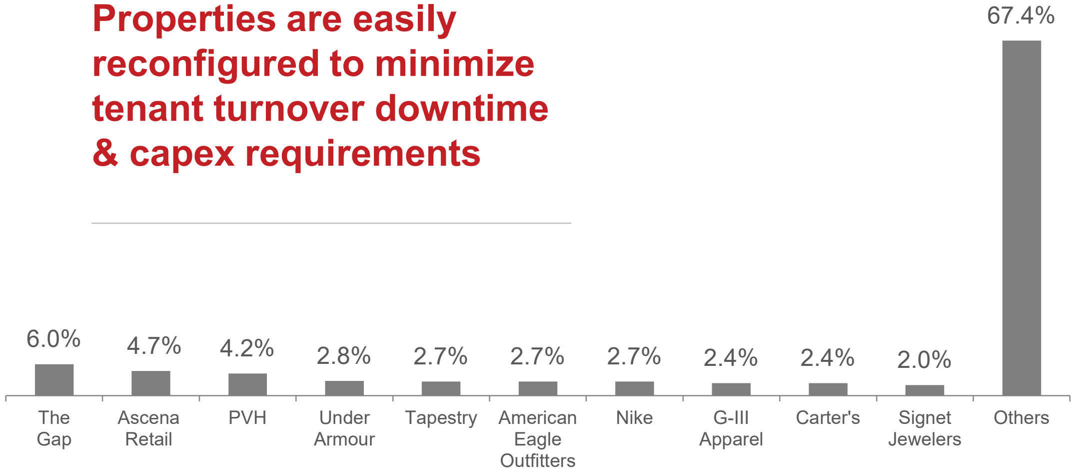

Chart is in terms of annualized base rent as of June 30, 2020
and includes all retail concepts of each tenant group for consolidated outlet centers

Tanger Outlets

OPERATING METRICS

CONSOLIDATED PORTFOLIO **OPERATING METRICS**

93.8% [1]
Occupancy

95% [2]
Stores Open

Signed 296 Leases Totaling Over
1.4
MILLION SF [3]

-1.1% [3]
Blended Straight-Line Rent Spreads

-$41.7M [4]
YOY Decrease in Same Center NOI

[1] AS OF JUNE 30, 2020 [2] AS OF JULY 31, 2020
[3] FOR THE TRAILING TWELVE MONTHS ENDED JUNE 30, 2020 [4] FOR THE SIX MONTHS ENDED JUNE 30, 2020

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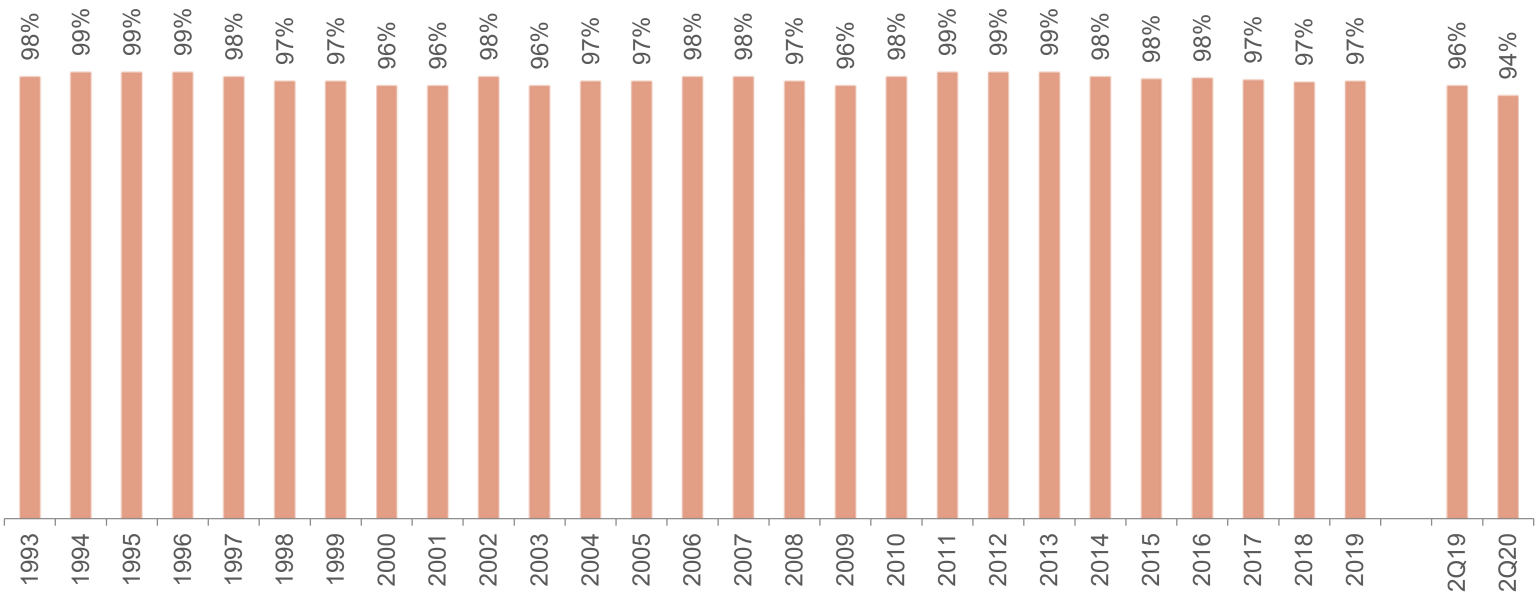
SOLID PERFORMANCE WITH SUSTAINED OCCUPANCY

