

May 5, 2015



# Cedar Realty Trust Reports First Quarter 2015 Results

PORT WASHINGTON, N.Y., May 5, 2015 /PRNewswire/ -- Cedar Realty Trust, Inc. (NYSE: CDR) today reported results for the first quarter ended March 31, 2015.

## Operating Highlights

- Operating funds from operations (Operating FFO) of \$0.13 per diluted share
- Same-property net operating income (NOI) increased 2.0% including redevelopments and 1.2% excluding redevelopments
- Signed 33 new and renewal leases for 312,900 square feet
- Comparable cash-basis lease spreads of 8.3%
- Total portfolio 93.1% leased and same-property portfolio 93.7% leased at quarter-end

## Summary of Previously-Announced Activities

- On January 12, 2015, the Company issued 5.75 million common shares for net proceeds of \$41.9 million
- On January 23, 2015, the Company acquired Lawndale Plaza located in Philadelphia, Pennsylvania for \$25.2 million
- On February 5, 2015, the Company closed \$100 million of new unsecured term loans (\$50 million five-year term loan borrowed at closing and \$50 million seven-year term loan to be drawn by July 1, 2015), effectively prefunding all 2015 mortgage debt maturities
- On February 5, 2015, the Company extended the maturity dates of its unsecured revolving credit facility from August 1, 2016 to February 5, 2019 and its previously outstanding \$50 million term loan from August 1, 2018 to February 5, 2020
- On February 27, 2015, the Company acquired the remaining 60% interest in New London Mall located in New London, Connecticut for \$27.3 million resulting in the property now being wholly-owned

"During the first quarter of 2015, we continued to advance our long-term business plan. Our acquisitions, solid leasing results, equity offering and debt refinancing activities all strengthen the Company's foundation that is being established to deliver long-term shareholder value creation," commented Bruce Schanzer, President and CEO.

## Financial Results

Operating FFO for first quarter 2015 was \$10.6 million or \$0.13 per diluted share, compared to \$10.3 million or \$0.13 per diluted share for the same period in 2014. NAREIT-defined FFO for first quarter 2015 was \$10.1 million or \$0.12 per diluted share, compared to \$7.3 million or \$0.09 per diluted share for the same period in 2014. The principal differences between

Operating FFO and NAREIT-defined FFO are acquisition costs and debt extinguishment amounts.

Net loss attributable to common shareholders for first quarter 2015 was \$(123,000) or \$(0.00) per diluted share, compared to \$(1.8) million or \$(0.03) per diluted share for the same period in 2014.

## **Portfolio Results**

Same-property NOI for the quarter increased 2.0% including redevelopments and 1.2% excluding redevelopments. Results for 2015 included higher snow removal costs.

During first quarter 2015, the Company signed 33 leases for 312,900 square feet. On a comparable space basis, the Company leased 285,500 square feet at a positive lease spread of 8.3% on a cash basis (new leases increased 12.1% and renewals increased 7.3%).

The Company's total portfolio, excluding properties held for sale, was 93.1% leased at March 31, 2015, compared to 93.1% at December 31, 2014 and 93.5% at March 31, 2014. The Company's same-property portfolio was 93.7% leased at March 31, 2015, compared to 93.9% at December 31, 2014 and 94.0% at March 31, 2014.

## **Balance Sheet**

As of March 31, 2015, the Company had \$184.0 million available under its revolving credit facility and reported net debt to earnings before interest, taxes, depreciations, and amortization (EBITDA) of 7.4 times. Additionally, as previously announced, the Company has effectively prefunded its 2015 mortgage maturities with \$100 million of unsecured term loans.

## **2015 Guidance**

The Company reaffirms its previously-announced 2015 guidance at a range of \$0.51 to \$0.54 per diluted share for Operating FFO and a range of \$0.50 to \$0.53 per diluted share for NAREIT-defined FFO. The principal difference in 2015 guidance between Operating FFO and NAREIT-defined FFO is acquisition costs.

## **Quarterly Dividends**

The Company will pay a cash dividend of \$0.05 per share on the Company's common stock and \$0.453125 per share on the Company's 7.25% Series B Cumulative Redeemable Preferred Stock on May 20, 2015 to shareholders of record as of the close of business on May 8, 2015.

