

WEINGARTEN REALTY INVESTORS /TX/
Form 10-K
February 24, 2016
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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-K
(Mark One)

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

For the fiscal year ended December 31, 2015

OR

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

For the transition period from _____ to _____

Commission file number 1-9876

Weingarten Realty Investors

(Exact name of registrant as specified in its charter)

TEXAS

74-1464203

(State or other jurisdiction of incorporation or organization)

(I.R.S. Employer Identification No.)

2600 Citadel Plaza Drive

P.O. Box 924133

Houston, Texas

77292-4133

(Address of principal executive offices)

(Zip Code)

(713) 866-6000

(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class

Name of Each Exchange on Which Registered

Common Shares of Beneficial Interest, \$.03 par value

New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

YES NO

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.

YES NO

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. YES NO

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

YES NO

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (§229.405 of this chapter) is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or

information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

YES NO

The aggregate market value of the common shares of beneficial interest held by non-affiliates on June 30, 2015 (based upon the most recent closing sale price on the New York Stock Exchange as of such date of \$32.69) was \$3.7 billion.

As of January 31, 2016, there were 123,951,023 common shares of beneficial interest outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Portions of the Registrant's Proxy Statement relating to its Annual Meeting of Shareholders to be held on April 21, 2016 have been incorporated by reference to Part III of this Form 10-K.

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Forward-Looking Statements

This annual report on Form 10-K, together with other statements and information publicly disseminated by us, 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. We intend 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 include this statement for purposes of complying with those safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe our future plans, strategies and expectations, are generally identifiable by use of the words “believe,” “expect,” “intend,” “anticipate,” “estimate,” “project,” or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors, which are, in some cases, beyond our control and which could materially affect actual results, performances or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) disruptions in financial markets, (ii) general economic and local real estate conditions, (iii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or general downturn in their business, (iv) financing risks, such as the inability to obtain equity, debt, or other sources of financing on favorable terms, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates, (vii) the availability of suitable acquisition opportunities, (viii) the ability to dispose properties, (ix) changes in expected development activity, (x) increases in operating costs, (xi) tax matters, including failure to qualify as a real estate investment trust, and (xii) investments through real estate joint ventures and partnerships, which involve risks not present in investments in which we are the sole investor. Accordingly, there is no assurance that our expectations will be realized. For further discussion of the factors that could materially affect the outcome of our forward-looking statements and our future results and financial condition, see “Item 1A. Risk Factors.”

PART I

ITEM 1. Business

General Development of Business. Weingarten Realty Investors is a real estate investment trust (“REIT”) organized under the Texas Business Organizations Code. We, and our predecessor entity, began the ownership and development of shopping centers and other commercial real estate in 1948. Our primary business is leasing space to tenants in the shopping centers we own or lease. We also provide property management services for which we charge fees to either joint ventures where we are partners or other outside owners.

See “Management’s Discussion and Analysis of Financial Condition and Results of Operations” included in Item 7 and the Consolidated Financial Statements and Notes thereto included in Item 8 of this Annual Report on Form 10-K for the year ended December 31, 2015, for information on certain recent developments of the Company.

Financial Information about Segments. We are in the business of owning, managing and developing retail shopping centers. As each of our centers has similar characteristics and amenities, our operations have been aggregated into one reportable segment. See the Consolidated Financial Statements and Notes thereto included in Item 8 of this Annual Report on Form 10-K for further information regarding reportable segments.

Narrative Description of Business. At December 31, 2015, we owned or operated under long-term leases, either directly or through our interest in real estate joint ventures or partnerships, a total of 232 properties, which are located in 18 states spanning the country from coast to coast. The portfolio of properties contains approximately 45.6 million square feet of gross leasable area that is either owned by us or others.

We also owned interests in 30 parcels of land held for development that totaled approximately 24.1 million square feet.

At December 31, 2015, we employed 312 full-time persons; our principal executive offices are located at 2600 Citadel Plaza Drive, Houston, Texas 77008; and our phone number is (713) 866-6000. We also have 10 regional offices located in various parts of the United States (“U.S.”).

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Investment and Operating Strategy. Our goal is to remain a leader in owning and operating top-tier neighborhood and community shopping centers in certain markets of the U.S. We expect to achieve this goal by:

- strategic focus on core operating fundamentals through our decentralized operating platform built on local expertise in leasing and property management;
- selective redevelopment of the existing portfolio of properties in order to enhance and maintain high quality centers;
- disciplined growth from strategic acquisitions and new developments;
- disposition of assets that no longer meet our ownership criteria, in which proceeds may be recycled by repaying debt, purchasing new assets or reinvesting in currently owned assets or for other corporate purposes; and
- commitment to maintaining a conservatively leveraged balance sheet, a well-staggered debt maturity schedule and strong credit agency ratings.

We may either purchase or lease income-producing properties in the future, and may also participate with other entities in property ownership through partnerships, joint ventures or similar types of co-ownership.

We may invest in mortgages; however, we have traditionally invested in first mortgages to real estate joint ventures or partnerships in which we own an equity interest or to obtain control over a real estate asset that we desire to own. We may also invest in securities of other issuers for the purpose, among others, of exercising control over such entities, subject to the gross income and asset tests necessary for REIT qualification.

In acquiring and developing properties, we attempt to accumulate enough properties in a geographic area to allow for the establishment of a regional office, which enables us to obtain in-depth knowledge of the market from a leasing perspective and to have easy access to the property and our tenants from a management viewpoint.

We expect to continue our focus on the future growth of the portfolio in neighborhood and community shopping centers in markets where we currently operate and may expand to other markets throughout the U.S. Our markets of interest reflect high income and job growth, as well as high barriers-to-entry. Our attention is also focused on high quality, supermarket-anchored and necessity-based centers.

Diversification from both a geographic and tenancy perspective is a critical component of our operating strategy. We continue to seek opportunities outside the Texas market, where approximately 28.7% of the gross leasable area of our properties is located, up from 27.8% in 2014. With respect to tenant diversification, our two largest tenants, The Kroger Co. and TJX Companies, Inc., accounted for 3.3% and 2.5%, respectively, of our total base minimum rental revenues for the year ended December 31, 2015. No other tenant accounted for more than 1.9% of our total base minimum rental revenues. Our anchor tenants are supermarkets, value-oriented apparel/discount stores and other retailers or service providers who generally sell basic necessity-type goods and services. We believe the stability of our anchor tenants, combined with convenient locations, attractive and well-maintained properties, high quality retailers and a strong tenant mix, should ensure the long-term success of our merchants and the viability of our portfolio.

Strategically, we strive to finance our growth and working capital needs in a conservative manner, including managing our debt maturities. Our senior debt credit ratings were BBB with a projected stable outlook from Standard & Poors and Baa1 with a projected stable outlook from Moody's Investor Services as of December 31, 2015. We intend to maintain a conservative approach to managing our balance sheet, which, in turn, should give us many options for raising debt or equity capital when needed. At December 31, 2015 and 2014, our ratio of earnings to combined fixed charges and preferred dividends as defined by the Securities and Exchange Commission ("SEC"), not based on funds from operations attributable to common shareholders, was 2.65 to 1 and 3.09 to 1, respectively. Our debt to total assets before depreciation ratio was 42.2% and 39.9% at December 31, 2015 and 2014, respectively. We established an at-the-market ("ATM") equity offering program under which we may, but are not obligated to, sell up to \$200 million of common shares of beneficial interest ("common shares") in amounts and at times as we determine, which enables us to efficiently raise equity capital when market conditions are favorable. We also established a \$200 million share repurchase plan under which we may repurchase common shares from time-to-time in open-market or privately negotiated purchases based on management's evaluation of market conditions and other factors.

Our policies with respect to the investment and operating strategies discussed above are periodically reviewed by our Board of Trust Managers and may be modified without a vote of our shareholders.

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Location of Properties. Our properties are located in 18 states, primarily throughout the southern half of the country. As of December 31, 2015, we have 232 properties (including three properties under development) that were owned or operated under long-term leases, either directly or through our interest in real estate joint ventures or partnerships. Total revenues less operating expenses and real estate taxes from continuing operations ("net operating income from continuing operations") generated by our centers located in Houston and its surrounding areas was 17.9% of total net operating income from continuing operations for the year ended December 31, 2015, and an additional 10.2% of net operating income from continuing operations was generated in 2015 from centers that are located in other parts of Texas. As of December 31, 2015, we also had 30 parcels of land held for development, eight of which were located in Houston and its surrounding areas and 11 of which were located in other parts of Texas. Because of our investments in Houston and its surrounding areas, as well as in other parts of Texas, the Houston and Texas economies could affect our business and operations more so than in other geographic areas.

Competition. We compete with numerous other developers and real estate companies (both public and private), financial institutions and other investors engaged in the development, acquisition and operation of shopping centers in our trade areas. This results in competition for the acquisition of both existing income-producing properties and prime development sites.

We also compete for tenants to occupy the space that is developed, acquired and managed by our competitors. The principal competitive factors in attracting tenants in our market areas are location, price, anchor tenants and maintenance of properties. We believe our key competitive advantages include the favorable locations of our properties, the strong demographics surrounding our centers, knowledge of markets and customer bases, our ability to provide a retailer with multiple locations with quality anchor tenants and the practice of continuous maintenance and renovation of our properties.

Qualification as a Real Estate Investment Trust. As of December 31, 2015, we met the qualification requirements of a REIT under the Internal Revenue Code, as amended. As a result, we will not be subject to federal income tax to the extent we meet certain requirements of the Internal Revenue Code, with the exception of our taxable REIT subsidiary.

Materials Available on Our Website. Copies of our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K, and any amendments to those reports, as well as Reports on Forms 3, 4, 5 and SC 13G regarding our officers, trust managers or 10% beneficial owners, filed or furnished pursuant to Section 13(a), 15(d) or 16(a) of the Securities Exchange Act of 1934 are available free of charge through our website (www.weingarten.com) as soon as reasonably practicable after we electronically file the material with, or furnish it to, the SEC. We have also made available on our website copies of our Audit Committee Charter, Executive Committee Charter, Management Development and Executive Compensation Committee Charter, Governance and Nominating Committee Charter, Code of Conduct and Ethics, Code of Ethical Conduct for Officers and Senior Financial Associates and Governance Policies. In the event of any changes to these charters, codes or policies, changed copies will also be made available on our website. You may also read and copy any materials we file with the SEC at the SEC's Public Reference Room at 100 F Street, NE, Washington, D.C. 20549 or the SEC's Internet site at www.sec.gov. Materials on our website are not part of our Annual Report on Form 10-K.

Financial Information. Additional financial information concerning us is included in the Consolidated Financial Statements located in Item 8 herein.

ITEM 1A. Risk Factors

The risks described below could materially and adversely affect our shareholders and our results of operations, financial condition, liquidity and cash flows. In addition to these risks, our operations may also be affected by additional factors not presently known or that we currently consider immaterial to our operations.

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Disruptions in the financial markets could affect our liquidity and have other adverse effects on us and the market price of our common shares of beneficial interest.

The U.S. and global equity and credit markets have experienced and may in the future experience significant price volatility, dislocations and liquidity disruptions, which could cause market prices of many stocks to fluctuate substantially and the spreads on prospective debt financings to widen considerably. These circumstances could materially impact liquidity in the financial markets, making terms for certain financings less attractive, and in certain cases result in the unavailability of certain types of financing. Uncertainties in the equity and credit markets may negatively impact our ability to access additional financing at reasonable terms or at all, which may negatively affect our ability to complete dispositions, form joint ventures or refinance our debt. A prolonged downturn in the equity or credit markets could cause us to seek alternative sources of potentially less attractive financing, and require us to adjust our business plan accordingly. In addition, these factors may make it more difficult for us to sell properties or adversely affect the price we receive for properties that we do sell, as prospective buyers may experience increased costs of financing or difficulties in obtaining financing. These events in the equity and credit markets may make it more difficult or costly for us to raise capital through the issuance of our common shares or preferred shares. These disruptions in the financial markets also may have a material adverse effect on the market value of our common shares and other adverse effects on us or the economy generally. There can be no assurances that government responses to the disruptions in the financial markets will continue to restore consumer confidence, maintain stabilized markets or continue to provide the availability of equity or credit financing.

Among the market conditions that may affect the value of our common shares and access to the capital markets are the following:

- The attractiveness of REIT securities as compared to other securities, including securities issued by other real estate companies, fixed income equity securities and debt securities;

- Changes in revenues or earnings estimates or publication of research reports and recommendations by financial analysts or actions taken by rating agencies with respect to our securities or those of other REITs;

- The degree of interest held by institutional investors;

- The market's perception of the quality of our assets and our growth potential;

- The ability of our tenants to pay rent to us and meet their other obligations to us under current lease terms;

- Our ability to re-lease space as leases expire;

- Our ability to refinance our indebtedness as it matures;

- Actual or anticipated quarterly fluctuations in our operating results and financial condition;

- Any changes in our distribution policy;

- Any future issuances of equity securities;

- Strategic actions by us or our competitors, such as acquisitions or restructurings;

- General market conditions and, in particular, developments related to market conditions for the real estate industry; and

- Domestic and international economic and political factors unrelated to our performance.

The volatility in the stock market can create price and volume fluctuations that may not necessarily be comparable to operating performance.

The economic performance and value of our shopping centers depend on many factors, each of which could have an adverse impact on our cash flows and operating results.

The economic performance and value of our properties can be affected by many factors, including the following:

- Changes in the national, regional and local economic climate;

- Changes in environmental regulatory requirements including, but not limited to, legislation on global warming;

- Local conditions such as an oversupply of space or a reduction in demand for real estate in the area;

- The attractiveness of the properties to tenants;

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- Competition from other available space;
- Competition for our tenants from Internet sales;
- Our ability to provide adequate management services and to maintain our properties;
- Increased operating costs, if these costs cannot be passed through to tenants;
- The cost of periodically renovating, repairing and releasing spaces;
- The consequences of any armed conflict involving, or terrorist attack against, the U.S.;
- Our ability to secure adequate insurance;
- Fluctuations in interest rates;
- Changes in real estate taxes and other expenses; and
- Availability of financing on acceptable terms or at all.

Our properties consist primarily of neighborhood and community shopping centers and, therefore, our performance is linked to general economic conditions in the market for retail space. The market for retail space has been and could in the future be adversely affected by weakness in the national, regional and local economies where our properties are located, the adverse financial condition of some large retail companies, the ongoing consolidation in the retail sector, the excess amount of retail space in a number of markets and increasing consumer purchases through the Internet. To the extent that any of these conditions exist, they are likely to affect market rents for retail space. In addition, we may face challenges in the management and maintenance of the properties or encounter increased operating costs, such as real estate taxes, insurance and utilities, which may make our properties unattractive to tenants. A significant decrease in rental revenue and an inability to replace such revenues may adversely affect our profitability, the ability to meet debt and other financial obligations and make distributions to shareholders.

We have a high concentration of properties in the state of Texas, and adverse economic or other conditions in that area could have a material adverse effect on us.

We are particularly susceptible to adverse economic or other conditions in the state of Texas, including increased unemployment, industry slowdowns, including declining oil prices, business layoffs or downsizing, decreases in consumer confidence, relocations of businesses, changes in demographics, increases in real estate and other taxes, increases in regulations and natural disasters, any of which could have an increased material adverse effect on us than if our portfolio was more geographically diverse.

Our acquisition activities may not produce the cash flows that we expect and may be limited by competitive pressures or other factors.

We intend to acquire existing commercial properties to the extent that suitable acquisitions can be made on advantageous terms. Acquisitions of commercial properties involve risks such as:

- We may have difficulty identifying acquisition opportunities that fit our investment strategy;
- Our estimates on expected occupancy and rental rates may differ from actual conditions;
- Our estimates of the costs of any redevelopment or repositioning of acquired properties may prove to be inaccurate;
- We may be unable to operate successfully in new markets where acquired properties are located, due to a lack of market knowledge or understanding of local economies;
- We may be unable to successfully integrate new properties into our existing operations; or
- We may have difficulty obtaining financing on acceptable terms or paying the operating expenses and debt service associated with acquired properties prior to sufficient occupancy.

In addition, we may not be in a position or have the opportunity in the future to make suitable property acquisitions on advantageous terms due to competition for such properties with others engaged in real estate investment. Our inability to successfully acquire new properties may have an adverse effect on our results of operations.

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Turmoil in capital markets could adversely impact acquisition activities and pricing of real estate assets.

Volatility in the capital markets could impact the availability of debt financing due to numerous factors, including the tightening of underwriting standards by lenders and credit rating agencies. These factors directly affect a lender's ability to provide debt financing as well as increase the cost of available debt financing. As a result, we may not be able to obtain debt financing on favorable terms or at all. This may result in future acquisitions generating lower overall economic returns, which may adversely affect our results of operations and distributions to shareholders. Furthermore, any turmoil in the capital markets could adversely impact the overall amount of capital available to invest in real estate, which may result in price or value decreases of real estate assets.

Our real estate assets may be subject to impairment charges.

Periodically, we assess whether there are any indicators that the value of our real estate assets, including any capitalized costs and any identifiable intangible assets, may be impaired. A property's value is impaired only if the estimate of the aggregate future undiscounted cash flows without interest charges to be generated by the property are less than the carrying value of the property. In estimating cash flows, we consider factors such as expected future operating income, trends and prospects, the effects of demand, competition and other factors. If we are evaluating the potential sale of an asset or development/redevelopment alternatives, the undiscounted future cash flows consider the most likely course of action at the balance sheet date based on current plans, intended holding periods and available market information. Determining whether a property is impaired and, if impaired, the amount of write-down to fair value requires a significant amount of judgment by management and is based on the best information available to management at the time of evaluation. If market conditions deteriorate or management's plans for certain properties change, additional write-downs could be required in the future, and any future impairment could have a material adverse effect on our results of operations in the period in which the charge is taken.

Reduction of rental income would adversely affect our profitability, our ability to meet our debt obligations and our ability to make distributions to our shareholders.

The substantial majority of our income is derived from rental income from real property. As a result, our performance depends on our ability to collect rent from tenants. Our income and funds for distribution would be negatively affected if a significant number of our tenants, or any of our major tenants (as discussed in more detail below):

- Delay lease commencements;
- Decline to extend or renew leases upon expiration;
- Fail to make rental payments when due; or
- Close stores or declare bankruptcy.

Any of these actions could result in the termination of the tenants' lease and the loss of rental income attributable to the terminated leases. In addition, lease terminations by an anchor tenant or a failure by that anchor tenant to occupy the premises could also result in lease terminations or reductions in rent by other tenants in the same shopping center under the terms of some leases. In these events, we cannot be sure that any tenant whose lease expires will renew that lease or that we will be able to re-lease space on economically advantageous terms. Furthermore, certain costs remain fixed even though a property may not be fully occupied. The loss of rental revenues from a number of our tenants and our inability to replace such tenants, particularly in the case of a substantial tenant with leases in multiple locations, may adversely affect our profitability, our ability to meet debt and other financial obligations and our ability to make distributions to the shareholders.

Adverse effects on the success and stability of our anchor tenants, could lead to reductions of rental income.

Our rental income could be adversely affected in the event of a downturn in the business, or the bankruptcy or insolvency of any anchor store or anchor tenant. Anchor tenants generally occupy large amounts of square footage, pay a significant portion of the total rents at a property and contribute to the success of other tenants by drawing significant numbers of customers to a property. The closing of one or more anchor stores at a property could adversely affect that property and result in lease terminations or reductions in rent from other tenants, whose leases may permit termination or rent reduction in those circumstances or whose own operations may suffer as a result. Furthermore, tenant demand for certain of our anchor spaces may decrease, and as a result, we may see an increase in vacancy and/or a decrease in rents for those spaces, which could have a negative impact to our rental income.

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We face significant competition in the leasing market, which may decrease or prevent increases in the occupancy and rental rates of our properties.

We compete with numerous developers, owners and operators of retail properties, many of which own properties similar to, and in the same market sectors as, our properties. If our competitors offer space at rental rates below current market rates, or below the rental rates we currently charge our tenants, we may lose existing or potential tenants, or we may be forced to reduce rental rates in order to attract new tenants and retain existing tenants when their leases expire.

Also, if our competitors develop additional retail properties in locations near our properties, there may be increased competition for customer traffic and creditworthy tenants, which may result in fewer tenants or decreased cash flows from tenants, or both, and may require us to make capital improvements to properties that we would not have otherwise made. Our tenants also face increasing competition from other forms of marketing of goods, such as direct mail and Internet marketing, which may decrease cash flow from such tenants. As a result, our financial condition and our ability to make distributions to our shareholders may be adversely affected.

We may be unable to collect balances due from tenants in bankruptcy.

A tenant that files for bankruptcy protection may not continue to pay us rent. A bankruptcy filing by or relating to one of our tenants or a lease guarantor would bar all efforts by us to collect pre-bankruptcy debts from the tenant or the lease guarantor, or their property, unless the bankruptcy court permits us to do so. A tenant or lease guarantor bankruptcy could delay our efforts to collect past due balances under the relevant leases and could ultimately preclude collection of these sums. If a lease is rejected by a tenant in bankruptcy, we would have only a general unsecured claim for damages. As a result, it is likely that we would recover substantially less than the full value of any unsecured claims it holds, if at all.

Our development, redevelopment and construction activities could adversely affect our operating results.

We intend to continue the selective development, redevelopment and construction of retail properties in accordance with our development and underwriting policies as opportunities arise. Our development, redevelopment and construction activities include risks that:

• We may abandon development opportunities after expending resources to determine feasibility;

• Construction costs of a project may exceed our original estimates;

• Occupancy rates and rents at a newly completed or redeveloped property may not be sufficient to make the property profitable;

• Rental rates could be less than projected;

• Project completion may be delayed because of a number of factors, including weather, labor disruptions, construction delays or delays in receipt of zoning or other regulatory approvals, adverse economic conditions, acts of terror or other acts of violence, or acts of God (such as fires, earthquakes or floods);

• Financing may not be available to us on favorable terms for development or redevelopment of a property; and

• We may not complete construction and lease-up on schedule, resulting in increased debt service expense and construction costs.