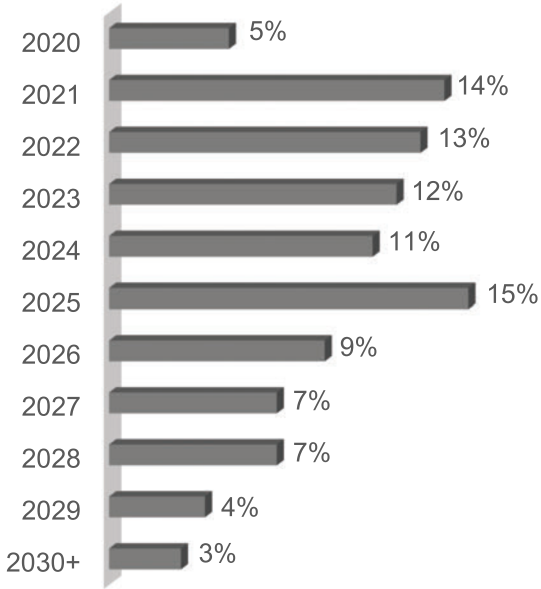
Year-End Occupancy of 95% or Greater for More Than 25 Years



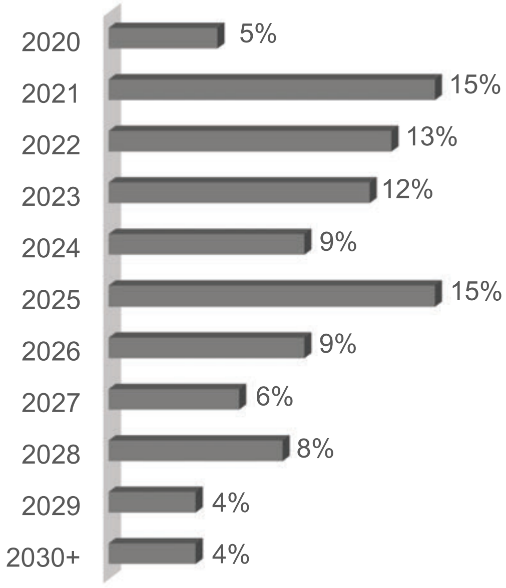
Represents period end occupancy for consolidated outlet centers

STABLE EXPIRATIONS

Percentage of Annual Base Rent [1]



Percentage of Total GLA [1]



[1] As of June 30, 2020 for consolidated outlet centers, net of renewals executed

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OPTIMIZING THE SHOPPER EXPERIENCE

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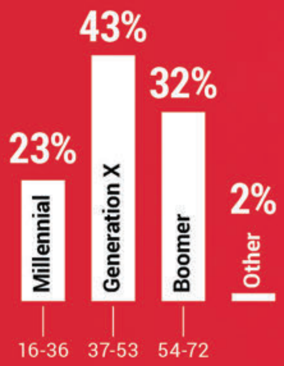
A LOOK AT **OUR SHOPPER**