## **Non-GAAP Financial Measures**

NAREIT-defined FFO is a widely-recognized non-GAAP financial measure for REITs that the Company believes, when considered with financial statements prepared in accordance with GAAP, is useful in understanding financial performance and provides a relevant basis for comparison among REITs. The Company also presents Operating Funds From Operations (Operating FFO), which excludes certain items that are not indicative of the operating results

provided by the Company's core portfolio and that affect the comparability of the Company's period-over-period performance. A reconciliation of net income (loss) attributable to common shareholders to FFO and Operating FFO for the three months ended March 31, 2015 and 2014 is detailed in the attached schedule.

### **Supplemental Financial Information Package**

The Company has issued "Supplemental Financial Information" for the period ended March 31, 2015. Such information has been filed today as an exhibit to Form 8-K and will also be available on the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

### **Investor Conference Call**

The Company will host a conference call today, May 5, 2015, at 5:00 PM (ET) to discuss the first quarter results. The conference call can be accessed by dialing (877) 705-6003 or (1) (201) 493-6725 for international participants. A live webcast of the conference call will be available online on the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

A replay of the call will be available from 8:00 PM (ET) on May 5, 2015, until midnight (ET) on May 19, 2015. The replay dial-in numbers are (877) 870-5176 or (1) (858) 384-5517 for international callers. Please use passcode 13603949 for the telephonic replay. A replay of the Company's webcast will be available on the Company's website for a limited time.

### **About Cedar Realty Trust**

Cedar Realty Trust, Inc. is a fully-integrated real estate investment trust which focuses on the ownership and operation of primarily grocery-anchored shopping centers straddling the Washington DC to Boston corridor. The Company's portfolio (excluding properties treated as "held for sale") is comprised of 59 properties, with approximately 9.3 million square feet of gross leasable area.

For additional financial and descriptive information on the Company, its operations and its portfolio, please refer to the Company's website at [www.cedarrealtytrust.com](http://www.cedarrealtytrust.com).

### **Forward-Looking Statements**

Statements made in this press release that are not strictly historical are "forward-looking" statements. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance and outcomes to differ materially from those expressed or implied in forward-looking statements. Please refer to the documents filed by Cedar Realty Trust, Inc. with the SEC, specifically the Company's Annual Report on Form 10-K for the year ended December 31, 2014, which identifies important risk factors that could cause actual results to differ from those contained in forward-looking statements.

	March 31, 2015	December 31, 2014
<b>ASSETS</b>		
Real estate		
Land	\$ 315,807,000	\$ 312,868,000
Buildings and improvements	1,183,270,000	1,163,305,000
	1,499,077,000	1,476,173,000
Less accumulated depreciation	(274,456,000)	(267,211,000)
Real estate, net	1,224,621,000	1,208,962,000
Real estate held for sale	16,749,000	16,508,000
Cash and cash equivalents	3,771,000	3,499,000
Restricted cash	7,845,000	7,859,000
Receivables	21,308,000	18,405,000
Other assets and deferred charges, net	32,643,000	31,546,000
<b>TOTAL ASSETS</b>	<b>\$ 1,306,937,000</b>	<b>\$ 1,286,779,000</b>
<b>LIABILITIES AND EQUITY</b>		
Mortgage loans payable	\$ 361,267,000	\$ 393,388,000
Unsecured revolving credit facility	48,000,000	72,000,000
Unsecured term loans	250,000,000	200,000,000
Accounts payable and accrued liabilities	24,563,000	22,364,000
Unamortized intangible lease liabilities	23,674,000	23,776,000
Total liabilities	707,504,000	711,528,000
Noncontrolling interest - limited partners' mezzanine OP Units	389,000	396,000
Equity:		
Preferred stock	190,661,000	190,661,000
Common stock and other shareholders' equity	406,667,000	378,891,000
Minority interests in consolidated joint ventures	(655,000)	2,872,000
Limited partners' OP Units	2,371,000	2,431,000
Total equity	599,044,000	574,855,000
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 1,306,937,000</b>	<b>\$ 1,286,779,000</b>