Additionally, the time frame required for development, redevelopment, construction and lease-up of these properties means that we may have to wait years for a significant cash return. If any of the above events occur, the development and redevelopment of properties may hinder our growth and have an adverse effect on our results of operations, including additional impairment charges. Also, new development activities, regardless of whether or not they are ultimately successful, typically require substantial time and attention from management.

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There is a lack of operating history with respect to any recent acquisitions and redevelopment or development of properties, and we may not succeed in the integration or management of additional properties.

These properties may have characteristics or deficiencies currently unknown to us that affect their value or revenue potential. It is also possible that the operating performance of these properties may decline under our management. As we acquire additional properties, we will be subject to risks associated with managing new properties, including lease-up and tenant retention. In addition, our ability to manage our growth effectively will require us to successfully integrate any new acquisitions into our existing management structure. We may not succeed with this integration or effectively manage additional properties. Also, newly acquired properties may not perform as expected.

Real estate property investments are illiquid, and therefore, we may not be able to dispose of properties when desirable or on favorable terms.

Real estate property investments generally cannot be disposed of quickly. In addition, the Internal Revenue Code imposes restrictions on the ability of a REIT to dispose of properties that are not applicable to other types of real estate companies. Our ability to dispose of properties on advantageous terms depends on factors beyond our control, including competition from other sellers and the availability of attractive financing for potential buyers of our properties, and we cannot predict the various market conditions affecting real estate investments that will exist at any particular time in the future. Therefore, we may not be able to quickly vary our portfolio in response to economic or other conditions promptly or on favorable terms, which could cause us to incur extended losses and reduce our cash flows and adversely affect distributions to shareholders.

As part of our capital recycling program, we intend to sell our non-core assets and may not be able to recover our investments, which may result in losses to us.

There can be no assurance that we will be able to recover the current carrying amount of all of our owned and partially owned non-core properties and investments in the future. Our failure to do so would require us to recognize impairment charges in the period in which we reached that conclusion, which could adversely affect our business, financial condition, operating results and cash flows.

Our cash flows and operating results could be adversely affected by required payments of debt or related interest and other risks of our debt financing.

We are generally subject to risks associated with debt financing. These risks include:

• Our cash flow may not satisfy required payments of principal and interest;

• We may not be able to refinance existing indebtedness on our properties as necessary or the terms of the refinancing may be less favorable to us than the terms of existing debt;

• Required debt payments are not reduced if the economic performance of any property declines;

• Debt service obligations could reduce funds available for distribution to our shareholders and funds available for capital investment;

• Any default on our indebtedness could result in acceleration of those obligations and possible loss of property to foreclosure; and

• The risk that necessary capital expenditures for purposes such as re-leasing space cannot be financed on favorable terms.

If a property is mortgaged to secure payment of indebtedness and we cannot make the mortgage payments, we may have to surrender the property to the lender with a consequent loss of any prospective income and equity value from such property. Any of these risks can place strains on our cash flows, reduce our ability to grow and adversely affect our results of operations.

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Credit ratings may not reflect all the risks of an investment in our debt or equity securities and rating changes could adversely effect our revolving credit facility.

Our credit ratings are an assessment by rating agencies of our ability to pay our debts when due. Consequently, real or anticipated changes in our credit ratings will generally affect the market value of our debt. Credit ratings may be revised or withdrawn at any time by the rating agency at its sole discretion. Additionally, our revolving credit facility fees are based on our credit ratings. We do not undertake any obligation to maintain the ratings or to advise holders of our debt of any change in ratings. Each agency's rating should be evaluated independently of any other agency's rating.

There can be no assurance that we will be able to maintain our current credit ratings. Adverse changes in our credit ratings could impair our ability to obtain additional debt and equity financing on favorable terms, if at all, and could significantly reduce the market price of our publicly-traded securities.

Rising interest rates could adversely affect our cash flows and adversely affect the market price of our debt and issuance of securities.

We have indebtedness with interest rates that vary depending on market indices. Also, our credit facilities bear interest at variable rates. We may incur variable-rate debt in the future. Increases in interest rates on variable-rate debt would increase our interest expense, which would negatively affect net income and cash available for payment of our debt obligations and distributions to shareholders. In addition, an increase in interest rates could adversely affect the market value of our outstanding debt, as well as increase the cost of refinancing and the issuance of new debt or securities.

Our financial condition could be adversely affected by financial covenants.

Our credit facilities and public debt indentures under which our indebtedness is, or may be, issued contain certain financial and operating covenants, including, among other things, certain coverage ratios, as well as limitations on our ability to incur secured and unsecured indebtedness, restrictions on our ability to sell all or substantially all of our assets and engage in mergers and consolidations and certain acquisitions. These covenants could limit our ability to obtain additional funds needed to address cash shortfalls or pursue growth opportunities or transactions that would provide substantial return to our shareholders. In addition, a breach of these covenants could cause a default under or accelerate some or all of our indebtedness, which could have a material adverse effect on our financial condition.

Property ownership through real estate partnerships and joint ventures could limit our control of those investments and reduce our expected return.

Real estate partnership or joint venture investments may involve risks not otherwise present for investments made solely by us, including the possibility that our partner or co-venturer might become bankrupt, that our partner or co-venturer might at any time have different interests or goals than us, and that our partner or co-venturer may take action contrary to our instructions, requests, policies or objectives. Other risks of joint venture investments could include impasse on decisions, such as a sale or refinance, because neither our partner or co-venturer nor we would have full control over the partnership or joint venture. These factors could limit the return that we receive from those investments or cause our cash flows to be lower than our estimates.

Volatility in market and economic conditions may impact our partners' ability to perform in accordance with our real estate joint venture and partnership agreements resulting in a change in control or the liquidation plans of its underlying properties.

Changes in control of our investments could result if any reconsideration events occur, such as amendments to our real estate joint venture and partnership agreements, changes in debt guarantees or changes in ownership due to required capital contributions. Any changes in control will result in the revaluation of our investments to fair value, which could lead to an impairment. We are unable to predict whether, or to what extent, a change in control may result or the impact of adverse market and economic conditions may have to our partners.

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If we fail to qualify as a REIT in any taxable year, we will be subject to U.S. federal income tax as a regular corporation and could have significant tax liability.

We intend to operate in a manner that allows us to qualify as a REIT for U.S. federal income tax purposes. However, REIT qualification requires us to satisfy numerous requirements (some on an annual or quarterly basis) established under highly technical and complex provisions of the Internal Revenue Code, for which there are a limited number of judicial or administrative interpretations. Our status as a REIT requires an analysis of various factual matters and circumstances that are not entirely within our control. Accordingly, it is not certain we will be able to qualify and remain qualified as a REIT for U.S. federal income tax purposes. Even a technical or inadvertent violation of the REIT requirements could jeopardize our REIT qualification. Furthermore, Congress or the Internal Revenue Service (“IRS”) might change the tax laws or regulations and the courts might issue new rulings, in each case potentially having retroactive effect that could make it more difficult or impossible for us to qualify as a REIT. If we fail to qualify as a REIT in any tax year, then:

We would be taxed as a regular domestic corporation, which, among other things, means that we would be

- unable to deduct distributions to our shareholders in computing our taxable income and would be subject to U.S. federal income tax on our taxable income at regular corporate rates;

Any resulting tax liability could be substantial and would reduce the amount of cash available for distribution to shareholders, and could force us to liquidate assets or take other actions that could have a detrimental effect on our operating results; and

Unless we were entitled to relief under applicable statutory provisions, we would be disqualified from treatment as a REIT for the four taxable years following the year during which we lost our qualification, and our cash available for distribution to our shareholders would, therefore, be reduced for each of the years in which we do not qualify as a REIT.

Even if we remain qualified as a REIT, we may face other tax liabilities that reduce our cash flow. We may also be subject to certain U.S. federal, state and local taxes on our income and property either directly or at the level of our subsidiaries. Any of these taxes would decrease cash available for distribution to our shareholders.

Compliance with REIT requirements may negatively affect our operating decisions.

To maintain our status as a REIT for U.S. federal income tax purposes, we must meet certain requirements, on an ongoing basis, including requirements regarding our sources of income, the nature and diversification of our assets, the amounts we distribute to our shareholders and the ownership of our common shares. We may also be required to make distributions to our shareholders when we do not have funds readily available for distribution or at times when our funds are otherwise needed to fund capital expenditures or debt service obligations.

As a REIT, we must distribute at least 90% of our annual net taxable income (excluding net capital gains) to our shareholders. To the extent that we satisfy this distribution requirement, but distribute less than 100% of our net taxable income, we will be subject to U.S. federal corporate income tax on our undistributed taxable income. From time to time, we may generate taxable income greater than our income for financial reporting purposes, or our net taxable income may be greater than our cash flow available for distribution to our shareholders. If we do not have other funds available in these situations, we could be required to borrow funds, sell a portion of our securities at unfavorable prices or find other sources of funds in order to meet the REIT distribution requirements.

Dividends paid by REITs generally do not qualify for reduced tax rates.

In general, the maximum U.S. federal income tax rate for qualified dividends paid to individual U.S. shareholders is 20%. Unlike dividends received from a corporation that is not a REIT, our distributions to individual shareholders generally are not eligible for the reduced rates and are, consequently, taxed at ordinary income rates.

Our common shares dividend policy may change in the future.

The timing, amount and composition of any future dividends to our common shareholders will be at the sole discretion of our Board of Trust Managers and will depend upon a variety of factors as to which no assurance can be given. Our ability to make dividends to our common shareholders depends, in part, upon our operating results, overall financial condition, the performance of our portfolio (including occupancy levels and rental rates), our capital requirements, access to capital, our ability to qualify for taxation as a REIT and general business and market conditions. Any change in our dividend policy could have an adverse effect on the market price of our common shares.

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Our declaration of trust contains certain limitations associated with share ownership.

To maintain our status as a REIT, our declaration of trust prohibits any individual from owning more than 9.8% of our outstanding common shares. This restriction is likely to discourage third parties from acquiring control without the consent of our Board of Trust Managers, even if a change in control were in the best interests of our shareholders. Also, our declaration of trust requires the approval of the holders of 80% of our outstanding common shares and the approval by not less than 50% of the outstanding common shares not owned by any related person (a person owning more than 50% of our common shares) to consummate a business transaction such as a merger. There are certain exceptions to this requirement; however, the 80% approval requirement could make it difficult for us to consummate a business transaction even if it is in the best interest of our shareholders.

There may be future dilution of our common shares.

Our declaration of trust authorizes our Board of Trust Managers to, among other things, issue additional common or preferred shares or securities convertible or exchangeable into equity securities, without shareholder approval. We may issue such additional equity or convertible securities to raise additional capital. The issuance of any additional common or preferred shares or convertible securities could be substantially dilutive to holders of our common shares. Moreover, to the extent that we issue restricted shares, options, or warrants to purchase our common shares in the future and those options or warrants are exercised or the restricted shares vest, our shareholders may experience further dilution. Holders of our common shares have no preemptive rights that entitle them to purchase a pro rata share of any offering of shares of any class or series and, therefore, such sales or offerings could result in increased dilution to our shareholders.

We may issue debt and equity securities or securities convertible into equity securities, any of which may be senior to our common shares as to distributions and in liquidation, which could negatively affect the value of our common shares.

In the future, we may attempt to increase our capital resources by entering into unsecured or secured debt or debt-like financings, or by issuing additional debt or equity securities, which could include issuances of medium-term notes, senior notes, subordinated notes, secured debt, guarantees, preferred shares, hybrid securities, or securities convertible into or exchangeable for equity securities. In the event of our liquidation, our lenders and holders of our debt and, if any, preferred securities would receive distributions of our available assets before distributions to the holders of our common shares. Because any decision to incur debt and issue securities in future offerings may be influenced by market conditions and other factors beyond our control, we cannot predict or estimate the amount, timing, or nature of our future financings. Further, market conditions could require us to accept less favorable terms for the issuance of our securities in the future.

Loss of our key personnel could adversely affect the value of our common shares and operations.

We are dependent on the efforts of our key executive personnel. Although we believe qualified replacements could be found for these key executives, the loss of their services could adversely affect the value of our common shares and operations.

Changes in accounting standards may adversely impact our reported financial condition and results of operations.

The Financial Accounting Standards Board ("FASB"), in conjunction with the SEC, has several key projects on their agenda that could impact how we currently account for our material transactions, including lease accounting and other convergence projects with the International Accounting Standards Board. We believe that these and other potential proposals could have varying degrees of impact on us ranging from minimal to material. At this time, we are unable to predict with certainty which, if any, proposals may be passed or what level of impact any such proposal could have on us.

We could be subject to litigation that may negatively impact our cash flows, financial condition and results of operations.

From time to time, we may be a defendant in lawsuits and regulatory proceedings relating to our business. Due to the inherent uncertainties of litigation and regulatory proceedings, we cannot accurately predict the ultimate outcome of any such litigation or proceedings. We could experience a negative impact to our cash flows, financial condition and results of operations due to an unfavorable outcome.

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Compliance with certain laws and governmental rules and regulations may require us to make unintended expenditures that adversely affect our cash flows.

All of our properties are required to comply with certain laws and governmental rules and regulations, including the Americans with Disabilities Act, fire and safety regulations, building codes and other land use regulations, as they may be in effect or adopted by governmental agencies and bodies and become applicable to our properties. We may be required to make substantial capital expenditures to comply with those requirements, and these expenditures could have a material adverse effect on our ability to meet the financial obligations and make distributions to our shareholders.

An uninsured loss or a loss that exceeds the policies on our properties could subject us to lost capital or revenue on those properties.

Under the terms and conditions of the leases currently in force on our properties, tenants generally are required to indemnify and hold us harmless from liabilities resulting from injury to persons, air, water, land or property, on or off the premises, due to activities conducted on the properties, except for claims arising from our negligence or intentional misconduct or that of our agents. Tenants are generally required, at the tenant's expense, to obtain and keep in full force during the term of the lease, liability and tenant's property damage insurance policies. We have obtained comprehensive liability, casualty, property, flood and rental loss insurance policies on our properties. All of these policies may involve substantial deductibles and certain exclusions. In addition, we cannot assure the shareholders that the tenants will properly maintain their insurance policies or have the ability to pay the deductibles. Should a loss occur that is uninsured or in an amount exceeding the combined aggregate limits for the policies noted above, or in the event of a loss that is subject to a substantial deductible under an insurance policy, we could lose all or part of our capital invested in, and anticipated revenue from, one or more of the properties, which could have a material adverse effect on our operating results and financial condition, as well as our ability to make distributions to the shareholders. We may be subject to liability under environmental laws, ordinances and regulations.

Under various federal, state and local laws, ordinances and regulations, we may be considered an owner or operator of real property or have arranged for the disposal or treatment of hazardous or toxic substances. As a result, we may become liable for the costs of disposal or treatment of hazardous or toxic substances released on or in our property. We may also be liable for certain other potential costs that could relate to hazardous or toxic substances (including governmental fines and injuries to persons and property). We may incur such liability whether or not we knew of, or were responsible for, the presence of such hazardous or toxic substances.

Natural disasters and severe weather conditions could have an adverse effect on our cash flow and operating results. Changing weather patterns and climatic conditions, such as global warming, may have added to the unpredictability and frequency of natural disasters in some parts of the world and created additional uncertainty as to future trends and exposures. Our operations are located in many areas that are subject to natural disasters and severe weather conditions such as hurricanes, tornadoes, earthquakes, droughts, floods and fires. The occurrence of natural disasters or severe weather conditions can delay new development and redevelopment projects, increase investment costs to repair or replace damaged properties, increase future property insurance costs, and negatively impact the tenant demand for lease space. If insurance is unavailable to us or is unavailable on acceptable terms, or if our insurance is not adequate to cover business interruption or losses from these events, our earnings, liquidity or capital resources could be adversely affected.

Our business and operations would suffer in the event of system failures.

Despite the implementation of security measures and the existence of a disaster recovery plan for our internal information technology systems, our systems are vulnerable to damages from any number of sources, including computer viruses, unauthorized access, energy blackouts, natural disasters, terrorism, war and telecommunication failures. Any system failure or accident that causes interruptions in our operations could result in a material disruption to our business. We may also incur additional costs to remedy damages caused by such disruptions.

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We face risks relating to cybersecurity attacks, loss of confidential information and other business disruptions. Our business is at risk from and may be impacted by cybersecurity attacks, including attempts to gain unauthorized access to our confidential data and other electronic security breaches. Such cybersecurity attacks can range from individual attempts to gain unauthorized access to our information technology systems to more sophisticated security threats. While we employ a number of measures to prevent, detect and mitigate these threats including a defense in depth strategy of malware detection, password protection, backup servers and periodic penetration testing, there is no guarantee such efforts will be successful in preventing a cybersecurity attack. As our reliance on technology has increased, so have the risks posed to our systems, both internal and those we have outsourced. Cybersecurity incidents could compromise the confidential information of our tenants, employees and third-party vendors and disrupt and affect the efficiency of our business operations.

ITEM 1B. Unresolved Staff Comments

None.

ITEM 2. Properties

At December 31, 2015, we owned or operated under long-term leases, either directly or through our interest in real estate joint ventures or partnerships, a total of 232 centers, primarily neighborhood and community shopping centers, which are located in 18 states spanning the country from coast to coast with approximately 45.6 million square feet of gross leasable area. Our centers are located principally in the South, West Coast and Southeast Coast of the U.S. with significant concentrations in Arizona, California, Florida, and Texas. We also owned interests in 30 parcels of land that totaled approximately 24.1 million square feet at December 31, 2015. These land parcels include approximately 1.6 million square feet of land adjacent to certain of our existing operating centers, which may be used for expansion of these centers, as well as approximately 22.5 million square feet of land, which may be used for new development. In 2015, no single center accounted for more than 3.2% of our total assets or 2.1% of base minimum rental revenues. The five largest centers, in the aggregate, represented approximately 9.9% of our base minimum rental revenues for the year ended December 31, 2015; otherwise, none of the remaining centers accounted for more than 1.9% of our base minimum rental revenues during the same period.

Our centers are designed to attract local area customers and are typically anchored by a supermarket or other national tenants (such as Kroger, Target or T.J. Maxx). The centers are primarily neighborhood and community shopping centers that often include discounters, warehouse clubs, dollar stores and specialty grocers as additional anchors or tenants, and typically range in size from 50,000 to 650,000 square feet of building area. Very few of the centers have climate-controlled common areas, but are designed to allow retail customers to park their automobiles in close proximity to any retailer in the center. Our centers are customarily constructed of masonry, steel and glass, and all have lighted, paved parking areas, which are typically landscaped with berms, trees and shrubs. They are generally located at major intersections in close proximity to neighborhoods that have existing populations sufficient to support retail activities of the types conducted in our centers.

We actively embrace various initiatives that support the future of environmentally friendly shopping centers. Our primary areas of focus include energy efficiency, waste recycling, water conservation and construction/development best practices. We recognize there are economic, environmental and social implications associated with the full range of our sustainability efforts, and that a commitment to incorporating sustainable practices will add long-term value to our centers.

As of December 31, 2015, the weighted average occupancy rate for our centers was 95.2% compared to 95.5% as of December 31, 2014. The average base rent per square foot was approximately \$16.92 in 2015, \$16.24 in 2014, \$15.66 in 2013, \$15.14 in 2012 and \$13.79 in 2011 for our centers.

We have approximately 5,800 separate leases with 3,800 different tenants. Included among our top revenue-producing tenants are: The Kroger Co., TJX Companies, Inc., Ross Stores, Inc., H-E-B Grocery Company, LP, Albertsons Companies, Inc., Office Depot, Inc., PetSmart, Inc., Bed, Bath & Beyond Inc., Home Depot, Inc. and Whole Foods Market, Inc. The diversity of our tenant base is also evidenced by the fact that our largest tenant, The Kroger Co., accounted for only 3.3% of base minimum rental revenues during 2015.

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Tenant Lease Expirations

As of December 31, 2015, lease expirations for the next 10 years, assuming tenants do not exercise renewal options, are as follows:

Year	Number of Expiring Leases	Square Feet of Expiring Leases (000's)	Percentage of Leaseable Square Feet	Annual Rent of Expiring Leases			Percentage of Total Annual Net Rent
				Total (000's)	Per Square Foot		
2016	654	2,341	5.13	% \$42,524	\$18.16	11.10	%
2017	693	3,592	7.87	% 61,343	17.08	16.01	%
2018	660	3,522	7.72	% 56,171	15.95	14.66	%
2019	502	3,306	7.24	% 49,248	14.90	12.85	%
2020	541	3,302	7.24	% 52,171	15.80	13.62	%
2021	239	2,351	5.15	% 33,556	14.27	8.76	%
2022	97	1,102	2.41	% 17,372	15.76	4.53	%
2023	90	753	1.65	% 12,719	16.89	3.32	%
2024	108	1,027	2.25	% 17,006	16.56	4.44	%
2025	83	670	1.47	% 12,132	18.11	3.17	%

New Development

At December 31, 2015, we had four projects in various stages of development, of which we own, partially or wholly, three properties and have a contractual commitment to purchase the retail portion of a mixed-use property. We have funded \$110.3 million to date on these projects. We estimate our aggregate net investment upon completion to be \$164.4 million. These projects are forecasted to have an average stabilized return on investment of approximately 7.8% when completed. Effective January 1, 2016, we stabilized our development in Alexandria, Virginia, moving it to our operating property portfolio, which has added 249,000 square feet to the portfolio at an estimated cost per square foot of \$261.83.