75%
FEMALES

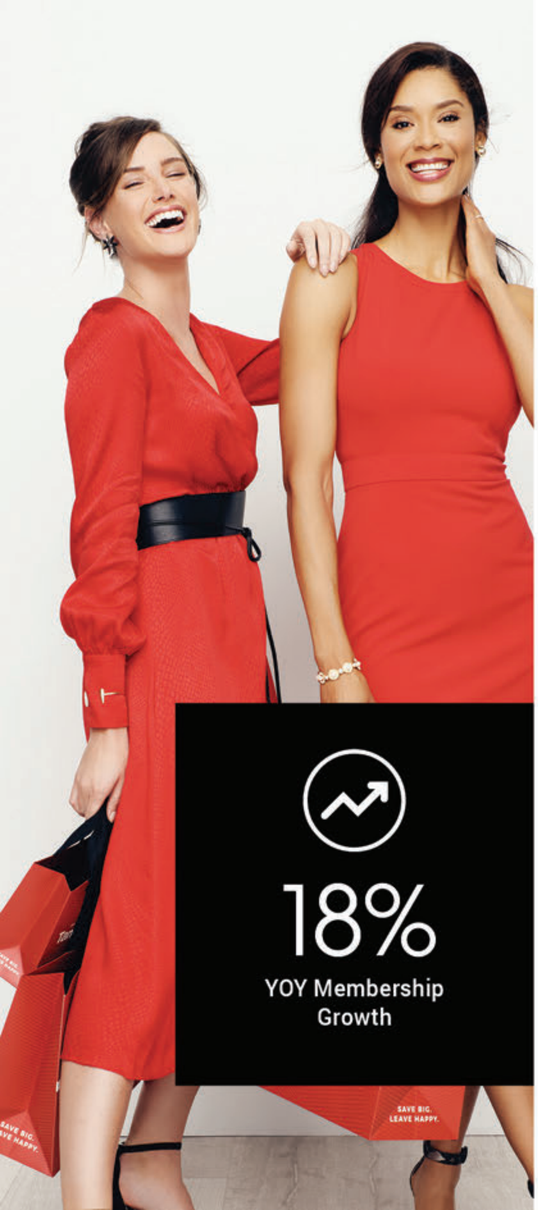
8.2
SHOPPING FREQUENCY PER YEAR

$243[1]
AVERAGE SHOPPING EXPENDITURE

$91,837
AVERAGE HOUSEHOLD INCOME

181+
MILLION VISITORS ANNUALLY

(1) SOURCE: THIRD PARTY RESEARCH FINDINGS, PER SHOPPING PARTY



18%

YOY Membership Growth

TANGERCLUB

An Exclusive VIP Shopper Program that rewards members for shopping with exclusive offers and gifts for spending levels, VIP parking, seasonal specials and more!

OVER 1.6 MILLION MEMBERS

(Members Pay To Be In The Club)

$104,844

Average Household Income

12

Shopping Frequency Per Year

$271[1]

Average Shopping Expenditure

$3,240

Annual Spend by Club Member

($271 Average Spend x 12 Annual Visits)

$1,993 for Non-Club Member

63%

Higher Spend Than Non-Club Members

[1] SOURCE: THIRD PARTY RESEARCH FINDINGS, PER SHOPPING PARTY

Tanger Outlets

AN OMNICHANNEL STRATEGY IS **ESSENTIAL FOR RETAILERS**

KEY FINDING IN ICSC HALO EFFECT STUDY:

"The halo effect is critical and multifaceted [for retailers] – through the additional omnichannel spending that occurs within days of making a purchase in a physical store or online."

84% Percentage of consumers who have shopped in-store in markets where stores are present

4X In-store conversion rates are 4 times higher than online-only conversion rates

2.1 Average number of in-store transactions that consumers complete within 15 days of an online transaction

$131 Additional spending by a consumer who spends $100 online and then visits the physical store within 15 days of their purchase

PHYSICAL STORES AND AN ONLINE PRESENCE ARE MUTUALLY BENEFICIAL:

"Physical locations are places where brands can make genuine connections with consumers who are considerably more informed today than they were yesterday."

PHYSICAL STORES IMPROVE BRAND HEALTH BENEFITING BRAND:

Awareness • Impression • Consideration • Identification • Loyalty

The halo effect is defined as the direct impact of physical stores on digital engagement and consumer awareness of a brand.

SOURCE: INTERNATIONAL COUNCIL OF SHOPPING CENTERS • THE HALO EFFECT: HOW BRICKS IMPACT CLICKS; BRICKS DRIVE CLICKS GLOBALLY: THE POSITIVE PHYSICAL-DIGITAL RELATIONSHIP; AND THE HALO EFFECT II: QUANTIFYING THE IMPACT OF MULTICHANNEL

Tanger Outlets

ONGOING INVESTMENTS IN **MARKETING & TECHNOLOGY**

Tanger **MOBILE APP** + Text Deals

More than **1.6 MILLION TANGERCLUB MEMBERS** + 10.7 Million Preferred Customers in Our Database

Email Marketing + **MOBILE COUPONS**

Customer **ENGAGEMENT EVENTS**

Tanger Outlets is where shoppers find the best value – we promise. This concept, since 1994, is a simple promise. If you find any product you have purchased at a Tanger Outlet Center advertised for less, we gladly refund the difference. Online sales have been added to the program to make it even stronger.

CULTURE, COMMUNITY & **RESPONSIBILITY**

At Tanger, we recognize that corporate responsibility is essential to our success and to creating long-term value for our stakeholders, including shareholders, retail partners, employee team members, community partners, and customers, and to protecting the future of the environment.

We continue to look for opportunities to integrate sustainability into our business practices as we address the material issues impacting Tanger and our stakeholders.

ALONG WITH GOVERNANCE, **THE PILLARS OF OUR CORPORATE RESPONSIBILITY APPROACH INCLUDE:**

PLACES
Environmental Footprint

Practices that enhance and differentiate our properties while considering the sustainability of our business and our planet.

PARTNERSHIPS
Shareholders, Retailers and Community Engagement

Mutually beneficial relationships with shareholders, retailers and nonprofit partners that facilitate improved quality of life for the communities we serve.

PEOPLE
Customers and Employees

The long-term, trusting relationships with team members and the consumers we serve.

OUR MATERIAL ISSUES – ESG PRIORITIES AND IMPACTS

We begin with understanding opportunities and risks arising from the material issues that impact our business and inform our environmental, social and governance (ESG) strategy. It is critical to translate these issues into operational priorities and processes across the business as well as within specific functional areas, focusing on global economic, environmental and social impacts. The list at right includes top level ESG items that have been identified through stakeholder, executive and board engagement and are priority areas for Tanger.