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

	Three months ended March 31,	
	2015	2014
<b>PROPERTY REVENUES</b>		

Rents	\$ 28,962,000	\$ 28,540,000
Expense recoveries	9,621,000	9,117,000
Other	52,000	55,000
Total property revenues	38,635,000	37,712,000
<b>PROPERTY OPERATING EXPENSES</b>		
Operating, maintenance and management	8,344,000	8,168,000
Real estate and other property-related taxes	4,687,000	4,551,000
Total property operating expenses	13,031,000	12,719,000
<b>PROPERTY OPERATING INCOME</b>	25,604,000	24,993,000
<b>OTHER EXPENSES AND INCOME</b>		
General and administrative	3,919,000	3,524,000
Acquisition costs	499,000	2,870,000
Depreciation and amortization	9,508,000	9,448,000
Impairment charges	1,109,000	88,000
Total other expenses and income	15,035,000	15,930,000
<b>OPERATING INCOME</b>	10,569,000	9,063,000
<b>NON-OPERATING INCOME AND EXPENSES</b>		
Interest expense	(7,278,000)	(8,071,000)
Early extinguishment of debt costs	(57,000)	(88,000)
Total non-operating income and expense	(7,335,000)	(8,159,000)
<b>INCOME FROM CONTINUING OPERATIONS</b>	3,234,000	904,000
<b>DISCONTINUED OPERATIONS</b>		
Income from operations	12,000	864,000
Impairment reversals/(charges), net	153,000	(58,000)
Total income from discontinued operations	165,000	806,000
<b>NET INCOME</b>	3,399,000	1,710,000
Add, net loss attributable to noncontrolling interests:		
Minority interests in consolidated joint ventures	78,000	66,000
Limited partners' interest in Operating Partnership	2,000	11,000
Total net loss attributable to noncontrolling interests	80,000	77,000
<b>NET INCOME ATTRIBUTABLE TO CEDAR REALTY TRUST, INC.</b>	3,479,000	1,787,000
Preferred stock dividends	(3,602,000)	(3,602,000)
<b>NET LOSS ATTRIBUTABLE TO COMMON SHAREHOLDERS</b>	\$ (123,000)	\$ (1,815,000)
<b>PER COMMON SHARE ATTRIBUTABLE TO COMMON SHAREHOLDERS (BASIC AND DILUTED)</b>		

Continuing operations	\$ (0.01)	\$ (0.04)
Discontinued operations	0.01	0.01
	<u>\$ (0.00)</u>	<u>\$ (0.03)</u>
Weighted average number of common shares - basic and diluted	<u>80,719,000</u>	<u>74,620,000</u>

**CEDAR REALTY TRUST, INC.**  
**Reconciliation of Net Loss Attributable to Common Shareholders to Funds From Operations**  
**and Operating Funds From Operations**  
**(unaudited)**

	Three months ended March 31,	
	2015	2014
<b>Net loss attributable to common shareholders</b>	<b>\$ (123,000)</b>	<b>\$ (1,815,000)</b>
Real estate depreciation and amortization	9,427,000	9,361,000
Limited partners' interest	(2,000)	(11,000)
Impairment charges, net	956,000	146,000
Consolidated minority interests:		
Share of loss	(78,000)	(66,000)
Share of FFO	(126,000)	(307,000)
<b>Funds From Operations ("FFO")</b>	<b>10,054,000</b>	<b>7,308,000</b>
Adjustments for items affecting comparability:		
Acquisition costs	499,000	2,870,000
Early extinguishment of debt costs	57,000	88,000
<b>Operating Funds From Operations ("Operating FFO")</b>	<b>\$ 10,610,000</b>	<b>\$ 10,266,000</b>
<b>FFO per diluted share:</b>	<b>\$ 0.12</b>	<b>\$ 0.09</b>
<b>Operating FFO per diluted share:</b>	<b>\$ 0.13</b>	<b>\$ 0.13</b>
<b>Weighted average number of diluted common shares:</b>		
Common shares	84,302,000	78,289,000
OP Units	393,000	480,000
	<u>84,695,000</u>	<u>78,769,000</u>

To view the original version on PR Newswire, visit <http://www.prnewswire.com/news-releases/cedar-realty-trust-reports-first-quarter-2015-results-300077783.html>

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