Upon completion, the square footage to be added to the portfolio and the estimated cost per square foot of the remaining three projects are as follows:

Estimated Year of Completion	Square Feet (000's)	Estimated Cost per Square Foot
2016	136	\$328.68
2017	130	188.21
2018	65	465.76

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Property Listing

The following table is a list of centers, summarized by state and includes our share of both consolidated and unconsolidated real estate partnerships and joint ventures as of December 31, 2015:

ALL PROPERTIES BY STATE	Number of Properties	Gross Leasable Area (GLA)	% of Total GLA	
Arizona	22	3,979,119	8.7	%
Arkansas	1	180,200	0.4	%
California	28	5,123,607	11.2	%
Colorado	9	2,782,510	6.1	%
Florida	34	7,259,648	15.9	%
Georgia	14	2,681,066	5.9	%
Kentucky	4	761,919	1.7	%
Louisiana	2	361,516	0.8	%
Maryland	2	94,123	0.2	%
Nevada	12	3,880,822	8.5	%
New Mexico	2	257,002	0.6	%
North Carolina	17	2,832,719	6.2	%
Oregon	3	276,924	0.6	%
Tennessee	5	848,345	1.9	%
Texas	69	13,070,251	28.6	%
Utah	2	443,906	1.0	%
Virginia	1	233,843	0.5	%
Washington	5	567,228	1.2	%
Total	232	45,634,748	100	%

Total square footage includes 518,056 square feet of leased from others and 11.7 million square feet not owned or managed by us. Additionally, encumbrances on our properties total \$.4 billion. See Schedule III for additional information.

The following table is a detailed list of centers by state and includes our share of both consolidated and unconsolidated real estate partnerships and joint ventures as of December 31, 2015:

Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
Operating Properties						
Arizona						
Mohave Crossroads	Lake Havasu City-Kingman, AZ	100.0 %		395,477		(Target), (Kohl's), PetSmart, Bed Bath & Beyond, Ross Dress for Less, 99 Cents Only
Arrowhead Festival Shopping Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %		194,309		(Sports Authority), (Toys "R" Us), (Bed Bath & Beyond)
Broadway Marketplace	Phoenix-Mesa-Scottsdale, AZ	100.0 %		87,379		Office Max, Ace Hardware
		100.0 %		240,951	Fry's Supermarket	Office Max

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Camelback Village Square Desert Village Shopping Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %	107,071	AJ Fine Foods	CVS
Fountain Plaza	Phoenix-Mesa-Scottsdale, AZ	100.0 %	305,588	Fry's Supermarket	Dollar Tree, (Lowe's)
Laveen Village Marketplace	Phoenix-Mesa-Scottsdale, AZ	100.0 %	318,805	(Fry's Supermarket)	(Home Depot)
Monte Vista Village Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %	108,551	(Safeway)	
Palmilla Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %	178,219	(Fry's Supermarket)	Office Max, PetSmart, Dollar Tree
Phoenix Office Building	Phoenix-Mesa-Scottsdale, AZ	100.0 %	21,122		Weingarten Realty Regional Office, Endurance Rehab
Pueblo Anozira Shopping Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %	157,607	Fry's Supermarket	Petco, Dollar Tree

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
Raintree Ranch Center	Phoenix-Mesa-Scottsdale, AZ	100.0 %		133,020	Whole Foods	
Red Mountain Gateway	Phoenix-Mesa-Scottsdale, AZ	100.0 %		199,013		(Target), Bed Bath & Beyond, Famous Footwear
Scottsdale Horizon	Phoenix-Mesa-Scottsdale, AZ	100.0 %		155,006	Safeway	CVS
Squaw Peak Plaza	Phoenix-Mesa-Scottsdale, AZ	100.0 %		60,728	Sprouts Farmers Market	
Summit at Scottsdale	Phoenix-Mesa-Scottsdale, AZ	51.0 %	(1)(3)	322,999	Safeway	(Target), CVS, OfficeMax, PetSmart
The Shoppes at Parkwood Ranch	Phoenix-Mesa-Scottsdale, AZ	100.0 %		106,738		Hobby Lobby, Dollar Tree
Entrada de Oro Plaza Shopping Center	Tucson, AZ	100.0 %		109,075	Walmart Neighborhood Market	
Madera Village Shopping Center	Tucson, AZ	100.0 %		106,858	Safeway	Dollar Tree
Oracle Crossings	Tucson, AZ	100.0 %		261,194	Sprouts Farmers Market	Kohl's, Home Goods (Home Depot), (Nordstrom Rack), Jo Ann Fabric, Cost Plus, PetSmart, Walgreens, Ulta Beauty
Oracle Wetmore Shopping Center	Tucson, AZ	100.0 %		343,278		
Shoppes at Bears Path Arizona Total:	Tucson, AZ	100.0 %		66,131 3,979,119		(CVS Drug)
Arkansas Markham West Shopping Center	Little Rock-North Little Rock-Conway, AR	100.0 %		180,200		Academy, Office Depot, Michaels, Dollar Tree
Arkansas Total: California				180,200		

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8000 Sunset Strip Shopping Center	Los Angeles-Long Beach-Anaheim, CA	100.0 %	169,797	Trader Joe's	Crunch, Sundance Cinemas, CB2
Buena Vista Marketplace	Los Angeles-Long Beach-Anaheim, CA	100.0 %	91,846	Smart & Final Stores LLC	Dollar Tree
Centerwood Plaza	Los Angeles-Long Beach-Anaheim, CA	100.0 %	75,486	Superior Grocers	Dollar Tree
The Westside Center	Los Angeles-Long Beach-Anaheim, CA	100.0 %	36,540		Guitar Center
Westminster Center	Los Angeles-Long Beach-Anaheim, CA	100.0 %	440,437	Albertsons	Home Depot, Ross Dress for Less, Petco, Rite Aid, Dollar Tree, 24 Hour Fitness
Hallmark Town Center	Madera, CA	100.0 %	98,359	Food 4 Less	
Marshall's Plaza	Modesto, CA	100.0 %	85,952		Marshalls, Dress Barn, Guitar Center
Chino Hills Marketplace	Riverside-San Bernardino-Ontario, CA	100.0 %	310,913		Dollar Tree, 24 Hour Fitness, Rite Aid
Jess Ranch Marketplace	Riverside-San Bernardino-Ontario, CA	100.0 %	307,826	(Winco Foods)	Burlington Coat Factory, PetSmart, Rite Aid, Big 5
Jess Ranch Marketplace Phase III	Riverside-San Bernardino-Ontario, CA	100.0 %	194,342	(Winco Foods)	Best Buy, Cinemark
Menifee Town Center	Riverside-San Bernardino-Ontario, CA	100.0 %	258,734	Ralph's	Theatres, Bed Bath & Beyond, 24 Hour Fitness
Stoneridge Town Centre	Riverside-San Bernardino-Ontario, CA	67.0 % (1)(3)	434,450	(Super Target)	Ross Dress for Less, Dollar Tree
Discovery Plaza	Sacramento--Roseville--Arden-Arcade, CA	100.0 %	93,398	Bel Air Market	(Kohl's)
Prospector's Plaza	Sacramento--Roseville--Arden-Arcade, CA	100.0 %	252,521	SaveMart	Kmart, CVS, Ross Dress for Less
Summerhill Plaza	Sacramento--Roseville--Arden-Arcade, CA	100.0 %	128,835	Raley's	Dollar Tree
Valley Shopping Center	Sacramento--Roseville--Arden-Arcade, CA	100.0 %	107,005		
El Camino Promenade	San Diego-Carlsbad, CA	100.0 %	129,676		T.J. Maxx, Staples, Dollar Tree

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Rancho San Marcos Village	San Diego-Carlsbad, CA	100.0 %	134,628		24 Hour Fitness
San Marcos Plaza	San Diego-Carlsbad, CA	100.0 %	81,086	(Albertsons)	
580 Market Place	San Francisco-Oakland-Hayward, CA	100.0 %	100,097	Safeway	24 Hour Fitness, Petco
Gateway Plaza	San Francisco-Oakland-Hayward, CA	100.0 %	352,690	Raley's	24 Hour Fitness
Greenhouse Marketplace	San Francisco-Oakland-Hayward, CA	100.0 %	236,427	(Safeway)	(CVS), Jo-Ann Fabrics, 99 Cents Only, Factory 2 U, Petco
Cambrian Park Plaza	San Jose-Sunnyvale-Santa Clara, CA	100.0 %	170,449		Beverages & More, Dollar Tree, Cambrian Bowl
Silver Creek Plaza	San Jose-Sunnyvale-Santa Clara, CA	100.0 %	202,820	Safeway	Walgreens, (Orchard Supply)
Freedom Centre	Santa Cruz-Watsonville, CA	100.0 %	150,865	Safeway	Rite Aid, Big Lots
Stony Point Plaza	Santa Rosa, CA	100.0 %	200,011	Food Maxx	Ross Dress for Less, Fallas Paredes
Creekside Center	Vallejo-Fairfield, CA	100.0 %	115,991	Raley's	
Southampton Center	Vallejo-Fairfield, CA	100.0 %	162,426	Raley's	Ace Hardware, Dollar Tree
California Total:			5,123,607		
Colorado					
Aurora City Place	Denver-Aurora-Lakewood, CO	50.0 % (1)(3)	542,956	(Super Target)	Sports Authority, Barnes & Noble, Ross Dress For Less, PetSmart
Cherry Creek Retail Center	Denver-Aurora-Lakewood, CO	100.0 %	272,658	(Super Target)	Sports Authority, PetSmart

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
CityCenter Englewood	Denver-Aurora-Lakewood, CO	51.0 %	(1)(3)	358,374		(Walmart), Ross Dress for Less, Petco, Office Depot, 24 Hour Fitness
Crossing at Stonegate	Denver-Aurora-Lakewood, CO	51.0 %	(1)(3)	109,082	King Sooper's	
Edgewater Marketplace	Denver-Aurora-Lakewood, CO	100.0 %		270,548	King Sooper's	Ace Hardware, (Target)
Green Valley Ranch Towne Center	Denver-Aurora-Lakewood, CO	50.0 %	(1)(3)	114,881	(King Sooper's)	
Lowry Town Center	Denver-Aurora-Lakewood, CO	50.0 %	(1)(3)	129,398	(Albertsons)	
River Point at Sheridan	Denver-Aurora-Lakewood, CO	100.0 %		598,486		(Target), (Costco), Regal Cinema, Michaels, Conn's Barnes & Noble, Cost Plus, Michaels, OfficeMax, Dollar Tree
Thorncreek Crossing	Denver-Aurora-Lakewood, CO	51.0 %	(1)(3)	386,127	Sprouts Farmers Market, (Super Target)	
Colorado Total:				2,782,510		
Florida						
Argyle Village Shopping Center	Jacksonville, FL	100.0 %		306,469	Publix	Bed Bath & Beyond, T.J. Maxx, Babies "R" Us, Jo-Ann's Fabrics, Michaels
Atlantic West	Jacksonville, FL	50.0 %	(1)(3)	180,578	(Walmart Supercenter)	T.J. Maxx, Dollar Tree, Shoe Carnival, (Kohl's)
Epic Village St. Augustine	Jacksonville, FL	70.0 %	(1)	64,180		(Epic Theaters)
Kernan Village	Jacksonville, FL	50.0 %	(1)(3)	288,780	(Walmart Supercenter)	Ross Dress for Less, Petco
Flamingo Pines	Miami-Fort Lauderdale et al, FL	20.0 %	(1)(3)	148,840	Publix	
Boca Lyons Plaza	Miami-Fort Lauderdale-West Palm Beach, FL	100.0 %		117,423	4th Generation Market	Ross Dress for Less
Embassy Lakes Shopping Center	Miami-Fort Lauderdale-West Palm Beach, FL	100.0 %		179,937	Winn Dixie	Tuesday Morning, Dollar Tree
Flamingo Pines Plaza	Miami-Fort Lauderdale-West Palm Beach, FL	100.0 %		266,761	(Walmart Supercenter)	U.S. Post Office, Florida Technical College
Hollywood Hills Plaza	Miami-Fort Lauderdale-West Palm Beach, FL	20.0 %	(1)(3)	405,145	Publix	Target, CVS

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Northridge	Miami-Fort Lauderdale-West Palm Beach, FL	20.0	%	(1)(3)	236,628	Publix	Petco, Ross Dress for Less, Dollar Tree Marshalls, Office Depot, LA Fitness, Dollar Tree
Pembroke Commons	Miami-Fort Lauderdale-West Palm Beach, FL	20.0	%	(1)(3)	318,184	Publix	
Sea Ranch Centre	Miami-Fort Lauderdale-West Palm Beach, FL	100.0	%		98,959	Publix	CVS, Dollar Tree
Sunrise West Shopping Center	Miami-Fort Lauderdale-West Palm Beach, FL	25.0	%	(1)(3)	84,597	Publix	
Tamiami Trail Shops	Miami-Fort Lauderdale-West Palm Beach, FL	20.0	%	(1)(3)	132,564	Publix	CVS
TJ Maxx Plaza	Miami-Fort Lauderdale-West Palm Beach, FL	100.0	%		161,429	Winn Dixie	T.J. Maxx, Dollar Tree
Vizcaya Square Shopping Center	Miami-Fort Lauderdale-West Palm Beach, FL	100.0	%		110,081	Winn Dixie	
Wellington Green Commons	Miami-Fort Lauderdale-West Palm Beach, FL	100.0	%		96,774	Whole Foods Market	
Wellington Green Pad Sites	Miami-Fort Lauderdale-West Palm Beach, FL	100.0	%		38,080		
Clermont Landing	Orlando-Kissimmee-Sanford, FL	65.1	%	(1)(3)	346,293		(J.C. Penney), (Epic Theater), T.J. Maxx, Ross Dress for Less, Michaels Staples, Ross Dress for Less, Marshalls, Old Navy, Stein Mart, Barnes & Noble, Petco, Big Lots, Hobby Lobby Marshalls, Ross Dress for Less, Old Navy, Sports Authority, Petco Golf Galaxy, Michaels
Colonial Plaza	Orlando-Kissimmee-Sanford, FL	100.0	%		498,894		
Marketplace at Seminole Towne	Orlando-Kissimmee-Sanford, FL	100.0	%		500,536	(Super Target)	
Phillips Crossing	Orlando-Kissimmee-Sanford, FL	100.0	%		145,644	Whole Foods	
Shoppes of South Semoran	Orlando-Kissimmee-Sanford, FL	100.0	%		101,611	Walmart Neighborhood Market	Dollar Tree
The Marketplace at Dr. Phillips	Orlando-Kissimmee-Sanford, FL	20.0	%	(1)(3)	326,890	Publix	Stein Mart, Home Goods, Morton's of Chicago, Office Depot
Winter Park Corners	Orlando-Kissimmee-Sanford, FL	100.0	%		102,382	Whole Foods Market	
Indian Harbour Place	Palm Bay-Melbourne-Titusville, FL	25.0	%	(1)(3)	177,471	Publix	Bealls
	Port St. Lucie, FL	20.0	%	(1)(3)	269,451		

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Pineapple Commons						Ross Dress for Less, Best Buy, PetSmart, Marshalls, (CVS)
Quesada Commons	Punta Gorda, FL	25.0	% (1)(3)	58,890	Publix	(Walgreens)
Shoppes of Port Charlotte	Punta Gorda, FL	25.0	% (1)(3)	63,108	(Publix)	Petco, (Walgreens)
Countryside Centre	Tampa-St. Petersburg-Clearwater, FL	100.0	%	248,253		T.J. Maxx, Home Goods, Dick's Sporting Goods, Ross Dress for Less
East Lake Woodlands	Tampa-St. Petersburg-Clearwater, FL	20.0	% (1)(3)	106,344	Walmart Neighborhood Market	Walgreens
Largo Mall	Tampa-St. Petersburg-Clearwater, FL	100.0	%	610,047	(Albertsons)	Bealls, Marshalls, PetSmart, Bed Bath & Beyond, Staples, Michaels, (Target)
Palms of Carrollwood	Tampa-St. Petersburg-Clearwater, FL	100.0	%	156,118	The Fresh Market	Bed Bath & Beyond, Petco
Sunset 19 Shopping Center	Tampa-St. Petersburg-Clearwater, FL	100.0	%	275,407		Bed Bath & Beyond, Staples, Barnes & Noble, Sports Authority, Old Navy

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
Whole Foods @ Carrollwood	Tampa-St. Petersburg-Clearwater, FL	100.0 %	(4)	36,900	Whole Foods Market	
Florida Total:				7,259,648		
Georgia						
Brookwood Marketplace	Atlanta-Sandy Springs-Roswell, GA	100.0 %		397,295	(Super Target)	Home Depot, Bed Bath & Beyond, Office Max
Brookwood Square Shopping Center	Atlanta-Sandy Springs-Roswell, GA	100.0 %		181,333		Marshalls, LA Fitness
Brownsville Commons	Atlanta-Sandy Springs-Roswell, GA	100.0 %		81,913	(Kroger)	
Camp Creek Marketplace II	Atlanta-Sandy Springs-Roswell, GA	100.0 %		228,003		DSW, LA Fitness, Shopper's World, American Signature
Dallas Commons Shopping Center	Atlanta-Sandy Springs-Roswell, GA	100.0 %		95,262	(Kroger)	
Grayson Commons	Atlanta-Sandy Springs-Roswell, GA	100.0 %		76,611	Kroger	
Lakeside Marketplace	Atlanta-Sandy Springs-Roswell, GA	100.0 %		332,889	(Super Target)	Ross Dress for Less, Petco buybuy BABY, Ross Dress for Less, Rooms to Go
Mansell Crossing	Atlanta-Sandy Springs-Roswell, GA	20.0 %	(1)(3)	102,931		Cost Plus World Market, DSW, Hobby Lobby
Perimeter Village	Atlanta-Sandy Springs-Roswell, GA	100.0 %		380,686	Walmart Supercenter	
Publix at Princeton Lakes	Atlanta-Sandy Springs-Roswell, GA	20.0 %	(1)(3)	72,207	Publix	
Reynolds Crossing	Atlanta-Sandy Springs-Roswell, GA	100.0 %		115,983	(Kroger)	
Roswell Corners	Atlanta-Sandy Springs-Roswell, GA	100.0 %		318,387	(Super Target), Fresh Market	T.J. Maxx
Roswell Crossing Shopping Center	Atlanta-Sandy Springs-Roswell, GA	100.0 %		201,979	Trader Joe's	Office Max, PetSmart, Walgreens
Thompson Bridge	Gainesville, GA	100.0 %	(4)	95,587	(Kroger)	

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Commons						
Georgia Total:				2,681,066		
Kentucky						
Millpond Center	Lexington-Fayette, KY	100.0 %		151,498	Kroger	
Regency Centre	Lexington-Fayette, KY	100.0 %		188,782	(Kroger)	T.J. Maxx, Michaels
Tates Creek Centre	Lexington-Fayette, KY	100.0 %		203,532	Kroger	Rite Aid
Festival on Jefferson Court	Louisville/Jefferson County, KY-IN	100.0 %		218,107	Kroger	(PetSmart), (T.J. Maxx), Staples, Party City
Kentucky Total:				761,919		
Louisiana						
K-Mart Plaza	Lake Charles, LA	50.0 %	(1)(3)	225,148	Albertsons	Kmart, Planet Fitness
Danville Plaza Shopping Center	Monroe, LA	100.0 %		136,368	County Market	Citi Trends, Surplus Warehouse
Louisiana Total:				361,516		
Maryland						
Pike Center	Washington-Arlington-Alexandria, DC-VA-MD-WV	100.0 %		80,841		Pier 1, Ethan Allen
Maryland Total:				80,841		
Nevada						
Best in the West	Las Vegas-Henderson-Paradise, NV	100.0 %		428,066		Best Buy, T. J. Maxx, Babies "R" Us, Bed Bath & Beyond, Petsmart, Office Depot
Charleston Commons Shopping Center	Las Vegas-Henderson-Paradise, NV	100.0 %		366,952	Walmart	Ross Dress for Less, Office Max, 99 Cents Only, PetSmart
College Park Shopping Center	Las Vegas-Henderson-Paradise, NV	100.0 %		195,367	El Super	Factory 2 U, CVS
Decatur 215	Las Vegas-Henderson-Paradise, NV	100.0 %		304,720	(WinCo Foods)	(Target), Hobby Lobby, Ross Dress for Less
Eastern Horizon	Las Vegas-Henderson-Paradise, NV	100.0 %		353,507	Trader Joe's, (Kmart)	
Francisco Center	Las Vegas-Henderson-Paradise, NV	100.0 %		148,815	La Bonita Grocery	(Ross Dress for Less), Fallas Paredes
Paradise Marketplace	Las Vegas-Henderson-Paradise, NV	100.0 %		152,672	(Smith's Food)	Dollar Tree
Rainbow Plaza		100.0 %		273,916	Albertsons	

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	Las Vegas-Henderson-Paradise, NV					Ross Dress for Less, JC Penney, Home Depot, 24 Hour Fitness
Rainbow Plaza I	Las Vegas-Henderson-Paradise, NV	100.0 %	136,339	Albertsons		Ross Dress for Less, JC Penney, Home Depot, 24 Hour Fitness
Rancho Towne & Country	Las Vegas-Henderson-Paradise, NV	100.0 %	161,837	Smith's Food		
Tropicana Beltway Center	Las Vegas-Henderson-Paradise, NV	100.0 %	617,821	(Walmart Supercenter)		(Lowe's), Ross Dress for Less, PetSmart, Office Depot, 99 Cents Only
Tropicana Marketplace	Las Vegas-Henderson-Paradise, NV	100.0 %	142,597	(Smith's Food)		Family Dollar