ESG PRIORITIES – MATERIAL ISSUES INCLUDE:

- COMPANY REPUTATION
- OPERATIONAL EFFICIENCIES
- ENVIRONMENTAL RISKS
- CULTURE
- DIVERSITY & EQUAL OPPORTUNITY
- CORPORATE GOVERNANCE

Tanger Outlets

DISCIPLINED EXTERNAL GROWTH

Tanger Outlets

EXTERNAL GROWTH OPPORTUNITIES

THROUGH DISCIPLINED DEVELOPMENT

While temporarily suspended due to the COVID-19 crisis, we continue to monitor markets to identify attractive opportunities

RIGOROUS DEVELOPMENT GUIDELINES

- At least 60% pre-leasing commitments with visibility to 75%
- Receipt of all required permits
- Acceptable return on cost hurdle

UNDERPENETRATED INDUSTRY

- Supply of outlet centers in the U.S. remains favorable
- Currently an estimated 70 million square feet of quality space, which represents less than 1% of U.S. retail space

In the long-term, we expect tenant demand for outlet space to continue for developers with access to capital and the expertise to deliver new outlet projects

NASHVILLE
POTENTIAL PROJECT

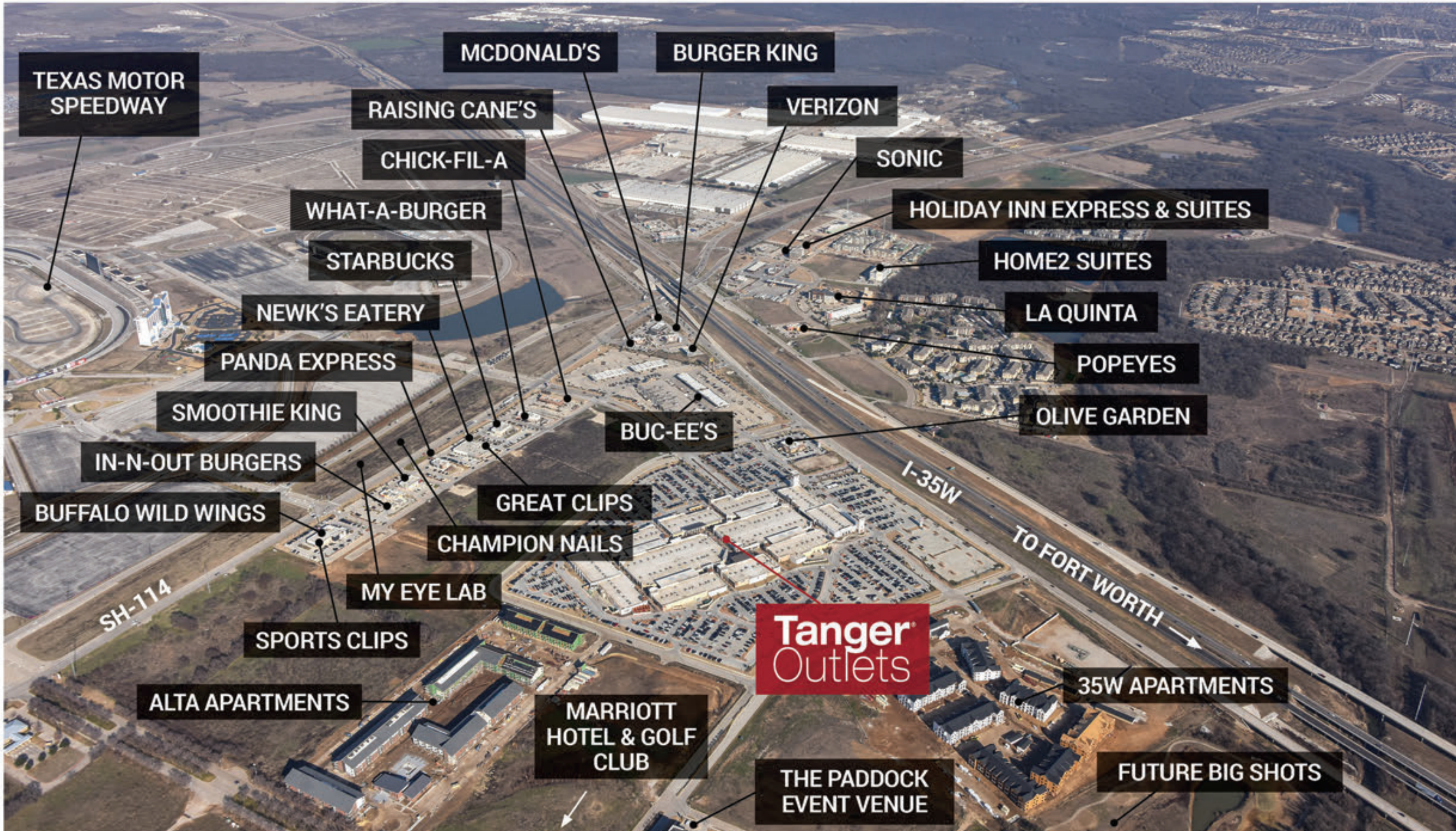
While temporarily suspended, we are in due diligence process for a new Tanger Outlet Center in Nashville, Tennessee, one of the fastest growing MSAs in the country

DENSIFICATION

The area around many of our centers has been densifying, which brings more consumers to the area, without Tanger having to make the investment

DAYTONA BEACH

FORT WORTH


TEXAS MOTOR SPEEDWAY
MCDONALD'S
BURGER KING
RAISING CANE'S
VERIZON
CHICK-FIL-A
SONIC
WHAT-A-BURGER
HOLIDAY INN EXPRESS & SUITES
STARBUCKS
HOME2 SUITES
NEWK'S EATERY
LA QUINTA
PANDA EXPRESS
POPEYES
SMOOTHIE KING
OLIVE GARDEN
BUC-EE'S
IN-N-OUT BURGERS
I-35W
BUFFALO WILD WINGS
GREAT CLIPS
CHAMPION NAILS
TO FORT WORTH
MY EYE LAB
SH-114
SPORTS CLIPS
Tanger Outlets
35W APARTMENTS
ALTA APARTMENTS
MARRIOTT HOTEL & GOLF CLUB
THE PADDOCK EVENT VENUE
FUTURE BIG SHOTS

NATIONAL HARBOR

Tanger Outlets

FINANCIAL

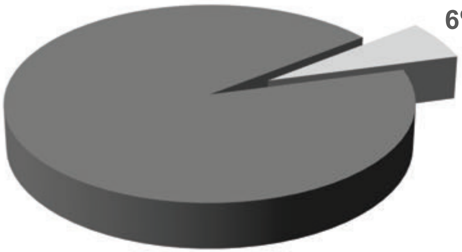
FINANCIAL **STRATEGIES**

Tanger Outlets

Maintain Manageable Schedule of Debt Maturities	Maintain Significant Liquidity Utilizing Capacity Under Lines of Credit	Disciplined Development Approach – Will Not Build on Spec	Investment Grade Rated
Use Joint Ventures Opportunistically	Solid Coverage & Leverage Ratios Limit Floating Rate Exposure	Funding Preference for Unsecured Financing – Limited Secured Financing	Generate Capital Internally (Cash Flow in Excess of Dividends Paid)

STRONG BALANCE SHEET

Limited Use of Secured Financing [1]



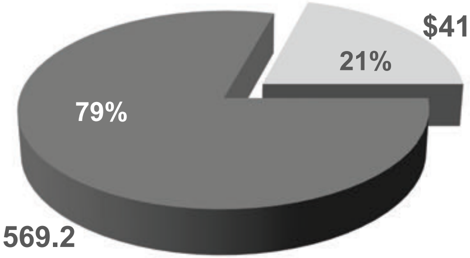
■ Square feet encumbered

■ Square feet unencumbered

[1] Consolidated outlet centers

FLOATING RATE EXPOSURE

Outstanding Debt [1]



■ Fixed Rate

■ Variable Rate

[1] In million, excludes debt discounts, premiums, origination costs, letters of credit under the lines and the Company's share of unconsolidated joint venture debt

Liquidity of $538.8 million, including cash and cash equivalents and capacity under $600 million unsecured lines of credit

AS OF JUNE 30, 2020

QUALITY **RATIOS**

In compliance with all debt covenants

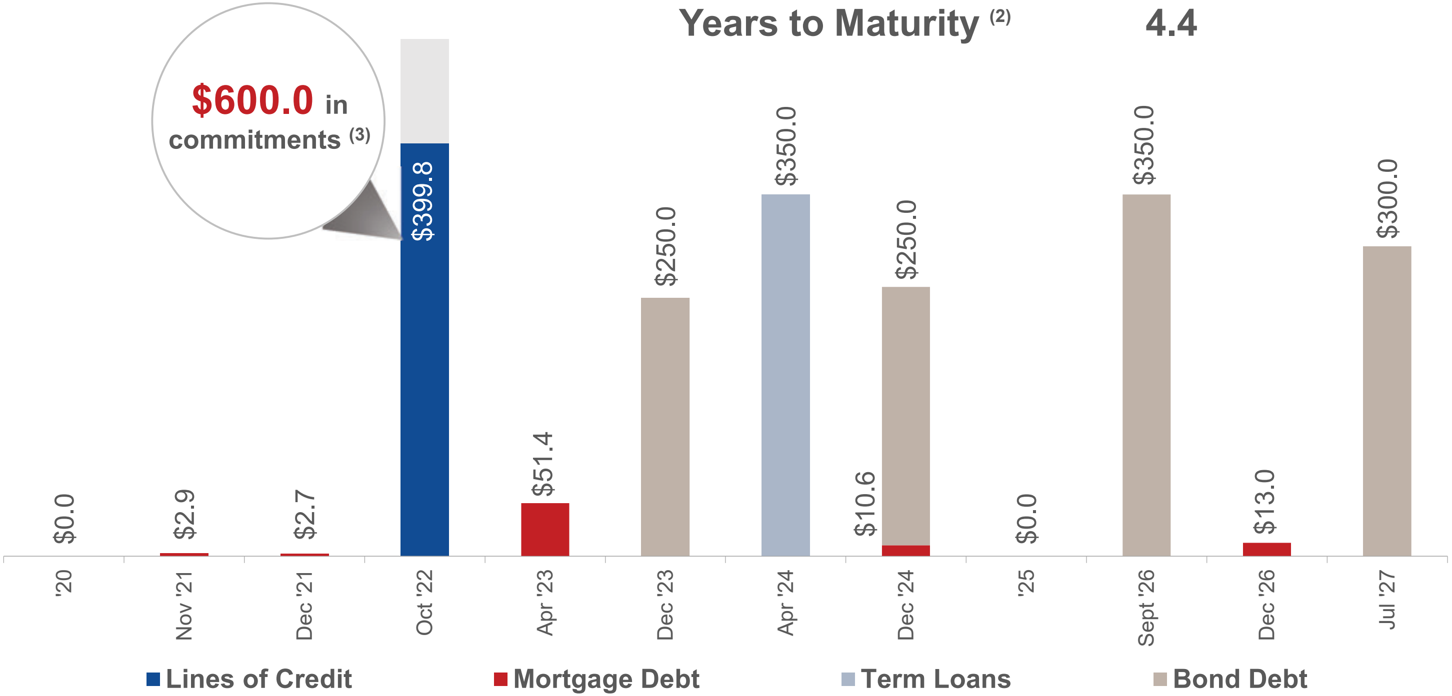
KEY BOND COVENANTS	ACTUAL	LIMIT
Total debt to adjusted total assets	53%	< 60%
Secured debt to adjusted total assets	3%	< 40%
Unencumbered assets to unsecured debt	180%	> 150%
Interest coverage	4.1 x	> 1.5 x