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
Westland Fair	Las Vegas-Henderson-Paradise, NV	100.0 %		598,213	(Walmart Supercenter)	(Lowe's), PetSmart, Office Depot, Michaels
Nevada Total:				3,880,822		
New Mexico Eastdale Shopping Center	Albuquerque, NM	100.0 %		117,006	Albertsons	Family Dollar
North Towne Plaza	Albuquerque, NM	100.0 %		139,996	Whole Foods Market	Home Goods
New Mexico Total:				257,002		
North Carolina Galleria Shopping Center	Charlotte-Concord-Gastonia, NC-SC	100.0 %		328,276	(Walmart Supercenter)	Off Broadway Shoes
Whitehall Commons	Charlotte-Concord-Gastonia, NC-SC	100.0 %		444,803	(Walmart Supercenter), (Publix)	(Lowe's)
Bull City Market	Durham-Chapel Hill, NC	100.0 %		40,875	Whole Foods Market	
Chatham Crossing	Durham-Chapel Hill, NC	25.0 %	(1)(3)	96,155	Lowes Foods	CVS
Hope Valley Commons	Durham-Chapel Hill, NC	100.0 %		81,371	Harris Teeter	
Avent Ferry Shopping Center	Raleigh, NC	100.0 %		119,652	Food Lion	Family Dollar
Capital Square	Raleigh, NC	100.0 %		143,063	Food Lion	
Falls Pointe Shopping Center	Raleigh, NC	100.0 %		198,549	Harris Teeter	(Kohl's)
High House Crossing	Raleigh, NC	100.0 %		90,155	Harris Teeter	
Leesville Towne Centre	Raleigh, NC	100.0 %		127,106	Harris Teeter	Rite Aid
Northwoods Shopping Center	Raleigh, NC	100.0 %		77,802	Walmart Neighborhood Market	Dollar Tree
Six Forks Shopping Center	Raleigh, NC	100.0 %		467,914	Food Lion	Kmart, Home Depot, Bed Bath & Beyond, PetSmart
Stonehenge Market	Raleigh, NC	100.0 %		188,437	Harris Teeter	Stein Mart, Rite Aid
	Raleigh, NC	100.0 %		87,654	Lowes Foods	

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Wake Forest Crossing I						(Kohl's), T.J. Maxx, Michaels, Ross Dress for Less, Petco
Surf City Crossing	Wilmington, NC	100.0 %		63,016	Harris Teeter	
Waterford Village	Wilmington, NC	100.0 %		89,483	Harris Teeter	
North Carolina Total:				2,644,311		
Oregon						
Clackamas Square	Portland-Vancouver-Hillsboro, OR-WA	20.0 %	(1)(3)	140,227	(Winco Foods)	T.J. Maxx
Oak Grove Market Center	Portland-Vancouver-Hillsboro, OR-WA	100.0 %		97,177	Safeway	
Raleigh Hills Plaza	Portland-Vancouver-Hillsboro, OR-WA	20.0 %	(1)(3)	39,520	New Seasons Market	Walgreens
Oregon Total:				276,924		
Tennessee						
Bartlett Towne Center	Memphis, TN-MS-AR	100.0 %		192,624	Kroger	Petco, Dollar Tree, Shoe Carnival
Highland Square	Memphis, TN-MS-AR	100.0 %	(4)	14,490		Walgreens
Mendenhall Commons	Memphis, TN-MS-AR	100.0 %		88,108	Kroger	
Ridgeway Trace	Memphis, TN-MS-AR	100.0 %		307,727		(Target), Best Buy, Sports Authority, PetSmart
The Commons at Dexter Lake	Memphis, TN-MS-AR	100.0 %		178,558	Kroger	Stein Mart, Marshalls, HomeGoods
The Commons at Dexter Lake II	Memphis, TN-MS-AR	100.0 %		66,838	Kroger	Stein Mart, Marshalls, HomeGoods
Tennessee Total:				848,345		
Texas						
Bell Plaza	Amarillo, TX	15.0 %	(1)	130,631	United Supermarkets	Dollar Tree
Mueller Regional Retail Center	Austin-Round Rock, TX	100.0 %		351,099		Marshalls, PetSmart, Bed Bath & Beyond, Home Depot, Best Buy
North Park Plaza	Beaumont-Port Arthur, TX	50.0 %	(1)(3)	302,460		(Target), (Toys "R" Us), Spec's, Kirkland's
North Towne Plaza	Brownsville-Harlingen, TX	100.0 %		153,000		(Lowe's)
Rock Prairie Marketplace	College Station-Bryan, TX	100.0 %	(4)	4,683		
Moore Plaza	Corpus Christi, TX	100.0 %		599,415	(H-E-B)	Office Depot, Marshalls, (Target),

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Boswell Towne Center	Dallas-Fort Worth-Arlington, TX	100.0 %	66,718	(Albertsons)	Old Navy, Hobby Lobby, Stein Mart
Gateway Station	Dallas-Fort Worth-Arlington, TX	70.0 % (1)	81,095		Conn's
Overton Park Plaza	Dallas-Fort Worth-Arlington, TX	100.0 %	463,431	Sprouts Farmers Market	Sports Authority, PetSmart, T.J. Maxx, (Home Depot), Goody Goody Wines, buybuy BABY Stein Mart,
Preston Shepard Place	Dallas-Fort Worth-Arlington, TX	20.0 % (1)(3)	361,832		Nordstrom, Marshalls, Office Depot, Petco, Golfsmith
HEB - Dairy Ashford & Memorial	Houston-Baytown-Sugar Land, TX	100.0 % (4)	36,874	H-E-B	
10-Federal Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0 % (1)	132,472	Sellers Bros.	Palais Royal, Harbor Freight Tools

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
1919 North Loop West	Houston-The Woodlands-Sugar Land, TX	100.0 %		138,081		State of Texas
1935 West Gray	Houston-The Woodlands-Sugar Land, TX	100.0 %	(4)	7,970		Pier 1
Alabama Shepherd Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0 %		59,120	Trader Joe's	PetSmart
Baybrook Gateway	Houston-The Woodlands-Sugar Land, TX	100.0 %		240,537		Ashley Furniture, Cost Plus World Market, Barnes & Noble, Michaels
Bellaire Blvd. Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0 %		43,891	Randall's	
Blalock Market at I-10	Houston-The Woodlands-Sugar Land, TX	100.0 %		97,277	99 Ranch Market	
Braeswood Square Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0 %		104,778	Belden's	Walgreens
Broadway Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0 %	(1)	74,604		Big Lots, Family Dollar
Citadel Building	Houston-The Woodlands-Sugar Land, TX	100.0 %		121,000		Weingarten Realty Investors Corporate Office
Cullen Plaza Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0 %	(1)	84,517	Fiesta	Family Dollar
Cypress Pointe	Houston-The Woodlands-Sugar Land, TX	100.0 %		283,381	Kroger	Babies "R" Us
Fiesta Market Place	Houston-The Woodlands-Sugar Land, TX	15.0 %	(1)	30,249	Fiesta	
Galveston Place	Houston-The Woodlands-Sugar Land, TX	100.0 %		210,370	Randall's	Office Depot, Palais Royal, Spec's
Glenbrook Square Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0 %	(1)	77,890	Kroger	
Griggs Road Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0 %	(1)	80,116		99 Cents Only, Family Dollar, Citi Trends

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Harrisburg Plaza	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	93,438		Fallas Paredes
Heights Plaza Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%	71,277	Kroger	
Humblewood Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%	279,226		Conn's, Walgreens, (Michaels), (DSW)
I45/Telephone Rd.	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	171,599	Sellers Bros.	Famsa, Fallas Paredes, Harbor Freight Tools
Lawndale Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	52,127		LaMichoacana Meat Market, Family Dollar, 99 Cents Only
League City Plaza	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	126,990	Kroger	
Little York Plaza Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	113,878	Sellers Bros.	Fallas Paredes
Lyons Avenue Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0	% (1)	67,629	Fiesta	Fallas Paredes
Market at Town Center - Sugarland	Houston-The Woodlands-Sugar Land, TX	100.0	%	388,865		Old Navy, Home Goods, Marshalls, Ross Dress for Less, Nordstrom Rack, Saks Fifth Avenue OFF 5TH
Market at Westchase Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%	84,084	Whole Foods Market	
Northbrook Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%	174,181	Randall's	Office Depot, Citi Trends, Dollar Tree
Oak Forest Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%	154,256	Kroger	Ross Dress for Less, Dollar Tree, Petsmart
Randalls Center/Kings Crossing	Houston-The Woodlands-Sugar Land, TX	100.0	%	126,397	Randall's	CVS
Richmond Square	Houston-The Woodlands-Sugar Land, TX	100.0	%	92,356		Best Buy, Cost Plus
River Oaks Shopping Center - East	Houston-The Woodlands-Sugar Land, TX	100.0	%	71,265	Kroger	
River Oaks Shopping Center - West	Houston-The Woodlands-Sugar Land, TX	100.0	%	247,673	Kroger	Barnes & Noble, Talbots, Ann Taylor, GAP, JoS. A. Bank
		100.0	%	184,354		Rexel

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Shoppes at Memorial Villages	Houston-The Woodlands-Sugar Land, TX						
Shops at Kirby Drive	Houston-The Woodlands-Sugar Land, TX	100.0	%		55,460		(Toys R Us), Freebirds Burrito
Shops at Three Corners	Houston-The Woodlands-Sugar Land, TX	70.0	%	(1)	277,871	Fiesta	Ross Dress for Less, PetSmart, Office Depot, Big Lots
Southgate Shopping Center	Houston-The Woodlands-Sugar Land, TX	15.0	%	(1)	124,454	Food-A-Rama	CVS, Family Dollar, Palais Royal
Stella Link Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%		70,087		Spec's
The Centre at Post Oak	Houston-The Woodlands-Sugar Land, TX	100.0	%		183,940		Marshalls, Old Navy, Grand Lux Café, Nordstrom Rack, Arhaus
Tomball Marketplace	Houston-The Woodlands-Sugar Land, TX	100.0	%		298,857		(Academy), (Kohl's), Ross Dress For Less, Marshalls
Village Plaza at Bunker Hill	Houston-The Woodlands-Sugar Land, TX	57.8	%	(1)(3)	490,734	H-E-B	PetSmart, Babies "R" Us, Academy, Nordstrom Rack
Westchase Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%		361,501	Whole Foods Market	(Target), Ross Dress for Less, Golfsmith, Palais Royal, Petco
Westhill Village Shopping Center	Houston-The Woodlands-Sugar Land, TX	100.0	%		130,851		Ross Dress for Less, Office Depot, 99 Cents Only

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Center	CBSA ⁽⁵⁾	Owned %	Foot Notes	GLA	Grocer Anchor () indicates owned by others	Other Anchors () indicates owned by others
Independence Plaza	Laredo, TX	100.0 %		347,302	H-E-B	T.J. Maxx, Ross, Hobby Lobby, Petco, Ulta Beauty (Target), Marshalls, Old Navy, Best Buy, Bed Bath & Beyond
North Creek Plaza	Laredo, TX	100.0 %		485,463	(H-E-B)	
Plantation Centre	Laredo, TX	100.0 %		143,015	H-E-B	
Las Tiendas Plaza	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	500,084		(Target), Academy, Conn's, Ross Dress for Less, Marshalls, Office Depot
Market at Nolana	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	243,821	(Walmart Supercenter)	
Market at Sharyland Place	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	301,174	(Walmart Supercenter)	Kohl's, Dollar Tree
Northcross	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	75,065		Barnes & Noble
Old Navy Building	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)(4)	15,000		Old Navy
Sharyland Towne Crossing	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	484,949	H-E-B	(Target), T.J. Maxx, Petco, Office Depot, Ross Dress for Less
South 10th St. HEB	McAllen-Edinburg-Mission, TX	50.0 %	(1)(3)	103,702	H-E-B	
Trenton Crossing	McAllen-Edinburg-Mission, TX	100.0 %		569,881		(Target), Hobby Lobby, Ross Dress for Less, Marshalls, Petsmart
Starr Plaza	Rio Grande City, TX	50.0 %	(1)(3)	176,693	H-E-B	Bealls (Target), Act III Theatres, Marshalls, Office Max, Stein Mart, Petco
Fiesta Trails	San Antonio-New Braunfels, TX	100.0 %		485,370	(H-E-B)	Incredible Pizza
	San Antonio-New Braunfels, TX	100.0 %	(4)	54,541		

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Parliament Square II Thousand Oaks Shopping Center	San Antonio-New Braunfels, TX	15.0 % (1)	161,806	H-E-B	Bealls, Tuesday Morning
Valley View Shopping Center	San Antonio-New Braunfels, TX	100.0 %	91,544		Marshalls, Dollar Tree
Texas Total:			13,070,251		
Utah					
Taylorsville Town Center	Salt Lake City, UT	100.0 %	139,007	The Fresh Market	Rite Aid
West Jordan Town Center	Salt Lake City, UT	100.0 %	304,899		(Target), Petco
Utah Total:			443,906		
Washington					
Meridian Town Center	Seattle-Tacoma-Bellevue, WA	20.0 % (1)(3)	143,237	(Safeway)	Jo-Ann Fabric & Craft Store, Tuesday Morning
Promenade 23	Seattle-Tacoma-Bellevue, WA	100.0 %	96,860	Red Apple Grocers	Walgreens
Queen Anne Marketplace	Seattle-Tacoma-Bellevue, WA	51.0 % (1)(3)	81,385	Metropolitan Market	Bartell's Drug
Rainier Square Plaza	Seattle-Tacoma-Bellevue, WA	20.0 % (1)(3)	111,736	Safeway	Ross Dress for Less
South Hill Center	Seattle-Tacoma-Bellevue, WA	20.0 % (1)(3)	134,010		Bed Bath & Beyond, Ross Dress for Less, Best Buy
Washington Total:			567,228		
Total Operating Properties			45,199,215		
New Development					
Maryland					
Nottingham Commons	Baltimore-Columbia-Towson, MD	100.0 % (2)	13,282	MOM's Organic Market	T.J. Maxx, Petco
Maryland Total:			13,282		
North Carolina					
Wake Forest Crossing II	Raleigh, NC	100.0 % (2)	188,408	Lowes Foods	(Kohl's), T.J. Maxx, Michaels, Ross Dress for Less, Petco
North Carolina Total:			188,408		
Virginia		50.0 % (1)(2)	233,843	Wegmans	L.A. Fitness

Hilltop Village Center	Washington-Arlington-Alexandria, DC-VA-MD-WV	
Virginia Total:		233,843
Total New Developments		435,533
Operating & New Development Properties		45,634,748

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- (1) Denotes property is held by a real estate joint venture or partnership; however, the gross leasable area square feet figures include our partners' ownership interest in the property and property owned by others.
- (2) Denotes property currently under development.
- (3) Denotes properties that are not consolidated under generally accepted accounting principles.
- (4) Denotes single tenant property.
- (5) CBSA represents the Core Based Statistical Area.

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ITEM 3. Legal Proceedings

We are involved in various matters of litigation arising in the normal course of business. While we are unable to predict the amounts involved, our management and counsel believe that when such litigation is resolved, our resulting liability, if any, will not have a material effect on our consolidated financial statements.

ITEM 4. Mine Safety Disclosures

Not applicable.

PART II

ITEM 5. Market for Registrant's Common Shares of Beneficial Interest, Related Shareholder Matters and Issuer Purchases of Equity Securities

Our common shares are listed and traded on the New York Stock Exchange under the symbol "WRI." As of January 31, 2016, the number of holders of record of our common shares was 1,980. The closing high and low sale prices per common share as reported on the New York Stock Exchange, and dividends per share paid for the fiscal quarters indicated were as follows:

	High	Low	Dividends	
2015:				
Fourth	\$36.24	\$33.17	\$.345	
Third	35.56	30.43	.345	
Second	36.20	32.30	.345	
First	38.41	34.26	.345	
2014:				
Fourth	\$36.96	\$31.79	\$.575	(1)
Third	34.47	31.28	.325	
Second	32.86	30.13	.325	
First	31.09	27.75	.325	

(1) Comprised of a regular dividend of \$.325 per common share and a special dividend of \$.25 per common share. The following table summarizes the equity compensation plans under which our common shares may be issued as of December 31, 2015:

Plan category	Number of shares to be issued upon exercise of outstanding options, warrants and rights	Weighted average exercise price of outstanding options, warrants and rights	Number of shares remaining available for future issuance
Equity compensation plans approved by shareholders	2,366,650	\$27.26	1,139,623
Equity compensation plans not approved by shareholders	—	—	—
Total	2,366,650	\$27.26	1,139,623

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Performance Graph

The graph and table below provides an indicator of cumulative total shareholder returns for us as compared with the S&P 500 Stock Index and the FTSE NAREIT Equity Shopping Centers Index, weighted by market value at each measurement point. The graph assumes that on December 31, 2010, \$100 was invested in our common shares and that all dividends were reinvested by the shareholder.

Comparison of Five Year Cumulative Return

*\$100 invested on December 31, 2010 in stock or index, including reinvestment of dividends.

Fiscal year ending December 31.

Source: SNL Financial LC

	2011	2012	2013	2014	2015
Weingarten Realty Investors	\$96.17	\$123.31	\$131.61	\$175.60	\$181.19
S&P 500 Index	102.11	118.45	156.82	178.28	180.75
FTSE NAREIT Equity Shopping Centers Index	99.27	124.11	130.31	169.35	177.34

There can be no assurance that our share performance will continue into the future with the same or similar trends depicted in the graph above. We do not make or endorse any predications as to future share performance.

In October 2015, our Board of Trust Managers approved a \$200 million share repurchase plan. Under this plan, we may repurchase common shares from time-to-time in open-market or in privately negotiated purchases. The timing and amount of any shares repurchased will be determined by management based on its evaluation of market conditions and other factors. The repurchase plan may be suspended or discontinued at any time, and we have no obligations to repurchase any amount of our common shares under the plan. As of the date of this filing, we have not repurchased any shares under this plan.

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ITEM 6. Selected Financial Data

The following table sets forth our selected consolidated financial data and should be read in conjunction with “Item 7. Management’s Discussion and Analysis of Financial Condition and Results of Operations,” the Consolidated Financial Statements and accompanying Notes in “Item 8. Financial Statements and Supplementary Data” and the financial schedules included elsewhere in this Form 10-K.

	(Amounts in thousands, except per share amounts)				
	Year Ended December 31,				
	2015	2014	2013	2012	2011
Operating Data:					
Revenues (primarily real estate rentals)	\$512,844	\$514,406	\$489,195	\$451,177	\$428,294
Depreciation and Amortization	145,940	150,356	146,763	127,703	118,890
Impairment Loss	153	1,024	2,579	9,585	49,671
Operating Income	184,694	182,038	159,868	144,361	103,314
Interest Expense, net	87,783	94,725	96,312	106,248	130,298
Gain on Sale and Acquisition of Real Estate Joint Venture and Partnership Interests	879	1,718	33,670	14,203	—
Equity in Earnings (Losses) of Real Estate Joint Ventures and Partnerships, net	19,300	22,317	35,112	(1,558)	) 7,834
(Provision) Benefit for Income Taxes	(52)	) 1,261	(7,046)	) 75	3
Income (Loss) from Continuing Operations	121,601	116,365	132,977	56,880	(14,088)
Gain on Sale of Property	59,621	146,290	762	1,004	1,304
Net Income	181,222	307,579	265,156	152,421	16,739
Net Income Adjusted for Noncontrolling Interests	174,352	288,008	220,262	146,640	15,621
Net Income (Loss) Attributable to Common Shareholders	\$160,835	\$277,168	\$184,145	\$109,210	\$(19,855)
Per Share Data - Basic:					
Income (Loss) from Continuing Operations Attributable to Common Shareholders	\$1.31	\$1.91	\$0.76	\$0.13	\$(0.40)
Net Income (Loss) Attributable to Common Shareholders	\$1.31	\$2.28	\$1.52	\$0.90	\$(0.17)
Weighted Average Number of Shares - Basic	123,037	121,542	121,269	120,696	120,331
Per Share Data - Diluted:					
Income (Loss) from Continuing Operations Attributable to Common Shareholders	\$1.29	\$1.89	\$0.75	\$0.13	\$(0.40)
Net Income (Loss) Attributable to Common Shareholders	\$1.29	\$2.25	\$1.50	\$0.90	\$(0.17)
Weighted Average Number of Shares - Diluted	124,329	124,370	122,460	121,705	120,331
Balance Sheet Data:					
Property (at cost)	\$4,262,959	\$4,076,094	\$4,289,276	\$4,399,850	\$4,688,526
Total Assets ⁽¹⁾	3,901,945	3,805,915	4,212,520	4,174,875	4,578,618
Debt, net ⁽¹⁾	\$2,113,277	\$1,930,009	\$2,288,435	\$2,194,121	\$2,522,229
Other Data:					
Cash Flows from Operating Activities	\$244,416	\$240,769	\$233,992	\$227,330	\$214,731
Cash Flows from Investing Activities	(120,976)	) 218,077	134,654	370,308	(3,745)
Cash Flows from Financing Activities	(124,461)	) (527,233)	) (296,674)	) (591,676)	) (221,203)
Cash Dividends per Common Share	1.38	1.55	1.22	1.16	1.10
Funds from Operations Attributable to Common Shareholders- Basic ⁽²⁾	\$258,126	\$254,518	\$222,732	\$222,128	\$173,325

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- Effective December 31, 2015, we adopted Accounting Standard Update ("ASU") No. 2015-03, "Simplifying the (1) Presentation of Debt Issuance Costs." Reclassification of prior year's amounts was made to conform to the current year presentation. See Note 2 to our consolidated financial statements in Item 8 for additional information.
- (2) See Item 7 for the National Association of Real Estate Investment Trusts definition of funds from operations attributable to common shareholders.

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ITEM 7. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion should be read in conjunction with the consolidated financial statements and notes thereto and the comparative summary of selected financial data appearing elsewhere in this report. Historical results and trends which might appear should not be taken as indicative of future operations. Our results of operations and financial condition, as reflected in the accompanying consolidated financial statements and related footnotes, are subject to management's evaluation and interpretation of business conditions, retailer performance, changing capital market conditions and other factors which could affect the ongoing viability of our tenants.

Executive Overview

Weingarten Realty Investors is a REIT organized under the Texas Business Organizations Code. We, and our predecessor entity, began the ownership and development of shopping centers and other commercial real estate in 1948. Our primary business is leasing space to tenants in the shopping centers we own or lease. We also provide property management services for which we charge fees to either joint ventures where we are partners or other outside owners.

We operate a portfolio of rental properties, primarily neighborhood and community shopping centers, totaling approximately 45.6 million square feet of gross leasable area, that is either owned by us or others. We have a diversified tenant base with our largest tenant comprising only 3.3% of base minimum rental revenues during 2015. At December 31, 2015, we owned or operated under long-term leases, either directly or through our interest in real estate joint ventures or partnerships, a total of 232 properties, which are located in 18 states spanning the country from coast to coast.

We also owned interests in 30 parcels of land held for development that totaled approximately 24.1 million square feet at December 31, 2015.

We had approximately 5,800 leases with 3,800 different tenants at December 31, 2015. Leases for our properties range from less than a year for smaller spaces to over 25 years for larger tenants. Rental revenues generally include minimum lease payments, which often increase over the lease term, reimbursements of property operating expenses, including real estate taxes, and additional rent payments based on a percentage of the tenants' sales. Our anchor tenants are supermarkets, value-oriented apparel/discount stores and other retailers or service providers who generally sell basic necessity-type goods and services. We believe the stability of our anchor tenants, combined with convenient locations, attractive and well-maintained properties, high quality retailers and a strong tenant mix, should ensure the long-term success of our merchants and the viability of our portfolio.

Our goal is to remain a leader in owning and operating top-tier neighborhood and community shopping centers in certain markets of the United States. Our strategic initiatives include: (1) raising net asset value and cash flow through quality acquisitions, redevelopments and new developments, (2) maintaining a strong, flexible consolidated balance sheet and a well-managed debt maturity schedule and (3) growing net operating income from our existing portfolio by increasing occupancy and rental rates. We believe these initiatives will keep our portfolio of properties among the strongest in our sector. Due to the recent volatility of our share price, very low capitalization rates in the market along with the uncertainty of increasing interest rates, we will continue to be very prudent in our evaluation of all investment opportunities. While we effectively completed our portfolio transformation initiative in 2014, we may consider a higher than normal volume of dispositions in 2016 if market conditions remain favorable. However, we expect our acquisitions and dispositions to be generally capital neutral for 2016.

We intend to recycle non-core operating centers that no longer meet our ownership criteria and that will provide capital for growth opportunities. During 2015, we successfully disposed of real estate assets, which were owned by us either directly or through our interest in real estate joint ventures or partnerships, with our share of aggregate gross sales proceeds totaling \$126.4 million. We expect to complete dispositions in the range of \$125 million to \$225 million in 2016, but we can give no assurances that this will actually occur. Subsequent to December 31, 2015, we sold real estate assets with aggregate gross sales proceeds totaling \$66.2 million. We have approximately \$73.3 million of dispositions currently under contracts or letters of intent; however, there are no assurances that these transactions will close.

With respect to future dispositions, potential buyers requiring financing for such acquisitions may find access to capital an issue, especially if long-term interest rates rise, but conditions are currently very good. We intend to

continue to recycle capital according to our business plan, although a number of factors, including weaknesses in the secured lending markets or a downturn in the economy, could adversely impact our ability to execute this plan.

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We intend to continue to actively seek acquisition opportunities to grow our operations. Despite substantial competition for quality opportunities, we intend to continue to identify select acquisition properties that meet our return hurdles and to actively evaluate other opportunities as they enter the market. During 2015, we acquired eight centers and other property, which are owned by us either directly or through our interest in real estate joint ventures or partnerships, with a total gross purchase price of \$267.8 million. For 2016, we expect to invest in acquisitions in the range of \$125 million to \$225 million, but we can give no assurances that this will actually occur.

As of December 31, 2015, we held a combined 51% interest in an unconsolidated real estate joint venture that owns three centers in Colorado with total assets and debt of \$43.7 million and \$72.4 million, respectively. In February 2016, in exchange for our partners' aggregate 49% interest in this venture and \$2.5 million in cash, we distributed one center to our partners. We will consolidate this venture as of the transaction date and re-measure our investment in this venture to its fair value, and recognize a gain, if applicable. The fair value of the acquired properties will primarily be allocated to building, land and other identifiable intangible assets and liabilities.

We intend to continue to focus on identifying new development projects as another source of growth. Although we have only seen a few viable projects, a lack of supply in new retail space, combined with an increase in supermarket sales, has driven a slight increase in new development activity and retailer interest, which we believe is a positive trend. During 2015, we invested \$27.5 million in four new development projects.

In addition, we intend to continue to look for internal growth opportunities. Currently, we have 11 redevelopment projects in which we plan to invest approximately \$56.2 million over the next 24 months. Additionally, during 2015, we completed seven redevelopment projects, which has added approximately 142,450 incremental square feet to the total portfolio, with an incremental investment totaling \$21.7 million. Upon completion, the average projected stabilized return on our incremental investment on these redevelopment projects is expected to average 14%.

For 2016, we expect to invest in new development and redevelopments in the range of \$50 million to \$100 million, but we can give no assurances that this will actually occur.

We strive to maintain a strong, conservative capital structure which should provide ready access to a variety of attractive long and short-term capital sources. We carefully balance lower cost, short-term financing with long-term liabilities associated with acquired or developed long-term assets. In May 2015, we issued \$250 million of 3.85% senior unsecured notes maturing in 2025. The notes were issued at 99.23% of the principal amount with a yield to maturity of 3.94%. The net proceeds received of \$246.5 million were used to reduce the amount outstanding under our \$500 million unsecured revolving credit facility. Associated with this transaction, we entered into and settled two forward-starting interest rate swap contracts with an aggregate notional amount of \$215 million hedging future fixed-rate debt issuances, which fixed the 10-year swap rates at 2.0% per annum. Including the impact of the gain on the settlement of the two forward-starting contracts, the all-in cost of this financing was 3.77%.

In April 2015, we called for the redemption our remaining outstanding 6.5% Series F Cumulative Redeemable Preferred Shares of Beneficial Interest with an aggregate redemption value of \$150 million, which settled on May 8, 2015 and was funded through existing resources, including cash on hand, proceeds from our ATM equity offering program, and borrowings under our revolving credit facilities. Upon the redemption of these shares, \$9.7 million was reported as a deduction in arriving at net income attributable to common shareholders.

In March 2015, we entered into a \$200 million unsecured term loan with floating borrowing rates at a margin above LIBOR, which have been swapped to a fixed rate of 2.5%. The term loan matures in March 2020, and we have the option to repay the loan without penalty at any time. Additionally, this loan contains an accordion feature which allows us to increase the loan amount up to an additional \$100 million. We used the proceeds from the loan to repay amounts outstanding under our unsecured revolving credit facility. Additionally, we extended the maturity of an existing \$66 million secured note to 2025 and reduced the interest rate associated with this note from 7.4% to 3.5% with approximately \$6.1 million of debt extinguishment costs being realized. These transactions have decreased our interest costs by replacing high-cost debt with considerably lower rate debt.

In February 2015, we established an ATM equity offering program under which we may, but are not obligated to, sell up to \$200 million of common shares, in amounts and at times as we determine, at prices determined by the market at the time of sale. We intend to use the net proceeds from future sales for general trust purposes, which may include reducing borrowings under our \$500 million unsecured revolving credit facility, repaying other indebtedness or

repurchasing outstanding debt. As of December 31, 2015, we sold 1,128,700 shares with gross proceeds totaling \$40.8 million. In October 2015, our Board of Trust Managers approved a \$200 million share repurchase plan. Under this plan, we may repurchase common shares from time-to-time in open-market or in privately negotiated purchases based on management's evaluation of market conditions and other factors.

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We believe that these transactions should continue to strengthen our consolidated balance sheet and further enhance our access to various sources of capital, while reducing our cost of capital. Due to the variability in the capital markets, there can be no assurance that favorable pricing and availability will be available in the future.

Operational Metrics

In assessing the performance of our centers, management carefully monitors various operating metrics of the portfolio. As a result of our strong leasing activity, low tenant fallout and lack of quality retail space in the market, the operating metrics of our portfolio remained very strong in 2015 as we focused on increasing rental rates and same property net operating income ("SPNOI" and see Non-GAAP Financial Measures for additional information). Our portfolio delivered solid operating results with:

• Occupancy of 95.1% at December 31, 2015;

• an increase of 3.3% in SPNOI for the twelve months ended December 31, 2015 over the same period of 2014; and
• rental rate increases of 21.2% for new leases and 9.9% for renewals were realized for the twelve months ended December 31, 2015.

Below are performance metrics associated with our signed occupancy, SPNOI growth and leasing activity on a pro rata basis:

	December 31,		
	2015	2014	
Anchor (space of 10,000 square feet or greater)	98.2	% 98.9	%
Non-Anchor	90.2	% 89.8	%
Total Occupancy	95.1	% 95.4	%
	Three Months Ended	Twelve Months Ended	
	December 31, 2015	December 31, 2015	
SPNOI Growth ⁽¹⁾	2.1	% 3.3	%

⁽¹⁾ See Non-GAAP Financial Measures for a definition of the measurement of SPNOI and a reconciliation to operating income within this section of Item 7.

	Number of Leases	Square Feet ('000's)	Average New Rent per Square Foot (\$)	Average Prior Rent per Square Foot (\$)	Average Cost of Tenant Improvements per Square Foot (\$)	Change in Base Rent on Cash Basis	
Leasing Activity:							
Three Months Ended December 31, 2015							
New leases ⁽¹⁾	54	168	\$26.63	\$19.51	\$35.03	36.5	%
Renewals	152	514	19.53	17.58	.13	11.1	%
Not comparable spaces	43	151					
Total	249	833	\$21.28	\$18.05	\$8.71	17.9	%
Twelve Months Ended December 31, 2015							
New leases ⁽¹⁾	236	669	\$22.07	\$18.21	\$26.73	21.2	%
Renewals	644	2,690	16.69	15.19	.05	9.9	%
Not comparable spaces	192	556					
Total	1,072	3,915	\$17.76	\$15.80	\$5.36	12.5	%

⁽¹⁾ Average external lease commissions per square foot for the three and twelve months ended December 31, 2015 were \$7.41 and \$6.55, respectively.

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While we will continue to monitor the economy and the effects on our tenants, over the long-term, we believe the significant diversification of our portfolio, both geographically and by tenant base, and the quality of our portfolio will allow future increases to occupancy levels; however, occupancy may oscillate over the next several quarters as we continue to maximize our long-term portfolio value by repositioning some of our anchor space. A reduction in quality retail space available, as well as improving retailer demand, contributed to the increase in overall rental rates on a same-space basis as we completed new leases and renewed existing leases. Leasing volume is anticipated to decline as we have less vacant space available for leasing. Our expectation is that SPNOI growth with redevelopments will average between 3.5% to 4.5% for 2016.

New Development/Redevelopment

At December 31, 2015, we had four projects under development. We have funded \$110.3 million through December 31, 2015 on these projects, and we estimate our aggregate net investment upon completion to be \$164.4 million.

Overall, the average projected stabilized return on investment for these properties is expected to be approximately 7.8% upon completion. Effective January 1, 2016, we stabilized our development in Alexandria, Virginia, moving it to our operating property portfolio.

We have 11 redevelopment projects in which we plan to invest approximately \$56.2 million over the next 24 months. Additionally, during 2015, we completed seven redevelopment projects, which has added approximately 142,450 incremental square feet to the total portfolio, with an incremental investment totaling \$21.7 million. Upon completion, the average projected stabilized return on our incremental investment on these redevelopment projects is expected to average 14%.

We had approximately \$95.5 million in land held for development at December 31, 2015 that may either be developed or sold. While we are experiencing a greater interest from retailers and other market participants in our land held for development, opportunities for economically viable developments remain limited. We intend to continue to pursue additional development and redevelopment opportunities in multiple markets; however, finding the right opportunities remains challenging.

Acquisitions

Acquisitions are a key component of our long-term growth strategy. The availability of quality acquisition opportunities in the market remains sporadic in our targeted markets. Intense competition, along with a decline in the volume of high-quality core properties on the market, has in many cases driven pricing to pre-recession highs. We remain disciplined in approaching these opportunities, pursuing only those that provide appropriate risk-adjusted returns.

Dispositions

Dispositions are also a key component of our ongoing management process where we selectively prune properties from our portfolio that no longer meet our geographic or growth targets. Dispositions provide capital, which may be recycled into properties that are high barrier-to-entry locations within high growth metropolitan markets, and thus have higher long-term growth potential. Additionally, proceeds from dispositions may be used to reduce outstanding debt, further deleveraging our consolidated balance sheet.

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Summary of Critical Accounting Policies

Our discussion and analysis of financial condition and results of operations is based on our consolidated financial statements, which have been prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”). The preparation of these consolidated financial statements requires us to make estimates and judgments that affect the reported amounts of assets, liabilities and contingencies as of the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting periods. We evaluate our assumptions and estimates on an ongoing basis. We base our estimates on historical experience and on various other assumptions that we believe to be reasonable under the circumstances, the results of which form the basis for making judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates under different assumptions or conditions. We believe the following critical accounting policies require more significant judgments and estimates used in the preparation of our consolidated financial statements.

Property

Acquisitions of properties are accounted for utilizing the acquisition method and, accordingly, the results of operations of an acquired property are included in our results of operations from the date of acquisition. Estimates of fair values are based upon future cash flows and other valuation techniques in accordance with our fair value measurements accounting policy. Fair values are used to record the purchase price of acquired property among land, buildings on an “as if vacant” basis, tenant improvements, other identifiable intangibles and any goodwill or gain on purchase. Other identifiable intangible assets and liabilities include the effect of out-of-market leases, the value of having leases in place (“as is” versus “as if vacant” and absorption costs), out-of-market assumed mortgages and tenant relationships. Depreciation and amortization is computed using the straight-line method, generally over estimated useful lives of 40 years for buildings and over the lease term which includes bargain renewal options for other identifiable intangible assets. The impact of these estimates, including incorrect estimates in connection with acquisition values and estimated useful lives, could result in significant differences related to the purchased assets, liabilities and resulting depreciation or amortization. Acquisition costs are expensed as incurred.

Real Estate Joint Ventures and Partnerships

To determine the method of accounting for partially owned real estate joint ventures and partnerships, management evaluates the characteristics of associated entities and determines whether an entity is a variable interest entity (“VIE”) and, if so, determines which party is the primary beneficiary by analyzing whether we have both the power to direct the entity’s significant economic activities and the obligation to absorb potentially significant losses or receive potentially significant benefits. Significant judgments and assumptions inherent in this analysis include the design of the entity structure, the nature of the entity’s operations, future cash flow projections, the entity’s financing and capital structure, and contractual relationships and terms. We consolidate a VIE when we have determined that we are the primary beneficiary.

Primary risks associated with our VIEs include the potential funding of the entities’ debt obligations or making additional contributions to fund the entities’ operations.

Partially owned, non-variable interest real estate joint ventures and partnerships over which we have a controlling financial interest are consolidated in our consolidated financial statements. In determining whether we have a controlling financial interest, we consider factors such as ownership interest, authority to make decisions, kick-out rights and substantive participating rights. Partially owned real estate joint ventures and partnerships where we do not have a controlling financial interest, but have the ability to exercise significant influence, are accounted for using the equity method.

Management continually analyzes and assesses reconsideration events, including changes in the factors mentioned above, to determine if the consolidation treatment remains appropriate. Decisions regarding consolidation of partially owned entities frequently require significant judgment by our management. Errors in the assessment of consolidation could result in material changes to our consolidated financial statements.

Impairment

Our property is reviewed for impairment if events or changes in circumstances indicate that the carrying amount of the property, including any capitalized costs and any identifiable intangible assets, may not be recoverable.

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If such an event occurs, a comparison is made of the current and projected operating cash flows of each such property into the foreseeable future, with consideration of applicable holding periods, on an undiscounted basis to the carrying amount of such property. If we determine the carrying amount is not recoverable, our basis in the property is reduced to its estimated fair value to reflect impairment in the value of the asset. Fair values are determined by management utilizing cash flow models, market capitalization and discount rates, or by obtaining third-party broker or appraisal estimates in accordance with our fair value measurements accounting policy.

We review current economic considerations each reporting period, including the effects of tenant bankruptcies, the suspension of tenant expansion plans for new development projects, declines in real estate values and any changes to plans related to our new development projects including land held for development, to identify properties where we believe market values may be deteriorating. Determining whether a property is impaired and, if impaired, the amount of write-down to fair value requires a significant amount of judgment by management and is based on the best information available to management at the time of evaluation. The evaluations used in these analyses could result in incorrect estimates when determining carrying values that could be material to our consolidated financial statements. Our investment in partially owned real estate joint ventures and partnerships is reviewed for impairment each reporting period. The ultimate realization is dependent on a number of factors, including the performance of each investment and market conditions. We will record an impairment charge if we determine that a decline in the estimated fair value of an investment below its carrying amount is other than temporary. A considerable amount of judgment by our management is used in this evaluation. Our overall future plans for the investment, our investment partner's financial outlook and our views on current market and economic conditions may have a significant impact on the resulting factors analyzed for these purposes.

Our investments in tax increment revenue bonds are reviewed for impairment, including the evaluation of changes in events or circumstances that may indicate that the carrying amount of the investment may not be recoverable. Realization is dependent on a number of factors, including investment performance, market conditions and payment structure. We will record an impairment charge if we determine that a decline in the value of the investment below its carrying amount is other than temporary, recovery of its cost basis is uncertain, and/or it is uncertain if the investment will be held to maturity. A considerable amount of judgment by our management is used in this evaluation, which may produce incorrect estimates that could be material to our consolidated financial statements.

Results of Operations

Comparison of the Year Ended December 31, 2015 to the Year Ended December 31, 2014

The following table is a summary of certain items from our Consolidated Statements of Operations, which we believe represent items that significantly changed during 2015 as compared to the same period in 2014:

	Year Ended December 31,				
	2015	2014	Change	% Change	
Revenues	\$512,844	\$514,406	\$(1,562)	(0.3))%
Depreciation and amortization	145,940	150,356	(4,416)	(2.9))
General and administrative expenses	27,524	24,902	2,622	10.5)
Interest expense, net	87,783	94,725	(6,942)	(7.3))
Gain on sale and acquisition of real estate joint venture and partnership interests	879	1,718	(839)	(48.8))
Equity in earnings of real estate joint ventures and partnerships, net	19,300	22,317	(3,017)	(13.5))
(Provision) benefit for income taxes	(52)	) 1,261	(1,313)	) 104.1)

Revenues

The decrease in revenues of \$1.6 million is primarily attributable to our dispositions in 2015 and 2014 that totaled \$37.6 million and slight changes in occupancy, which is offset by an increase in rental rates and \$23.1 million from our acquisitions and redevelopment and new development completions.

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The decrease of \$4.4 million is primarily attributable to the acceleration of depreciation totaling \$3.6 million in 2014 for a redevelopment project and our dispositions in 2015 and 2014, which is offset by acquisitions, new development completions and other capital activities.

General and Administrative Expenses

The increase in general and administrative expenses of \$2.6 million is primarily attributable to consulting and maintenance costs associated with a new enterprise resource planning system; consulting costs related to the new tangible property regulations property review; and a reduction in the capitalization allocation of overhead primarily associated with our leasing department.

Interest Expense, net

Net interest expense decreased \$6.9 million or 7.3%. The components of net interest expense were as follows (in thousands):

	Year Ended December 31,	
	2015	2014
Gross interest expense	\$82,385	\$93,533
Extinguishment of debt	6,100	2,193
Amortization of debt deferred costs, net	3,333	3,247
Over-market mortgage adjustment	(783	) (946
Capitalized interest	(3,252	) (3,302
Total	\$87,783	\$94,725

Gross interest expense totaled \$82.4 million in 2015, down \$11.1 million or 11.9% from 2014. The decrease in gross interest expense is primarily attributable to a reduction in both the weighted average debt outstanding and interest rates as a result of various maturities of higher-rate debt and the issuance of lower-rate unsecured notes, including a term loan. In 2015, the weighted average debt outstanding was \$2.0 billion at a weighted average interest rate of 4.2% as compared to \$2.1 billion outstanding at a weighted average interest rate of 4.7% in the same period of 2014. The increase in extinguishment of debt of \$3.9 million is attributable primarily to \$6.1 million in 2015 associated with the refinancing of a \$66 million secured note and \$1.2 million in 2014 associated with the redemption of 8.1% senior unsecured notes.

Gain on Sale and Acquisition of Real Estate Joint Venture and Partnership Interests

The gain in 2015 is primarily attributable to our return of equity associated with an unconsolidated joint venture's disposition of its real estate property as compared to the gain in 2014 associated with the partial disposition of an unconsolidated real estate joint venture interest.

Equity in Earnings of Real Estate Joint Ventures and Partnerships, net

The decrease of \$3.0 million is primarily attributable to the reduction in our share of the gain on sale associated with the disposition of centers in 2015 and 2014.

(Provision) Benefit for Income Taxes

The increase of \$1.3 million in the provision for income taxes is attributable to the realization of a \$2.1 million tax benefit in 2014 associated with the sale of unimproved land in our taxable REIT subsidiary, which was previously impaired and did not recur in 2015. Additionally, Texas franchise taxes decreased from the prior year as a result of a reduction in both the tax rate and our apportionment percentage.

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Comparison of the Year Ended December 31, 2014 to the Year Ended December 31, 2013

The following table is a summary of certain items from our Consolidated Statements of Operations, which we believe represent items that significantly changed during 2014 as compared to the same period in 2013:

	Year Ended December 31,		Change	%	
	2014	2013			
Revenues	\$514,406	\$489,195	\$25,211	5.2	%
Interest expense, net	94,725	96,312	(1,587)	(1.6))
Interest and other income, net	3,756	7,685	(3,929)	(51.1))
Gain on sale and acquisition of real estate joint venture and partnership interests	1,718	33,670	(31,952)	(94.9))
Equity in earnings of real estate joint ventures and partnerships, net	22,317	35,112	(12,795)	(36.4))
Benefit (provision) for income taxes	1,261	(7,046)	8,307	117.9)

Revenues

The increase in revenues of \$25.2 million is primarily attributable to an increase in net rental revenues from acquisitions and new development completions, which contributed \$18.7 million, as well as increases in occupancy and rental rates, which is offset by our dispositions in the third and fourth quarters of 2014.

Interest Expense, net

Net interest expense decreased \$1.6 million or 1.6%. The components of net interest expense were as follows (in thousands):

	Year Ended December 31,	
	2014	2013
Gross interest expense ⁽¹⁾	\$98,973	\$108,333
Over-market mortgage adjustment	(946)	(9,618)
Capitalized interest	(3,302)	(2,403)
Total	\$94,725	\$96,312

(1) Includes cost associated with the extinguishment of debt and the net amortization of debt deferred costs in the respective periods.