Agency	Rating	Latest Action
S&P	BBB, negative outlook	Outlook revised on March 27, 2020
Moody's	Baa2, negative outlook	Rating revised on January 29, 2020

AS OF JUNE 30, 2020

MANAGEABLE **MATURITIES**

Effective Interest Rate [1] 3.1%
Years to Maturity [2] 4.4

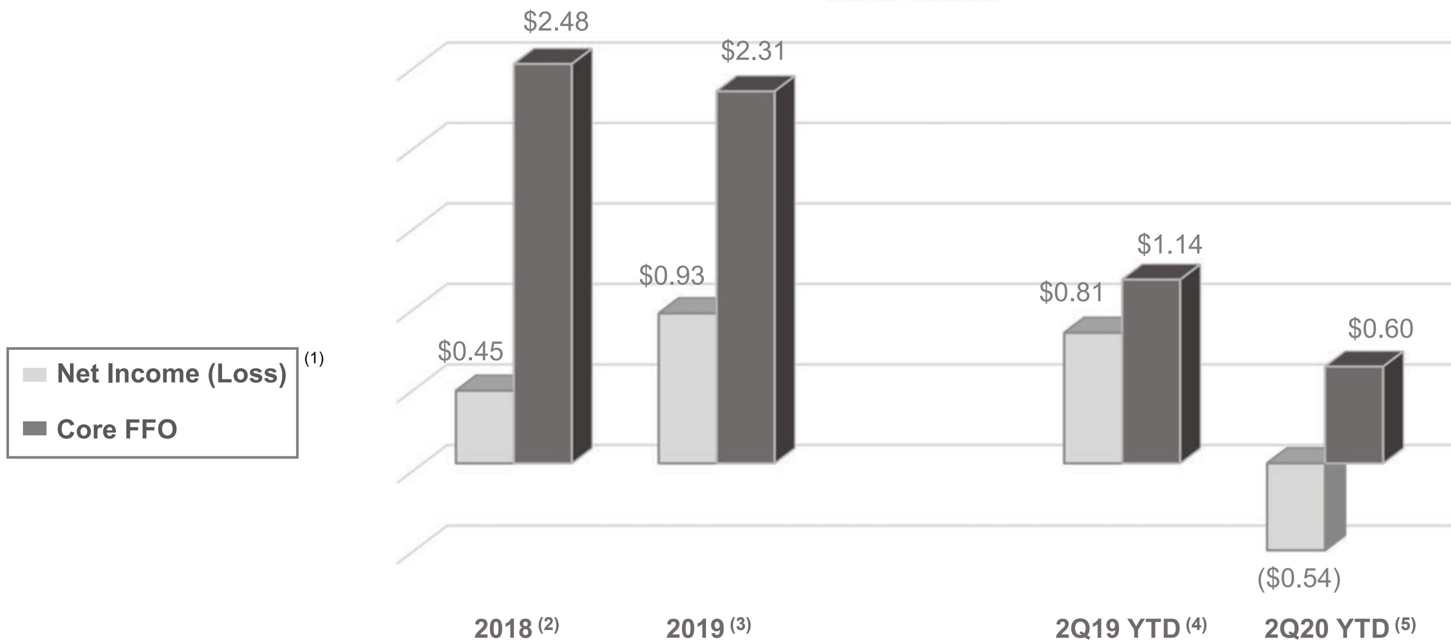


- Assumes all extension options are exercised; although some mortgage debt is amortizing, outstanding balance is shown in the month of final maturity
- Excludes debt discounts, premiums, and origination costs
- Excludes pro-rata share of debt maturities related to unconsolidated joint ventures