Gross interest expense totaled \$99.0 million in 2014, down \$9.4 million or 8.6% from 2013. The decrease in gross interest expense is primarily attributable to a reduction in both the weighted average debt outstanding and interest rates as a result of the repayment of notes through the revolving credit facility, disposition proceeds and short-term investments from the October 2013 note issuance, all of which totaled \$11.6 million. In 2014, the weighted average debt outstanding was \$2.08 billion at a weighted average interest rate of 4.65% as compared to \$2.14 billion outstanding at a weighted average interest rate of 5.06% in 2013. Offsetting this decrease is a \$1.2 million write-off of debt costs in 2014 associated with the redemption of the 8.1% senior unsecured notes. The decrease in the over-market mortgage adjustment of \$8.7 million is primarily attributable to a \$9.7 million write-off in 2013 of an above-market mortgage intangible from the early payoff of the associated mortgage.

Interest and Other Income, net

The decrease of \$3.9 million is attributable primarily a \$2.0 million decrease in the fair value of assets held in a grantor trust related to our deferred compensation plan and the repayment of various notes receivable.

Gain on Sale and Acquisition of Real Estate Joint Venture and Partnership Interests

The decrease of \$32.0 million is attributable to the gains in 2013 associated with the liquidation of an unconsolidated real estate joint venture that owned industrial properties of \$11.5 million and the acquisition of an unconsolidated real estate joint venture interest totaling \$20.2 million.

Equity in Earnings of Real Estate Joint Ventures and Partnerships, net

The decrease of \$12.8 million is primarily attributable to a decrease in the gain on sales from the 2014 and 2013 dispositions, of which our share totaled \$11.0 million and the purchase of a 50% equity interest in December 2013.

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Benefit (Provision) for Income Taxes

The increase of \$8.3 million is primarily attributable to the tax effect of the gain in 2013 associated with the purchase of a 50% unconsolidated joint venture interest by our taxable REIT subsidiary.

Effects of Inflation

We have structured our leases in such a way as to remain largely unaffected should significant inflation occur. Most of the leases contain percentage rent provisions whereby we receive increased rentals based on the tenants' gross sales. Many leases provide for increasing minimum rental rates during the terms of the leases through escalation provisions. In addition, many of our leases are for terms of less than 10 years, allowing us to adjust rental rates to changing market conditions when the leases expire. Most of our leases also require the tenants to pay their proportionate share of operating expenses and real estate taxes. As a result of these lease provisions, increases in operating expenses due to inflation, as well as real estate tax rate increases, generally do not have a significant adverse effect upon our operating results as they are absorbed by our tenants. Under the current economic climate, little to no inflation is occurring.

Economic Conditions

Underlying economic fundamentals continue to show positive, albeit slow, gains as the economic recovery continues to stabilize. Consumer confidence continues to fluctuate, although it is generally positive in a number of markets as oil prices decline and the labor market improves. Furthermore, personal income and housing prices are continuing to increase in our primary markets. We believe there is a direct correlation between housing wealth and consumption, and we expect rebounding home prices will further strengthen retail fundamentals, including rent growth and net operating income. Our focus on supermarket-anchored centers in densely populated major metropolitan areas should position our portfolio to capitalize on the improving retail landscape.

With respect to Houston and other markets that are energy dependent, the reduction in oil prices is having a negative impact on the local economy and is adversely affecting the office and multifamily real estate sectors. An extended duration of this low oil price environment could impact the performance of our centers; however, our transformation strategy resulted in the sale of most of our lower quality assets in Houston and other energy dependent markets, which we believe reduces the potential negative impact to us of low oil prices.

As strengthening retail fundamentals drive demand for investments in top-tier retail real estate, we continue to dedicate internal resources to identify and evaluate available assets in our markets so that we may purchase the best assets and properties with the strongest upside potential. Also, we continue to look for redevelopment opportunities within our existing portfolio by repositioning our anchor tenants and new development opportunities to spur growth.

Capital Resources and Liquidity

Our primary operating liquidity needs are paying our share dividends, maintaining and operating our existing properties, paying our debt service costs, excluding debt maturities, and funding capital expenditures. Under our 2016 business plan, cash flows from operating activities are expected to meet these planned capital needs.

The primary sources of capital for funding any debt maturities, acquisitions and new development are our excess cash flow generated by our operating properties; credit facilities; proceeds from both secured and unsecured debt issuances; proceeds from common and preferred equity issuances; and cash generated from the sale of property and the formation of joint ventures. Amounts outstanding under the unsecured revolving credit facility are retired as needed with proceeds from the issuance of long-term debt, common and preferred equity, cash generated from the disposition of properties and cash flow generated by our operating properties.

As of December 31, 2015, we had an available borrowing capacity of \$355.2 million under our unsecured revolving credit facility, and our debt maturities for 2016 total \$161.9 million. We repaid \$90 million of medium term notes during 2015, which was funded through our unsecured revolving credit facility.

In May 2015, we issued \$250 million of 3.85% senior unsecured notes maturing in 2025. The notes were issued at 99.23% of the principal amount with a yield to maturity of 3.94%. The net proceeds received of \$246.5 million were used to reduce the amount outstanding under our \$500 million unsecured revolving credit facility. Associated with this transaction, we entered into and settled two forward-starting interest rate swap contracts with an aggregate notional amount of \$215 million hedging future fixed-rate debt issuances, which fixed the 10-year swap rates at 2.0% per annum.

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In March 2015, we entered into a \$200 million unsecured term loan with floating borrowing rates at a margin above LIBOR, which have been swapped to a fixed rate of 2.5%. The term loan matures in March 2020, and we have the option to repay the loan without penalty at any time. Additionally, this loan contains an accordion feature which allows us to increase the loan amount up to an additional \$100 million. We used the proceeds from the loan to repay amounts outstanding under our unsecured revolving credit facility.

In April 2015, we called for the redemption our remaining outstanding 6.5% Series F Cumulative Redeemable Preferred Shares of Beneficial Interest with an aggregate redemption value of \$150 million, which settled on May 8, 2015 and was funded through existing resources, including cash on hand, proceeds from our ATM equity offering program, and borrowings under our revolving credit facilities.

In October 2015, our Board of Trust Managers approved a \$200 million share repurchase plan. Under this plan, we may repurchase common shares from time-to-time in open-market or in privately negotiated purchases based on management's evaluation of market conditions and other factors.

In February 2015, we established an ATM equity offering program under which we may, but are not obligated to, sell up to \$200 million of common shares, in amounts and at times as we determine, at prices determined by the market at the time of sale. We intend to use the net proceeds from future sales for general trust purposes, which may include reducing borrowings under our \$500 million unsecured revolving credit facility, repaying other indebtedness or repurchasing outstanding debt. As of December 31, 2015, we received gross proceeds of \$40.8 million for common shares sold under this ATM equity offering program.

We believe net proceeds from these transactions and planned capital recycling, combined with our available capacity under the credit facilities, will provide adequate liquidity to fund our capital needs, including acquisitions, redevelopments and new development activities. In the event our capital recycling program does not progress as expected, we believe other debt and equity alternatives are available to us. Although external market conditions are not within our control, we do not currently foresee any reason that would prevent us from entering the capital markets if needed.

During 2015, aggregate gross sales proceeds from our dispositions totaled \$126.4 million, which were owned by us either directly or through our interest in real estate joint ventures or partnerships. Operating cash flows from dispositions are included in net cash from operating activities in our Consolidated Statements of Cash Flows, while proceeds from dispositions are included as investing activities.

We have non-recourse debt secured by acquired or developed properties held in several of our real estate joint ventures and partnerships. Off-balance sheet mortgage debt for our unconsolidated real estate joint ventures and partnerships totaled \$345.2 million, of which our pro rata ownership is \$145.7 million, at December 31, 2015.

Scheduled principal mortgage payments on this debt, excluding deferred debt costs and non-cash related items totaling \$(.1) million, at 100% are as follows (in millions):

2016	\$ 154.1
2017	56.8
2018	6.3
2019	6.6
2020	93.1
Thereafter	28.4
Total	\$345.3

We hedge the future cash flows of certain debt transactions, as well as changes in the fair value of our debt instruments, principally through interest rate swap contracts with major financial institutions. We generally have the right to sell or otherwise dispose of our assets except in certain cases where we are required to obtain our joint venture partners' consent or a third party consent for assets held in special purpose entities that are 100% owned by us.

Investing Activities**Acquisitions**

During 2015, we acquired eight centers and other property with an aggregate gross purchase price of \$267.8 million, which are owned by us either directly or through our interest in real estate joint ventures or partnerships.

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Dispositions

During 2015, we sold 15 centers and other property, including real estate assets through our interest in unconsolidated real estate joint ventures and partnerships. Our share of aggregate gross sales proceeds from these transactions totaled \$126.4 million and generated our share of the gains of approximately \$61.9 million.

New Development

At December 31, 2015, we had four projects under development with a total square footage of approximately .6 million, of which we have funded \$110.3 million through December 31, 2015 on these projects. Upon completion, we expect our aggregate net investment in these projects to be \$164.4 million. Effective January 1, 2016, we stabilized our development in Alexandria, Virginia, moving it to our operating property portfolio.

Our new development projects are financed generally under our unsecured revolving credit facility, as it is our general practice not to use third party construction financing. Management monitors amounts outstanding under our unsecured revolving credit facility and periodically pays down such balances using cash generated from operations, from debt issuances, from common and preferred share issuances and from the disposition of properties.

Capital Expenditures

Capital expenditures for additions to the existing portfolio, acquisitions, tenant improvements, new development and our share of investments in unconsolidated real estate joint ventures and partnerships are as follows (in thousands):

	Year Ended December 31,	
	2015	2014
Acquisitions	\$249,039	\$43,587
Tenant Improvements	31,248	24,432
New Development	26,077	47,402
Capital Improvements	13,806	15,202
Other (includes certain redevelopment costs)	12,571	14,681
Total	\$332,741	\$145,304

The increase in capital expenditures is attributable primarily to the 2015 acquisition activity. The decrease in new development is attributable primarily to the acquisition of two new development projects in 2014 with no such activity in 2015.

For 2016, we anticipate our acquisitions to total between \$125 million and \$225 million, but we can give no assurances that this will actually occur. Our new development and redevelopment investment for 2016 is estimated to be approximately \$50 million to \$100 million. For 2016, capital and tenant improvements is expected to be consistent with 2015 expenditures. No assurances can be provided that our planned capital activities will occur. Further, we have entered into commitments aggregating \$63.9 million comprised principally of construction contracts which are generally due in 12 to 36 months and anticipated to be funded under our unsecured revolving credit facility.

Capital expenditures for additions described above relate to cash flows from investing activities as follows (in thousands):

	Year Ended December 31,	
	2015	2014
Acquisition of real estate and land	\$221,779	\$43,587
Development and capital improvements	83,702	100,926
Real estate joint ventures and partnerships - Investments	27,260	791
Total	\$332,741	\$145,304

Capitalized soft costs, including payroll and other general and administrative costs, interest and real estate taxes, totaled \$10.9 million and \$10.7 million for the year ended December 31, 2015 and 2014, respectively.

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Financing Activities

Debt

Total debt outstanding was \$2.1 billion at December 31, 2015 and included \$1.9 billion which bears interest at fixed rates and \$243.6 million, including the effect of \$63.7 million of interest rate swap contracts, which bears interest at variable rates. Additionally, of our total debt, \$462.8 million was secured by operating centers while the remaining \$1.7 billion was unsecured.

At December 31, 2015, we have a \$500 million unsecured revolving credit facility which expires in April 2017 and provides borrowing rates that float at a margin over LIBOR plus a facility fee. At December 31, 2015, the borrowing margin and facility fee, which are priced off a grid that is tied to our senior unsecured credit ratings, were 105 and 15 basis points, respectively. The facility also contains a competitive bid feature that allows us to request bids for up to \$250 million. Additionally, an accordion feature allows us to increase the facility amount up to \$700 million. As of January 31, 2016, we had \$130.0 million outstanding, and the available balance was \$365.2 million, net of \$4.8 million in outstanding letters of credit.

Effective March 2015, we entered into an agreement with a bank for an unsecured short-term facility totaling \$20 million that we maintain for cash management purposes which matures in March 2016. The facility provides for fixed interest rate loans at a 30-day LIBOR rate plus a borrowing margin and facility fee of 125 and 10 basis points, respectively. As of January 31, 2016, we had no amounts outstanding.

For the year ended December 31, 2015, the maximum balance and weighted average balance outstanding under both facilities combined were \$244.5 million and \$100.5 million, respectively, at a weighted average interest rate of 0.9%. In May 2015, we issued \$250 million of 3.85% senior unsecured notes maturing in 2025. The notes were issued at 99.23% of the principal amount with a yield to maturity of 3.94%. The net proceeds received of \$246.5 million were used to reduce the amount outstanding under our \$500 million unsecured revolving credit facility.

In March 2015, we entered into a \$200 million unsecured term loan with floating borrowing rates at a margin above LIBOR, which have been swapped to a fixed rate of 2.5%. The term loan matures in March 2020, and we have the option to repay the loan without penalty at any time. Additionally, this loan contains an accordion feature which allows us to increase the loan amount up to an additional \$100 million. We used the proceeds from the loan to repay amounts outstanding under our unsecured revolving credit facility.

During 2015, we repaid \$90 million of medium term notes, which was funded through our unsecured revolving credit facility. Additionally, we amended an existing \$66 million secured note by extending the maturity to 2025 and by reducing the interest rate from 7.4% to 3.5%. In connection with this transaction, we have recorded \$6.1 million of debt extinguishment costs.

Our five most restrictive covenants include debt to assets, secured debt to assets, fixed charge and unencumbered interest coverage and debt yield ratios. We are not aware of any non-compliance with our public debt and revolving credit facility covenants as of December 31, 2015.

Our most restrictive public debt covenant ratios, as defined in our indenture and supplemental indenture agreements, were as follows at December 31, 2015:

Covenant	Restriction	Actual
Debt to Asset Ratio	Less than 60.0%	44.0%
Secured Debt to Asset Ratio	Less than 40.0%	9.6%
Annual Service Charge Ratio	Greater than 1.5	4.1
Unencumbered Asset Test	Greater than 150%	227.4%

At December 31, 2015, we had two interest rate swap contracts, maturing through October 2017, with an aggregate notional amount of \$63.7 million that were designated as fair value hedges and convert fixed interest payments at rates of 7.5% to variable interest payments ranging from 4.41% to 4.44%.

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At December 31, 2015, we had three interest rate swap contracts with an aggregate notional amount of \$200.0 million that were designated as cash flow hedges. These contracts mature through March 2020 and fixed the interest rate at 1.5%. We have determined that these contracts are highly effective in offsetting future variable interest cash flows. During 2015, we entered into and settled two forward-starting interest rate swap contracts with an aggregate notional amount of \$215 million hedging future fixed-rate debt issuances. These contracts fixed the 10-year swap rates at 2.0% per annum. Upon settlement of these contracts, we received \$5.0 million resulting in a gain in accumulated other comprehensive loss.

We could be exposed to losses in the event of nonperformance by the counter-parties related to our interest rate swap contracts; however, management believes such nonperformance is unlikely.

Equity

Our Board of Trust Managers approved an increase in our quarterly dividend rate for our common shares from \$.345 to \$.365 per share commencing with the first quarter 2016 distribution. Common and preferred dividends paid totaled \$174.6 million during 2015. Our dividend payout ratio (as calculated as dividends paid on common shares divided by funds from operations attributable to common shareholders (“FFO”) - basic) for the year ended December 31, 2015 approximated 66.2%. FFO - basic for the year ended December 31, 2015 included the following transactions: the extinguishment of debt costs and other non-cash items.

In April 2015, we called for the redemption our remaining outstanding 6.5% Series F Cumulative Redeemable Preferred Shares of Beneficial Interest with an aggregate redemption value of \$150 million, which settled on May 8, 2015 and was funded through existing resources, including cash on hand, proceeds from our ATM equity offering program, and borrowings under our revolving credit facilities. Upon the redemption of these shares, \$9.7 million was reported as a deduction in arriving at net income attributable to common shareholders.

In February 2015, we established an ATM equity offering program under which we may, but are not obligated to, sell up to \$200 million of common shares, in amounts and at times as we determine, at prices determined by the market at the time of sale. We intend to use the net proceeds from future sales for general trust purposes, which may include reducing borrowings under our \$500 million unsecured revolving credit facility, repaying other indebtedness or repurchasing outstanding debt. As of the date of this filing, \$159.2 million of common shares remained available for sale under this ATM equity offering program.

In October 2015, our Board of Trust Managers approved a \$200 million share repurchase plan. Under this plan, we may repurchase common shares from time-to-time in open-market or in privately negotiated purchases. The timing and amount of any shares repurchased will be determined by management based on its evaluation of market conditions and other factors. The repurchase plan may be suspended or discontinued at any time, and we have no obligations to repurchase any amount of our common shares under the plan. As of the date of this filing, we have not repurchased any shares under this plan.

We have an effective universal shelf registration statement which expires in September 2017. We will continue to closely monitor both the debt and equity markets and carefully consider our available financing alternatives, including both public offerings and private placements.

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Contractual Obligations

We have debt obligations related to our mortgage loans and unsecured debt, including any draws on our credit facilities. We have shopping centers that are subject to non-cancelable long-term ground leases where a third party owns and has leased the underlying land to us to construct and/or operate a shopping center. In addition, we have non-cancelable operating leases pertaining to office space from which we conduct our business. The table below excludes obligations related to our new development projects because such amounts are not fixed or determinable, and commitments aggregating \$63.9 million comprised principally of construction contracts which are generally due in 12 to 36 months. The following table summarizes our primary contractual obligations as of December 31, 2015 (in thousands):

	2016	2017	2018	2019	2020	Thereafter	Total
Mortgages and Notes Payable ⁽¹⁾							
Unsecured Debt	\$143,134	\$75,209	\$208,207	\$48,759	\$244,374	\$1,262,584	\$1,982,267
Secured Debt	110,983	136,255	63,374	64,778	41,477	126,845	543,712
Lease Payments	3,007	3,016	2,980	2,916	2,681	116,249	130,849
Other Obligations ⁽²⁾	62,571	59,049	—	—	—	—	121,620
Total Contractual Obligations	\$319,695	\$273,529	\$274,561	\$116,453	\$288,532	\$1,505,678	\$2,778,448

Includes principal and interest with interest on variable-rate debt calculated using rates at December 31, 2015, (1) excluding the effect of interest rate swaps. Also, excludes a \$69.8 million debt service guaranty liability. See Note 6 for additional information.

Other obligations include income and real estate tax payments, commitments associated with our secured debt and other employee payments. Included in 2016, is the estimated contribution to our pension plan, which meets or (2) exceeds the minimum statutory funding requirements. See Note 18 for additional information. Included in 2017 is a purchase obligation of \$24.0 million. See Note 20 for additional information.

Related to a development project in Sheridan, Colorado, we have provided a guaranty for the payment of any debt service shortfalls on tax increment revenue bonds issued in connection with the project. The Sheridan Redevelopment Agency ("Agency") issued Series A bonds used for an urban renewal project, of which \$69.8 million remain outstanding at December 31, 2015. The bonds are to be repaid with incremental sales and property taxes and a public improvement fee ("PIF") to be assessed on current and future retail sales and, to the extent necessary, any amounts we may have to provide under a guaranty. The incremental taxes and PIF are to remain intact until the earlier of the payment of the bond liability in full or 2040. The debt associated with this guaranty has been recorded in our consolidated financial statements as of December 31, 2015.

Off Balance Sheet Arrangements

As of December 31, 2015, none of our off-balance sheet arrangements had a material effect on our liquidity or availability of, or requirement for, our capital resources. Letters of credit totaling \$4.8 million were outstanding under the unsecured revolving credit facility at December 31, 2015.

We have entered into several unconsolidated real estate joint ventures and partnerships. Under many of these agreements, we and our joint venture partners are required to fund operating capital upon shortfalls in working capital. As operating manager of most of these entities, we have considered these funding requirements in our business plan. Reconsideration events, including changes in variable interests, could cause us to consolidate these joint ventures and partnerships. We continuously evaluate these events as we become aware of them. Some triggers to be considered are additional contributions required by each partner and each partner's ability to make those contributions. Under certain of these circumstances, we may purchase our partner's interest. Our material unconsolidated real estate joint ventures are with entities which appear sufficiently stable; however, if market conditions were to deteriorate and our partners are unable to meet their commitments, there is a possibility we may have to consolidate these entities. If we were to

consolidate all of our unconsolidated real estate joint ventures, we would continue to be in compliance with our debt covenants.

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As of December 31, 2015, one unconsolidated real estate joint venture was determined to be a VIE through the issuance of a secured loan, since the lender had the ability to make decisions that could have a significant impact on the profitability of the entity. Our maximum risk of loss associated with this VIE was limited to \$11.0 million at December 31, 2015.

We are working with a developer of a mixed-use project in the state of Washington and have executed an agreement to purchase the retail portion of the project for approximately \$24.0 million at closing, which is estimated to be in early 2017.

We have a real estate limited partnership agreement with a foreign institutional investor with a remaining potential obligation to purchase up to approximately \$46 million through March 31, 2016. Our ownership in this unconsolidated real estate limited partnership is 51%. As of December 31, 2015, two centers have been purchased.

Non-GAAP Financial Measures

Certain of our key performance indicators are considered non-GAAP financial measures. Management uses these measures along with our GAAP financial statements in order to evaluate our operating results. We believe these additional measures provide users of our financial information additional comparable indicators of our industry, as well as, our performance.

Funds from Operations Attributable to Common Shareholders

The National Association of Real Estate Investment Trusts (“NAREIT”) defines FFO as net income (loss) attributable to common shareholders computed in accordance with GAAP, excluding extraordinary items and gains or losses from sales of operating real estate assets and interests in real estate equity investments, plus depreciation and amortization of operating properties and impairment of depreciable real estate and in substance real estate equity investments, including our share of unconsolidated real estate joint ventures and partnerships. We calculate FFO in a manner consistent with the NAREIT definition.

We believe FFO is a widely recognized measure of REIT operating performance which provides our shareholders with a relevant basis for comparison among other REITs. Management uses FFO as a supplemental internal measure to conduct and evaluate our business because there are certain limitations associated with using GAAP net income by itself as the primary measure of our operating performance. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, management believes that the presentation of operating results for real estate companies that uses historical cost accounting is insufficient by itself. There can be no assurance that FFO presented by us is comparable to similarly titled measures of other REITs. FFO should not be considered as an alternative to net income or other measurements under GAAP as an indicator of our operating performance or to cash flows from operating, investing or financing activities as a measure of liquidity. FFO does not reflect working capital changes, cash expenditures for capital improvements or principal payments on indebtedness.

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FFO is calculated as follows (in thousands):

	Year Ended December 31,		
	2015	2014	2013
Net income attributable to common shareholders	\$160,835	\$277,168	\$184,145
Depreciation and amortization	143,067	145,660	152,075
Depreciation and amortization of unconsolidated real estate joint ventures and partnerships	14,451	14,793	17,550
Impairment of operating properties and real estate equity investments	153	895	457
Impairment of operating properties of unconsolidated real estate joint ventures and partnerships	1,497	305	366
Gain on acquisition including associated real estate equity investment	—	—	(20,234)
Gain on sale of property and interests in real estate equity investments	(60,309)	(179,376)	(95,675)
Gain on dispositions of unconsolidated real estate joint ventures and partnerships	(1,558)	(4,919)	(15,951)
Other	(10)	(8)	(1)
Funds from operations attributable to common shareholders – basic	258,126	254,518	222,732
Income attributable to operating partnership units	1,903	2,171	1,780
Funds from operations attributable to common shareholders – diluted	\$260,029	\$256,689	\$224,512
Weighted average shares outstanding – basic	123,037	121,542	121,269
Effect of dilutive securities:			
Share options and awards	1,292	1,331	1,191
Operating partnership units	1,472	1,497	1,554
Weighted average shares outstanding – diluted	125,801	124,370	124,014
Funds from operations attributable to common shareholders per common share – basic	\$2.10	\$2.09	\$1.84
Funds from operations attributable to common shareholders per common share – diluted	\$2.07	\$2.06	\$1.81

Same Property Net Operating Income

We consider SPNOI to be a key indicator of our financial performance as it provides a better indication of the recurring cash return on our properties by excluding certain non-cash revenues and expenses, as well as other infrequent or one-time items. We believe a pro rata basis is the most useful measurement as it provides our proportional share of SPNOI from all owned properties, including our share of SPNOI from unconsolidated joint ventures and partnerships, which cannot be readily determined under GAAP measurements and presentation. Although SPNOI is a widely used measure among REITs, there can be no assurance that SPNOI presented by us is comparable to similarly titled measures of other REITs.

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Properties are included in the SPNOI calculation if they are owned and operated for the entirety of the most recent two fiscal year periods, except for properties for which significant redevelopment or expansion occurred during either of the periods presented, and properties classified as discontinued operations. While there is judgment surrounding changes in designations, we move new development and redevelopment properties once they have stabilized, which is typically upon attainment of 90% occupancy. A rollforward of the properties included in our same property designation is as follows:

	Three Months Ended December 31, 2015	Twelve Months Ended December 31, 2015
Beginning of the period	210	218
Properties added:		
Acquisitions	—	4
New Developments	—	1
Redevelopments	—	1
Properties removed:		
Dispositions	(4	) (13
Redevelopments	—	(5
End of the period	206	206

We calculate SPNOI using operating income as defined by GAAP excluding property management fees, certain non-cash revenues and expenses such as straight-line rental revenue and the related reversal of such amounts upon early lease termination, depreciation, amortization, impairment losses, general and administrative expenses, acquisition costs and other nonrecurring items such as lease cancellation income, environmental abatement costs and demolition expenses. Consistent with the capital treatment of such costs under GAAP, tenant improvements, leasing commissions and other direct leasing costs are excluded from SPNOI. A reconciliation of operating income to SPNOI is as follows (in thousands):

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2015	2014	2015	2014
Operating Income	\$45,578	\$43,969	\$184,694	\$182,038
Less:				
Revenue adjustments ⁽¹⁾	(2,870	) (2,259	) (11,973	) (7,213
Add:				
Property management fees	665	662	2,928	2,847
Depreciation and amortization	37,011	36,408	145,940	150,356
Impairment loss	—	1,024	153	1,024
General and administrative	7,503	7,023	27,524	24,902
Acquisition costs	303	185	968	254
Other ⁽²⁾	188	98	471	570
Net Operating Income	88,378	87,110	350,705	354,778
Less: NOI related to consolidated entities not defined as same property and noncontrolling interests	(9,708	) (9,811	) (36,686	) (50,255
Add: Pro rata share of unconsolidated entities defined as same property	9,475	9,059	37,829	36,182
Same Property Net Operating Income	\$88,145	\$86,358	\$351,848	\$340,705

⁽¹⁾ Revenue adjustments consist primarily of straight-line rentals, lease cancellation income and fee income primarily from real estate joint ventures and partnerships.

⁽²⁾ Other includes items such as environmental abatement costs and demolition expenses.

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Newly Issued Accounting Pronouncements

See Note 2 to our consolidated financial statements in Item 8 for additional information related to recent accounting pronouncements.

ITEM 7A. Quantitative and Qualitative Disclosures About Market Risk

We use fixed and floating-rate debt to finance our capital requirements. These transactions expose us to market risk related to changes in interest rates. Derivative financial instruments are used to manage a portion of this risk, primarily interest rate contracts with major financial institutions. These agreements expose us to credit risk in the event of non-performance by the counter-parties. We do not engage in the trading of derivative financial instruments in the normal course of business. At December 31, 2015, we had fixed-rate debt of \$1.9 billion and variable-rate debt of \$243.6 million, after adjusting for the net effect of \$63.7 million notional amount of interest rate contracts. In the event interest rates were to increase 100 basis points and holding all other variables constant, annual net income and cash flows for the following year would decrease by approximately \$2.4 million associated with our variable-rate debt, including the effect of the interest rate contracts. The effect of the 100 basis points increase would decrease the fair value of our variable-rate and fixed-rate debt by approximately \$2.4 million and \$128.4 million, respectively.

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ITEM 8. Financial Statements and Supplementary Data

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the Board of Trust Managers and Shareholders of

Weingarten Realty Investors

Houston, Texas

We have audited the accompanying consolidated balance sheets of Weingarten Realty Investors and subsidiaries (the "Company") as of December 31, 2015 and 2014, and the related consolidated statements of operations, comprehensive income, equity, and cash flows for each of the three years in the period ended December 31, 2015. Our audits also included the financial statement schedules listed in the Index at Item 15. These financial statements and financial statement schedules are the responsibility of the Company's management. Our responsibility is to express an opinion on the financial statements and financial statement schedules based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, such consolidated financial statements present fairly, in all material respects, the financial position of Weingarten Realty Investors and subsidiaries as of December 31, 2015 and 2014, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2015, in conformity with accounting principles generally accepted in the United States of America. Also, in our opinion, such financial statement schedules, when considered in relation to the basic consolidated financial statements taken as a whole, present fairly, in all material respects, the information set forth therein.

As discussed in Notes 2 and 14 to the consolidated financial statements, the Company has changed its method of accounting for and disclosure of discontinued operations for the year ended December 31, 2014 due to the adoption of Accounting Standards Update 2014-08, "Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity."

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the Company's internal control over financial reporting as of December 31, 2015, based on the criteria established in Internal Control—Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission and our report dated February 24, 2016 expressed an unqualified opinion on the Company's internal control over financial reporting.

/s/ Deloitte & Touche LLP

Houston, Texas

February 24, 2016

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CONSOLIDATED STATEMENTS OF OPERATIONS

(In thousands, except per share amounts)

	Year Ended December 31,		
	2015	2014	2013
Revenues:			
Rentals, net	\$502,464	\$503,128	\$477,340
Other	10,380	11,278	11,855
Total	512,844	514,406	489,195
Expenses:			
Depreciation and amortization	145,940	150,356	146,763
Operating	94,244	95,318	97,099
Real estate taxes, net	60,289	60,768	57,515
Impairment loss	153	1,024	2,579
General and administrative	27,524	24,902	25,371
Total	328,150	332,368	329,327
Operating Income	184,694	182,038	159,868
Interest Expense, net	(87,783)	) (94,725)	) (96,312)
Interest and Other Income, net	4,563	3,756	7,685
Gain on Sale and Acquisition of Real Estate Joint Venture and Partnership Interests	879	1,718	33,670
Equity in Earnings of Real Estate Joint Ventures and Partnerships, net	19,300	22,317	35,112
(Provision) Benefit for Income Taxes	(52)	) 1,261	(7,046)
Income from Continuing Operations	121,601	116,365	132,977
Operating Income from Discontinued Operations	—	342	12,214
Gain on Sale of Property from Discontinued Operations	—	44,582	119,203
Income from Discontinued Operations	—	44,924	131,417
Gain on Sale of Property	59,621	146,290	762
Net Income	181,222	307,579	265,156
Less: Net Income Attributable to Noncontrolling Interests	(6,870)	) (19,571)	) (44,894)
Net Income Adjusted for Noncontrolling Interests	174,352	288,008	220,262
Dividends on Preferred Shares	(3,830)	) (10,840)	) (18,173)
Redemption Costs of Preferred Shares	(9,687)	) —	) (17,944)
Net Income Attributable to Common Shareholders	\$160,835	\$277,168	\$184,145
Earnings Per Common Share - Basic:			
Income from continuing operations attributable to common shareholders	\$1.31	\$1.91	\$0.76
Income from discontinued operations	—	.37	.76
Net income attributable to common shareholders	\$1.31	\$2.28	\$1.52
Earnings Per Common Share - Diluted:			
Income from continuing operations attributable to common shareholders	\$1.29	\$1.89	\$0.75
Income from discontinued operations	—	.36	.75
Net income attributable to common shareholders	\$1.29	\$2.25	\$1.50
See Notes to Consolidated Financial Statements.			

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CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(In thousands)

	Year Ended December 31,		
	2015	2014	2013
Net Income	\$181,222	\$307,579	\$265,156
Other Comprehensive Income (Loss):			
Net unrealized (loss) gain on investments, net of taxes	(99	) 354	340
Realized gain on investments	—	(38) —
Realized gain on derivatives	5,007	—	5,893
Net unrealized (loss) gain on derivatives	(3,061	) 131	530
Amortization of loss on derivatives and designated hedges	2,798	2,052	2,299
Retirement liability adjustment	147	(10,733	) 11,479
Total	4,792	(8,234	) 20,541
Comprehensive Income	186,014	299,345	285,697
Comprehensive Income Attributable to Noncontrolling Interests	(6,870	) (19,571	) (44,894
Comprehensive Income Adjusted for Noncontrolling Interests	\$179,144	\$279,774	\$240,803
See Notes to Consolidated Financial Statements.			

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WEINGARTEN REALTY INVESTORS
CONSOLIDATED BALANCE SHEETS
(In thousands, except per share amounts)

	December 31,	
	2015	2014
ASSETS		
Property	\$4,262,959	\$4,076,094
Accumulated Depreciation	(1,087,642)	(1,028,619)
Property Held for Sale, net	34,363	3,670
Property, net *	3,209,680	3,051,145
Investment in Real Estate Joint Ventures and Partnerships, net	267,041	257,156
Total	3,476,721	3,308,301
Unamortized Lease Costs, net	137,609	130,649
Accrued Rent and Accounts Receivable (net of allowance for doubtful accounts of \$6,072 in 2015 and \$7,680 in 2014) *	84,782	77,781
Cash and Cash Equivalents *	22,168	23,189
Restricted Deposits and Mortgage Escrows	3,074	79,998
Other, net	177,591	185,997
Total Assets	\$3,901,945	\$3,805,915
LIABILITIES AND EQUITY		
Debt, net *	\$2,113,277	\$1,930,009
Accounts Payable and Accrued Expenses	112,205	112,479
Other, net	131,453	124,484
Total Liabilities	2,356,935	2,166,972
Commitments and Contingencies	—	—
Equity:		
Shareholders' Equity:		
Preferred Shares of Beneficial Interest - par value, \$.03 per share; shares authorized: 10,000		
6.5% Series F cumulative redeemable preferred shares of beneficial interest; 140 shares issued; no shares outstanding in 2015 and 60 shares outstanding in 2014; liquidation preference \$150,000 in 2014	—	2
Common Shares of Beneficial Interest - par value, \$.03 per share; shares authorized: 275,000; shares issued and outstanding: 123,951 in 2015 and 122,489 in 2014	3,744	3,700
Additional Paid-In Capital	1,616,242	1,706,880
Net Income Less Than Accumulated Dividends	(222,880)	(212,960)
Accumulated Other Comprehensive Loss	(7,644)	(12,436)
Total Shareholders' Equity	1,389,462	1,485,186
Noncontrolling Interests	155,548	153,757
Total Equity	1,545,010	1,638,943
Total Liabilities and Equity	\$3,901,945	\$3,805,915
* Consolidated variable interest entities' assets held as collateral and debt included in the above balances (see Note 21):		
Property, net	\$46,610	\$47,085
Accrued Rent and Accounts Receivable, net	2,937	2,576
Cash and Cash Equivalents	8,188	12,189
Debt, net	47,919	97,223
See Notes to Consolidated Financial Statements.		

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WEINGARTEN REALTY INVESTORS
CONSOLIDATED STATEMENTS OF CASH FLOWS
(In thousands)

	Year Ended December 31,		
	2015	2014	2013
Cash Flows from Operating Activities:			
Net Income	\$181,222	\$307,579	\$265,156
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	145,940	150,616	157,665
Amortization of debt deferred costs and intangibles, net	2,650	3,641	(7,518)
Impairment loss	153	1,024	2,815
Equity in earnings of real estate joint ventures and partnerships, net	(19,300)	(22,317)	(35,112)
Gain on sale and acquisition of real estate joint venture and partnership interests	(879)	(1,718)	(33,670)
Gain on sale of property	(59,621)	(190,872)	(119,965)
Distributions of income from real estate joint ventures and partnerships, net	1,216	4,058	3,498
Changes in accrued rent and accounts receivable, net	(8,116)	(3,494)	(4,606)
Changes in unamortized lease costs and other assets, net	(14,617)	(16,299)	(19,587)
Changes in accounts payable, accrued expenses and other liabilities, net	4,184	2,890	18,420
Other, net	11,584	5,661	6,896
Net cash provided by operating activities	244,416	240,769	233,992
Cash Flows from Investing Activities:			
Acquisition of real estate and land	(221,779)	(43,587)	(105,765)
Development and capital improvements	(83,702)	(100,926)	(76,992)
Proceeds from sale of property and real estate equity investments, net	101,866	351,224	282,705
Change in restricted deposits and mortgage escrows	76,574	(75,299)	39,505
Notes receivable from real estate joint ventures and partnerships and other receivables - Advances	—	—	(289)
Notes receivable from real estate joint ventures and partnerships and other receivables - Collections	—	10,336	19,411
Real estate joint ventures and partnerships - Investments	(30,053)	(5,223)	(26,241)
Real estate joint ventures and partnerships - Distributions of capital	35,341	31,260	59,932
Purchase of investments	—	(3,000)	(58,836)
Proceeds from investments	1,250	51,788	—
Other, net	(473)	1,504	1,224
Net cash (used in) provided by investing activities	(120,976)	218,077	134,654
Cash Flows from Financing Activities:			
Proceeds from issuance of debt	448,083	4,500	573,542
Principal payments of debt	(240,505)	(508,997)	(449,629)
Changes in unsecured credit facilities	(39,500)	189,000	(66,000)
Proceeds from issuance of common shares of beneficial interest, net	42,572	7,987	5,968
Redemption of preferred shares of beneficial interest	(150,000)	—	(275,000)
Common and preferred dividends paid	(174,628)	(199,343)	(165,900)
Debt issuance and extinguishment costs paid	(9,878)	(463)	(6,716)
Distributions to noncontrolling interests	(5,478)	(21,055)	(20,151)
Contributions from noncontrolling interests	1,318	980	106,613
Other, net	3,555	158	599
Net cash used in financing activities	(124,461)	(527,233)	(296,674)
Net (decrease) increase in cash and cash equivalents	(1,021)	(68,387)	71,972
Cash and cash equivalents at January 1	23,189	91,576	19,604

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Cash and cash equivalents at December 31	\$22,168	\$23,189	\$91,576
Interest paid during the period (net of amount capitalized of \$3,252, \$3,302 and \$2,403, respectively)	\$79,580	\$91,277	\$106,918
Income taxes paid during the period	\$1,474	\$1,705	\$1,860
See Notes to Consolidated Financial Statements.			

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CONSOLIDATED STATEMENTS OF EQUITY

(In thousands)

Year Ended December 31, 2015, 2014 and 2013

	Preferred Shares of Beneficial Interest	Common Shares of Beneficial Interest	Additional Paid-In Capital	Net Income Less Than Accumulated Dividends	Accumulated Other Comprehensive Loss	Noncontrolling Interests	Total
Balance, January 1, 2013	\$7	\$3,663	\$1,934,183	\$(335,980)	\$(24,743)	\$163,025	\$1,740,155
Net income				220,262		44,894	265,156
Redemption of preferred shares	(5)		(257,051)	(17,944)			(275,000)
Shares issued under benefit plans		20	13,588				13,608
Dividends paid – common shares				(148,702)			(148,702)
Dividends paid – preferred shares				(17,198)			(17,198)
Distributions to noncontrolling interests						(20,151)	(20,151)
Contributions from noncontrolling interests						106,613	106,613
Acquisitions of noncontrolling interests			(16,177)			16,177	—
Other comprehensive income					20,541		20,541
Other, net			4,686	(975)		(755)	2,956
Balance, December 31, 2013	2	3,683	1,679,229	(300,537)	(4,202)	309,803	1,687,978
Net income				288,008		19,571	307,579
Shares issued under benefit plans		17	15,881				15,898
Dividends paid – common shares				(189,591)			(189,591)
Dividends paid – preferred shares				(9,752)			(9,752)
Distributions to noncontrolling interests						(21,055)	(21,055)
Contributions from noncontrolling interests						980	980
Acquisition of noncontrolling interests			11,015			(11,015)	—
Disposition of noncontrolling interests						(144,263)	(144,263)
Other comprehensive loss					(8,234)		(8,234)
Other, net			755	(1,088)		(264)	(597)
	2	3,700	1,706,880	(212,960)	(12,436)	153,757	1,638,943

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Balance, December 31, 2014							
Net income			174,352		6,870		181,222
Redemption of preferred shares	(2)	(140,311)	(9,687)				(150,000)
Issuance of common shares, net	34	40,294					40,328
Shares issued under benefit plans	10	8,989					8,999
Shares issued in exchange for noncontrolling interests		111		(111)		—	
Dividends paid – common shares			(170,755)				(170,755)
Dividends paid – preferred shares			(3,873)				(3,873)
Distributions to noncontrolling interests				(5,478)		(5,478)	
Contributions from noncontrolling interests				1,318		1,318	
Other comprehensive income				4,792			4,792
Other, net		279	43		(808)		(486)
Balance, December 31, 2015	\$—	\$3,744	\$1,616,242	\$ (222,880)	\$ (7,644)	\$ 155,548	\$1,545,010

See Notes to Consolidated Financial Statements.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Note 1. Summary of Significant Accounting Policies

Business

Weingarten Realty Investors is a REIT organized under the Texas Business Organizations Code. We currently operate, and intend to operate in the future, as a REIT.

We, and our predecessor entity, began the ownership and development of shopping centers and other commercial real estate in 1948. Our primary business is leasing space to tenants in the shopping centers we own or lease. We also provide property management services for which we charge fees to either joint ventures where we are partners or other outside owners.

We operate a portfolio of neighborhood and community shopping centers, totaling approximately 45.6 million square feet of gross leaseable area, that is either owned by us or others. We have a diversified tenant base, with our largest tenant comprising only 3.3% of base minimum rental revenues during 2015. Net operating income from continuing operations generated by our centers located in Houston and its surrounding areas was 17.9% of total net operating income from continuing operations for the year ended December 31, 2015, and an additional 10.2% of net operating income from continuing operations was generated in 2015 from centers that are located in other parts of Texas.

Basis of Presentation

Our consolidated financial statements include the accounts of our subsidiaries, certain partially owned real estate joint ventures or partnerships and VIEs which meet the guidelines for consolidation. All intercompany balances and transactions have been eliminated.

Our financial statements are prepared in accordance with GAAP. Such statements require management to make estimates and assumptions that affect the reported amounts on our consolidated financial statements. Actual results could differ from these estimates. We have evaluated subsequent events for recognition or disclosure in our consolidated financial statements.

Revenue Recognition

Rental revenue is generally recognized on a straight-line basis over the term of the lease, which generally begins the date the tenant takes control of the space. Revenue from tenant reimbursements of taxes, maintenance expenses and insurance is subject to our interpretation of lease provisions and is recognized in the period the related expense is recognized. Revenue based on a percentage of tenants' sales is recognized only after the tenant exceeds their sales breakpoint. In circumstances where we provide a tenant improvement allowance for improvements that are owned by the tenant, we recognize the allowance as a reduction of rental revenue on a straight-line basis over the term of the lease. Other revenue is income from contractual agreements with third parties, tenants or partially owned real estate joint ventures or partnerships, which is recognized as the related services are performed under the respective agreements.

Property

Real estate assets are stated at cost less accumulated depreciation. Depreciation is computed using the straight-line method, generally over estimated useful lives of 18-40 years for buildings and 10-20 years for parking lot surfacing and equipment. Major replacements where the betterment extends the useful life of the asset are capitalized, and the replaced asset and corresponding accumulated depreciation are removed from the accounts. All other maintenance and repair items are charged to expense as incurred.