(1) Weighted average; includes the impact of discounts and premiums and interest rate swaps, as applicable
(2) Weighted average; includes applicable extensions available at the Company's option
(3) During the first quarter of 2020, the Company drew down substantially all of the capacity under its $600 million unsecured lines of credit in light of the COVID-19 pandemic, of which approximately $200 million was repaid during the second quarter of 2020. As of June 30, 2020, the Company had cash and cash equivalents of $338.6 million

AS OF JUNE 30, 2020 in millions

EARNINGS



(1) Charts are based on net income and Core FFO available to common shareholders; refer to reconciliation of net income to FFO and Core FFO on pages 37-47

(2) Net income available to common shareholders in 2018 was impacted by non-cash impairment charges totaling $56.9 million ($0.58 per share)

(3) Net income available to common shareholders in 2019 was impacted by a gain on the sale of four outlet centers totaling $43.4 million ($0.44 per share), a non-cash impairment charge of $37.6 million ($0.39 per share), $4.4 million ($0.04 per share) of general and administrative expense for the accelerated recognition of compensation cost related to the retirement of an executive officer, and a foreign currency loss from the sale of a joint venture property of $3.6 million ($0.04 per share)

(4) Net income available to common shareholders in the prior year period was impacted by a gain on the sale of four outlet centers totaling $43.4 million ($0.44 per share), $4.4 million ($0.04 per share) of general and administrative expense for the accelerated recognition of compensation cost related to the retirement of an executive officer and a foreign currency loss from the sale of a joint venture property of $3.6 million ($0.04 per share)

(5) Net loss available to common shareholders in the current year period was impacted by non-cash charges totaling $48.8 million ($0.50 per share) related to the Company's share of an impairment of an asset in its Canadian unconsolidated joint venture and an impairment of the Company's outlet center in Manshantucket, Connecticut (Foxwoods)

NON-GAAP SUPPLEMENTAL MEASURES

NON-GAAP SUPPLEMENTAL MEASURES

Beginning with the three months ended March 31, 2020, we 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 ("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 (loss).

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.

NON-GAAP SUPPLEMENTAL MEASURES

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 (loss), 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.

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NON-GAAP RECONCILIATIONS

Below is a reconciliation of net income available to common shareholders to FFO available to common shareholders (in thousands, except per share information):	YEAR ENDED DECEMBER 31,	
	2019	**2018**
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	$86,519	$42,444
Noncontrolling interests in Operating Partnership	4,678	2,329
Noncontrolling interests in other consolidated partnerships	195	(421)
Allocation of earnings to participating securities	1,336	1,211
NET INCOME	**$92,728**	**$45,563**
Adjusted for:		
Depreciation and amortization of real estate assets – consolidated	120,856	129,281
Depreciation and amortization of real estate assets – unconsolidated joint ventures	12,512	13,314
Impairment charges	37,610	49,739
Impairment charges – unconsolidated joint ventures	—	7,180
Foreign currency loss from sale of joint venture property	3,641	—
Gain on sale of assets	(43,422)	—
FFO	**$223,925**	**$245,077**
FFO attributable to noncontrolling interests in other consolidated partnerships	(195)	421
Allocation of earnings to participating securities	(1,991)	(2,151)
FFO AVAILABLE TO COMMON SHAREHOLDERS (1)	**$221,739**	**$243,347**
FFO AVAILABLE TO COMMON SHAREHOLDERS PER SHARE – DILUTED (1)	**$2.27**	**$2.48**
Diluted weighted average common shares (for earnings per share computations)	92,808	93,310
Diluted weighted average common shares (for FFO and Core FFO per share computations) (1)	97,766	98,303

NON-GAAP RECONCILIATIONS

Below is a reconciliation of FFO available to common shareholders to Core FFO available to common shareholders (in thousands, except per share information):	YEAR ENDED DECEMBER 31,	
	2019	2018
FFO AVAILABLE TO COMMON SHAREHOLDERS [1]	**$221,739**	**$243,347**
As further adjusted for:		
Compensation related to executive officer retirement [2]	4,371	—
Impact of above adjustment to the allocation of earnings to participating securities	(35)	—
CORE FFO AVAILABLE TO COMMON SHAREHOLDERS [1]	**$226,075**	**$243,347**
CORE FFO AVAILABLE TO COMMON SHAREHOLDERS PER SHARE – DILUTED [1]	**$2.31**	**$2.48**
Diluted weighted average common shares (for FFO and Core FFO per share computations) [1]	97,766	98,303

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NON-GAAP RECONCILIATIONS

Below is a reconciliation of net income (loss) available to common shareholders to FFO available to common shareholders (in thousands, except per share information):	SIX MONTHS ENDED JUNE 30,	
	2020	2019
NET INCOME (LOSS) AVAILABLE TO COMMON SHAREHOLDERS	$(50,262)	$75,333
Noncontrolling interests in Operating Partnership	(2,629)	4,045
Noncontrolling interests in other consolidated partnerships	190	195
Allocation of earnings to participating securities	692	725
NET INCOME (LOSS)	**$(52,009)**	**$80,298**
Adjusted for:		
Depreciation and amortization of real estate assets – consolidated	56,858	61,698
Depreciation and amortization of real estate assets – unconsolidated joint ventures	6,035	6,395
Impairment charge – consolidated	45,675	—
Impairment charge – unconsolidated joint ventures	3,091	—
Foreign currency loss from sale of joint venture property	—	3,641
Gain on sale of assets	—	(43,422)
FFO	**$59,650**	**$108,610**
FFO attributable to noncontrolling interests in other consolidated partnerships	(190)	(195)
Allocation of earnings to participating securities	(692)	(1,021)
FFO AVAILABLE TO COMMON SHAREHOLDERS [1]	**$58,768**	**$107,394**
FFO AVAILABLE TO COMMON SHAREHOLDERS PER SHARE – DILUTED [1]	**$0.60**	**$1.09**
Diluted weighted average common shares (for earnings per share computations)	92,569	93,245
Diluted weighted average common shares (for FFO and Core FFO per share computations) [1]	97,480	98,205

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NON-GAAP RECONCILIATIONS

Below is a reconciliation of FFO available to common shareholders to Core FFO available to common shareholders (in thousands, except per share information):	SIX MONTHS ENDED JUNE 30,	
	2020	2019
FFO AVAILABLE TO COMMON SHAREHOLDERS [1]	**$58,768**	**$107,394**
As further adjusted for:		
Compensation related to executive officer retirement [2]	—	4,371
Impact of above adjustment to the allocation of earnings to participating securities	—	(35)
CORE FFO AVAILABLE TO COMMON SHAREHOLDERS [1]	**$58,768**	**$111,730**
CORE FFO AVAILABLE TO COMMON SHAREHOLDERS PER SHARE – DILUTED [1]	**$0.60**	**$1.14**
Diluted weighted average common shares (for FFO and Core FFO per share computations) [1]	97,480	98,205

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NON-GAAP RECONCILIATIONS

Below is a reconciliation of net income to Portfolio NOI and Same Center NOI for the consolidated portfolio (in thousands):	YEAR ENDED DECEMBER 31,	
	2019	2018
NET INCOME	**$92,728**	**$45,563**
Adjusted to exclude:		
Equity in earnings of unconsolidated joint ventures	(7,839)	(924)
Interest expense	61,672	64,821
Gain on sale of assets	(43,422)	—
Other non-operating (income) expense	2,761	(864)
Impairment charge	37,610	49,739
Depreciation and amortization	123,314	131,722
Other non-property expenses	1,049	1,001
Corporate general and administrative expenses	53,881	43,291
Non-cash adjustments [3]	(6,237)	(3,191)
Lease termination fees	(1,615)	(1,246)
PORTFOLIO NOI	**$313,902**	**$329,912**
Non-same center NOI [4]	(4,024)	(17,900)
SAME CENTER NOI	**$309,878**	**$312,012**

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NON-GAAP RECONCILIATIONS

Below is a reconciliation of net income (loss) to Portfolio NOI and Same Center NOI for the consolidated portfolio (in thousands):	SIX MONTHS ENDED JUNE 30,	
	2020	2019
NET INCOME (LOSS)	**$(52,009)**	**$80,298**
Adjusted to exclude:		
Equity in (earnings) losses of unconsolidated joint ventures	1,448	(3,275)
Interest expense	32,139	31,441
Gain on sale of assets	—	(43,422)
Other non-operating (income) expense	(628)	3,193
Impairment charge	45,675	—
Depreciation and amortization	58,063	62,906
Other non-property expenses	461	331
Corporate general and administrative expenses	24,294	28,767
Non-cash adjustments (3)	1,119	(4,100)
Lease termination fees	(1,677)	(1,399)
PORTFOLIO NOI	**$108,885**	**$154,740**
Non-same center NOI (4)	—	(4,108)
SAME CENTER NOI	**$108,885**	**$150,632**

(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.

(2) Represents the accelerated recognition of compensation cost entitled to be received by the Company's former President and Chief Operating Officer per the terms of a transition agreement executed in connection with his retirement.

(3) 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.

(4) Consolidated centers excluded from Same Center NOI:

OUTLET CENTERS SOLD:	
Nags Head, Ocean City, Park City, Williamsburg	March 2019

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ABOUT TANGER FACTORY OUTLET CENTERS, INC.

Tanger Factory Outlet Centers, Inc. (NYSE: SKT), is a publicly-traded REIT headquartered in Greensboro, North Carolina that presently operates and owns, or has an ownership interest in, a portfolio of 39 upscale outlet shopping centers. Tanger's operating properties are located in 20 states and in Canada, totaling approximately 14.3 million square feet, leased to over 2,800 stores which are operated by more than 510 different brand name companies. The Company has more than 39 years of experience in the outlet industry. Tanger Outlet Centers continue to attract more than 181 million visitors annually. For more information on Tanger Outlet Centers, call 1-800-4TANGER or visit the Company's website at www.TangerOutlets.com.

CORPORATE HEADQUARTERS

3200 Northline Avenue, Suite 360
Greensboro, NC 27408
(336) 292-3010

TANGEROUTLETS.COM

INVESTOR RELATIONS

(336) 834-6892
TangerIR@TangerOutlets.com