Acquisitions of properties are accounted for utilizing the acquisition method and, accordingly, the results of operations of an acquired property are included in our results of operations from the date of acquisition. Estimates of fair values are based upon estimated future cash flows and other valuation techniques in accordance with our fair value measurements accounting policy. Fair values are used to allocate and record the purchase price of acquired property among land, buildings on an "as if vacant" basis, tenant improvements, other identifiable intangibles and any goodwill or gain on purchase. Other identifiable intangible assets and liabilities include the effect of out-of-market leases, the value of having leases in place ("as is" versus "as if vacant" and absorption costs), out-of-market assumed mortgages and tenant relationships. Depreciation and amortization is computed using the straight-line method, generally over estimated useful lives of 40 years for buildings and over the lease term which includes bargain renewal options for other identifiable intangible assets. Acquisition costs are expensed as incurred.

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Property also includes costs incurred in the development and redevelopment of operating properties. These properties are carried at cost, and no depreciation is recorded on these assets until rent commences or no later than one year from the completion of major construction. These costs include preacquisition costs directly identifiable with the specific project, development and construction costs, interest and real estate taxes. Indirect development costs, including salaries and benefits, travel and other related costs that are directly attributable to the development of the property, are also capitalized. The capitalization of such costs ceases at the earlier of one year from the completion of major construction or when the property, or any completed portion, becomes available for occupancy.

Property also includes costs for tenant improvements paid by us, including reimbursements to tenants for improvements that are owned by us and will remain our property after the lease expires.

Property identified for sale is reviewed to determine if it qualifies as held for sale based on the following criteria: management has approved and is committed to the disposal plan, the assets are available for immediate sale, an active plan is in place to locate a buyer, the sale is probable and expected to qualify as a completed sale within a year, the sales price is reasonable in relation to the current fair value, and it is unlikely that significant changes will be made to the sales plan or that the sales plan will be withdrawn. Upon qualification, these properties are segregated and classified as held for sale at the lower of cost or fair value less costs to sell. Prior to April 1, 2014, the disposed property's related operating results were reclassified into discontinued operations. Upon the adoption of new guidance, as of April 1, 2014, our individual property disposals no longer qualify for discontinued operations presentation; thus, the results of these disposals remain in income from continuing operations and any associated gains are included in gain on sale of property.

Some of our properties are held in single purpose entities. A single purpose entity is a legal entity typically established at the request of a lender solely for the purpose of owning a property or group of properties subject to a mortgage.

There may be restrictions limiting the entity's ability to engage in an activity other than owning or operating the property, assuming or guaranteeing the debt of any other entity, or dissolving itself or declaring bankruptcy before the debt has been repaid. Most of our single purpose entities are 100% owned by us and are consolidated in our consolidated financial statements.

Real Estate Joint Ventures and Partnerships

To determine the method of accounting for partially owned real estate joint ventures and partnerships, management determines whether an entity is a VIE and, if so, determines which party is the primary beneficiary by analyzing whether we have both the power to direct the entity's significant economic activities and the obligation to absorb potentially significant losses or receive potentially significant benefits. Significant judgments and assumptions inherent in this analysis include the design of the entity structure, the nature of the entity's operations, future cash flow projections, the entity's financing and capital structure, and contractual relationships and terms. We consolidate a VIE when we have determined that we are the primary beneficiary.

Primary risks associated with our involvement with our VIEs include the potential funding of the entities' debt obligations or making additional contributions to fund the entities' operations.

Partially owned, non-variable interest real estate joint ventures and partnerships over which we have a controlling financial interest are consolidated in our consolidated financial statements. In determining if we have a controlling financial interest, we consider factors such as ownership interest, authority to make decisions, kick-out rights and substantive participating rights. Partially owned real estate joint ventures and partnerships where we do not have a controlling financial interest, but have the ability to exercise significant influence, are accounted for using the equity method.

Management continually analyzes and assesses reconsideration events, including changes in the factors mentioned above, to determine if the consolidation or equity method treatment remains appropriate.

Unamortized Lease Costs, net

Lease costs represent the initial direct costs incurred in origination, negotiation and processing of a lease agreement. Such costs include outside broker commissions and other independent third party costs, as well as salaries and benefits, travel and other internal costs directly related to completing a lease and are amortized over the life of the lease on a straight-line basis. Costs related to supervision, administration, unsuccessful origination efforts and other activities not directly related to completed lease agreements are charged to expense as incurred.

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Accrued Rent and Accounts Receivable, net

Receivables include base rents, tenant reimbursements and receivables attributable to the straight-lining of rental commitments. An allowance for the uncollectible portion of accrued rents and accounts receivable is determined based upon an analysis of balances outstanding, historical bad debt levels, tenant creditworthiness and current economic trends. Additionally, estimates of the expected recovery of pre-petition and post-petition claims with respect to tenants in bankruptcy are considered in assessing the collectibility of the related receivables. Management's estimate of the collectibility of accrued rents and accounts receivable is based on the best information available to management at the time of evaluation.

Cash and Cash Equivalents

All highly liquid investments with original maturities of three months or less are considered cash equivalents. Cash and cash equivalents are primarily held at major financial institutions in the U.S. We had cash and cash equivalents in certain financial institutions in excess of federally insured levels. We have diversified our cash and cash equivalents amongst several banking institutions in an attempt to minimize exposure to any one of these entities. We believe we are not exposed to any significant credit risk and regularly monitor the financial stability of these financial institutions.

Restricted Deposits and Mortgage Escrows

Restricted deposits and mortgage escrows consist of escrow deposits held by lenders primarily for property taxes, insurance and replacement reserves and restricted cash that is held for a specific use or in a qualified escrow account for the purposes of completing like-kind exchange transactions.

Our restricted deposits and mortgage escrows consists of the following (in thousands):

	December 31,	
	2015	2014
Restricted cash ⁽¹⁾	\$1,952	\$77,739
Mortgage escrows	1,122	2,259
Total	\$3,074	\$79,998

(1) The decrease between the periods presented is primarily attributable to the use of \$77.4 million from a qualified escrow account for the purpose of completing like-kind exchange transactions.

Other Assets, net

Other assets include an asset related to the debt service guaranty (see Note 6 for further information), tax increment revenue bonds, investments, investments held in a grantor trust, deferred tax assets, prepaid expenses, interest rate derivatives, the value of above-market leases and the related accumulated amortization, deferred debt costs associated with our revolving credit facilities and other miscellaneous receivables. Investments held in a grantor trust and investments in mutual funds are adjusted to fair value at each period with changes included in our Consolidated Statements of Operations. The value of our investments in mutual funds approximates the cost basis. Investments held to maturity are carried at amortized cost and are adjusted using the interest method for amortization of premiums and accretion of discounts. Our tax increment revenue bonds have been classified as held to maturity and are recorded at amortized cost offset by a recognized credit loss (see Note 22 for further information). Above-market leases are amortized as adjustments to rental revenues over terms of the acquired leases. Deferred debt costs, including those classified in debt, are amortized primarily on a straight-line basis, which approximates the effective interest rate method, over the terms of the debt. Other miscellaneous receivables have a reserve applied to the carrying amount when it becomes apparent that conditions exist that may lead to our inability to fully collect on outstanding amounts due. Such conditions include delinquent or late payments on receivables, deterioration in the ongoing relationship with the borrower and other relevant factors. We would establish a reserve when expected loss conditions exist by reviewing the borrower's ability to generate revenues to meet debt service requirements and assessing the fair value of any collateral.

Derivatives and Hedging

We manage interest cost using a combination of fixed-rate and variable-rate debt. To manage our interest rate risk, we occasionally hedge the future cash flows of our existing floating-rate debt or anticipated fixed-rate debt issuances, as well as changes in the fair value of our existing fixed-rate debt instruments, principally through interest rate contracts

with major financial institutions. Interest rate contracts that meet specific criteria are accounted for as either a cash flow or fair value hedge.

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Cash Flow Hedges of Interest Rate Risk:

Our objective in using interest rate derivatives is to add stability to interest expense and to manage our exposure to interest rate movements. To accomplish this objective, we primarily use interest rate swap contracts as part of our interest rate risk management strategy. Interest rate swap contracts designated as cash flow hedges involve the receipt of variable amounts from a counterparty in exchange for us making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

The effective portion of changes in the fair value of derivatives designated and that qualify as cash flow hedges is recorded in accumulated other comprehensive loss and is subsequently reclassified into earnings in the period that the hedged forecasted transaction affects earnings. For hedges of fixed-rate debt issuances, the interest rate contracts are cash settled upon the pricing of the debt, with amounts deferred in accumulated other comprehensive loss and amortized as an increase/decrease to interest expense over the originally hedged period.

The ineffective portion of the change in fair value of the derivatives is recognized directly in earnings.

Fair Value Hedges of Interest Rate Risk:

We are exposed to changes in the fair value of certain of our fixed-rate obligations due to changes in benchmark interest rates, such as LIBOR. We use interest rate derivatives to manage our exposure to changes in fair value on these instruments attributable to changes in the benchmark interest rate. Interest rate swap contracts designated as fair value hedges involve the receipt of fixed-rate amounts from a counterparty in exchange for us making variable-rate payments over the life of the agreements without the exchange of the underlying notional amount. Changes in the fair value of interest rate contracts designated as fair value hedges, as well as changes in the fair value of the related debt being hedged, are recorded in earnings each reporting period.

Sales of Real Estate

Sales of real estate include the sale of tracts of land within a shopping center development, property adjacent to shopping centers, operating properties, newly developed properties, investments in real estate joint ventures and partnerships and partial sales to real estate joint ventures and partnerships in which we participate.

Profits on sales of real estate are not recognized until (a) a sale is consummated; (b) the buyer's initial and continuing investments are adequate to demonstrate a commitment to pay; (c) the seller's receivable is not subject to future subordination; and (d) we have transferred to the buyer the usual risks and rewards of ownership in the transaction, and we do not have a substantial continuing involvement with the property.

We recognize gains on the sale of real estate to joint ventures and partnerships in which we participate to the extent we receive cash from the joint venture or partnership, if it meets the sales criteria in accordance with GAAP, and we do not have a commitment to support the operations of the real estate joint venture or partnership to an extent greater than our proportionate interest in the real estate joint venture or partnership.

Impairment

Our property is reviewed for impairment if events or changes in circumstances indicate that the carrying amount of the property, including any capitalized costs and any identifiable intangible assets, may not be recoverable.

If such an event occurs, a comparison is made of the current and projected operating cash flows of each such property into the foreseeable future, with consideration of applicable holding periods, on an undiscounted basis to the carrying amount of such property. If we determine the carrying amount is not recoverable, our basis in the property is reduced to its estimated fair value to reflect impairment in the value of the asset. Fair values are determined by management utilizing cash flow models, market capitalization rates and market discount rates, or by obtaining third-party broker or appraisal estimates in accordance with our fair value measurements accounting policy.

We review economic considerations at each reporting period, including the effects of tenant bankruptcies, the suspension of tenant expansion plans for new development projects, declines in real estate values, and any changes to plans related to our new development properties including land held for development, to identify properties where we believe market values may be deteriorating. Determining whether a property is impaired and, if impaired, the amount of write-down to fair value requires a significant amount of judgment by management and is based on the best information available to management at the time of evaluation. If market conditions deteriorate or management's plans for certain properties change, additional write-downs could be required in the future.

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Our investment in partially owned real estate joint ventures and partnerships is reviewed for impairment each reporting period. The ultimate realization is dependent on a number of factors, including the performance of each investment and market conditions. We will record an impairment charge if we determine that a decline in the estimated fair value of an investment below its carrying amount is other than temporary. There is no certainty that impairments will not occur in the future if market conditions decline or if management's plans for these investments change.

Our investments in tax increment revenue bonds are reviewed for impairment, including the evaluation of changes in events or circumstances that may indicate that the carrying amount of the investment may not be recoverable. Realization is dependent on a number of factors, including investment performance, market conditions and payment structure. We will record an impairment charge if we determine that a decline in the value of the investment below its carrying amount is other than temporary, recovery of its cost basis is uncertain, and/or it is uncertain if the investment will be held to maturity.

Interest Capitalization

Interest is capitalized on land under development and buildings under construction based on rates applicable to borrowings outstanding during the period and the weighted average balance of qualified assets under development/construction during the period.

Interest Expense in Discontinued Operations

Interest expense that is specifically identifiable to property, both held for sale and sold and qualifies as discontinued operations, is included in operating income from discontinued operations in our consolidated financial statements. We do not allocate other consolidated interest to operating income from discontinued operations because the interest savings to be realized from the proceeds of the sale of these operations is not material.

Income Taxes

We have elected to be treated as a REIT under the Internal Revenue Code of 1986, as amended. As a REIT, we generally will not be subject to corporate level federal income tax on taxable income we distribute to our shareholders. To be taxed as a REIT, we must meet a number of requirements including defined percentage tests concerning the amount of our assets and revenues that come from, or are attributable to, real estate operations. As long as we distribute at least 90% of the taxable income of the REIT (without regard to capital gains or the dividends paid deduction) to our shareholders as dividends, we will not be taxed on the portion of our income we distribute as dividends unless we have ineligible transactions.

The Tax Relief Extension Act of 1999 gave REITs the ability to conduct activities which a REIT was previously precluded from doing as long as such activities are performed in entities which have elected to be treated as taxable REIT subsidiaries under the IRS code. These activities include buying or developing properties with the express purpose of selling them. We conduct certain of these activities in a taxable REIT subsidiary that we have created. We calculate and record income taxes in our consolidated financial statements based on the activities in this entity. Deferred tax assets and liabilities are recognized for the estimated future tax consequences attributable to differences between our carrying amounts of existing assets and liabilities and their respective tax bases and net operating loss and tax credit carry-forwards. These are measured using enacted tax rates in effect for the year in which those temporary differences are expected to be recovered or settled. A valuation allowance for deferred tax assets is established for those assets when we do not consider the realization of such assets to be more likely than not. Additionally, GAAP prescribes a recognition threshold and measurement attribute for the financial statement recognition of a tax position taken, or expected to be taken, in a tax return. A tax position may only be recognized in the consolidated financial statements if it is more likely than not that the tax position will be sustained upon examination. We believe it is more likely than not that our tax positions will be sustained in any tax examinations. In addition, we are subject to the State of Texas business tax ("Texas Franchise Tax"), which is determined by applying a tax rate to a base that considers both revenues and expenses. Therefore, the Texas Franchise Tax is considered an income tax and is accounted for accordingly.

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Share-Based Compensation

We have share option and restricted share award plans. In November 2011, we announced changes to the long-term incentive program under our Amended and Restated 2010 Long-Term Incentive Plan ("2011 Program Changes"). Currently, grants of awards will incorporate both service-based and market-based measures for restricted share awards to promote share ownership among the participants and to emphasize the importance of total shareholder return. The terms of each grant vary depending upon the participant's responsibilities and position within the Company. All awards are recorded at fair value on the date of grant and earn dividends throughout the vesting period. Compensation expense is measured at the grant date and recognized over the vesting period. All share awards are awarded subject to the participant's continued employment with us.

The share awards are subject to a three-year cliff vesting basis. Service-based and market-based share awards are subject to the achievement of select performance goals as follows:

Service-based awards and accumulated dividends typically vest three years from the grant date. These grants are subject only to continued employment and not dependent on future performance measures. Accordingly, if such vesting criteria are not met, compensation cost previously recognized would be reversed.

Market-based awards vest based upon the performance metrics at the end of a three-year period. These awards are based 50% on our three-year relative total shareholder return ("TSR") as compared to the FTSE NAREIT U.S. Shopping Center Index. The other 50% is tied to our three-year absolute TSR. At the end of a three-year period, the performance measures are analyzed; the actual number of shares earned is determined; and the earned shares and the accumulated dividends vest. The probability of meeting the market criteria is considered when calculating the estimated fair value on the date of grant using a Monte Carlo simulation. These awards are accounted for as awards with market criteria, with compensation cost recognized over the service period, regardless of whether the market criteria are achieved and the awards are ultimately earned and vest.

Share options granted to non-officers prior to the 2011 Program Changes vest ratably over a three-year period beginning after the grant date, and share options and restricted shares for officers vest ratably over a five-year period after the grant date. Restricted shares granted to trust managers and share options or awards granted to retirement eligible employees are expensed immediately. Restricted shares have the same rights of a common shareholder, including the right to vote and receive dividends, except as otherwise provided by our Management Development and Executive Compensation Committee.

The grant price for our options is calculated as an average of the high and low of the quoted fair value of our common shares on the date of grant. Issued options generally expire upon the earlier of termination of employment or 10 years from the date of grant, and restricted shares for officers and trust managers are granted at no purchase price. Our policy is to recognize compensation expense for equity awards ratably over the vesting period, except for retirement eligible amounts.

The fair value of share options was estimated on the date of grant using the Black-Scholes option pricing method based on certain expected weighted average assumptions; including the dividend yield, the expected volatility, the expected life and the risk free interest rate. The dividend yield was an average of the historical yields at each record date over the estimated expected life. We estimated volatility using our historical volatility data for a period of 10 years, and the expected life was based on historical data from an option valuation model of employee exercises and terminations. The risk-free rate was based on the U.S. Treasury yield curve.

Retirement Benefit Plans

Defined Benefit Plan:

We sponsor a noncontributory cash balance retirement plan ("Retirement Plan") under which an account is maintained for each participant. Annual additions to each participant's account include a service credit ranging from 3%-5% of compensation, depending on years of service, and an interest credit of 4.5%. Vesting generally occurs after three years of service.

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Investments of Plan Assets

Our investment policy for our plan assets has been to determine the objectives for structuring a retirement savings program suitable to the long-term needs and risk tolerances of participants, to select appropriate investments to be offered by the plan and to establish procedures for monitoring and evaluating the performance of the investments of the plan. Our overall plan objectives for selecting and monitoring investment options are to promote and optimize retirement wealth accumulation; to provide a full range of asset classes and investment options that are intended to help diversify the portfolio to maximize return within reasonable and prudent levels of risk; to control costs of administering the plan; and to manage the investments held by the plan.

The selection of investment options is determined using criteria based on the following characteristics: fund history, relative performance, investment style, portfolio structure, manager tenure, minimum assets, expenses and operation considerations. Investment options selected for use in the plan are reviewed at least on a semi-annual basis to evaluate material changes from the selection criteria. Asset allocation is used to determine how the investment portfolio should be split between stocks, bonds and cash. The asset allocation decision is influenced by investment time horizon; risk tolerance; and investment return objectives. The primary factor in establishing asset allocation is demographics of the plan, including attained age and future service. A broad market diversification model is used in considering all these factors, and the percentage allocation to each investment category may also vary depending upon market conditions.

Re-balancing of the allocation of plan assets occurs semi-annually.

Defined Contribution Plans:

Effective January 1, 2012, we amended our two separate and independent nonqualified supplemental retirement plans ("SRP") for certain employees to be defined contribution plans. These unfunded plans provide benefits in excess of the statutory limits of our noncontributory cash balance retirement plan. For active participants as of January 1, 2012, annual additions to each participant's account include an actuarially-determined service credit ranging from 3% to 5% and an interest credit of 4.5%. Vesting generally occurs between five and 10 years of service. We have elected to use the actuarial present value of the vested benefits to which the participant was entitled if the participant separated immediately from the SRP, as permitted by GAAP.

The SRP participants' account balances, prior to January 1, 2012, were converted to a cash balance retirement plan which no longer receives service credits but continues to receive a 7.5% interest credit for active participants and a December 31 90-day LIBOR rate plus .50% for inactive participants.

We have a Savings and Investment Plan pursuant to which eligible employees may elect to contribute from 1% of their salaries to the maximum amount established annually by the IRS. Employee contributions are matched by us at the rate of 50% for the first 6% of the employee's salary. The employees vest in the employer contributions ratably over a five-year period.

Deferred Compensation Plan

We have a deferred compensation plan for eligible employees allowing them to defer portions of their current cash salary or share-based compensation. Deferred amounts are deposited in a grantor trust, which are included in net other assets, and are reported as compensation expense in the year service is rendered. Cash deferrals are invested based on the employee's investment selections from a mix of assets selected using a broad market diversification model.

Deferred share-based compensation cannot be diversified, and distributions from this plan are made in the same form as the original deferral.

Fair Value Measurements

Certain financial instruments, estimates and transactions are required to be calculated, reported and/or recorded at fair value. The estimated fair values of such financial items, including debt instruments, impaired assets, acquisitions, investment securities and derivatives, have been determined using a market-based measurement. This measurement is determined based on the assumptions that management believes market participants would use in pricing an asset or liability; including, market capitalization rates, discount rates, current operating income, local economics and other factors. As a basis for considering market participant assumptions in fair value measurements, GAAP establishes a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the reporting entity's own assumptions about market participant assumptions (unobservable inputs

classified within Level 3 of the hierarchy).

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Level 1 inputs utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that we have the ability to access. Level 2 inputs are inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs may include quoted prices for similar assets and liabilities in active markets, as well as inputs that are observable for the asset or liability (other than quoted prices), such as interest rates and yield curves that are observable at commonly quoted intervals. Level 3 inputs are unobservable inputs for the asset or liability, which is typically based on an entity's own assumptions, as there is little, if any, related market activity. In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. Our assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment, and considers factors specific to the asset or liability. The fair value of such financial instruments, estimates and transactions was determined using available market information and appropriate valuation methodologies as prescribed by GAAP. Internally developed and third party fair value measurements, including the unobservable inputs, are evaluated by management with sufficient experience for reasonableness based on current market knowledge, trends and transactional experience in the real estate and capital markets. Our valuation policies and procedures are determined by our Accounting Group, which reports to the Chief Financial Officer and the results of significant impairment transactions are discussed with the Audit Committee on a quarterly basis.

Fair value estimates are based on limited available market information for similar transactions, including our tax increment revenue bonds, investments held to maturity and debt, and there can be no assurance that the disclosed value of any financial instrument could be realized by immediate settlement of the instrument. The following provides information about the methods used to estimate the fair value of the our financial instruments, including their estimated fair values:

Investments and Deferred Compensation Plan Obligations

Investments in mutual funds held in a grantor trust and mutual funds are valued based on publicly-quoted market prices for identical assets. The deferred compensation plan obligations corresponds to the value of our investments held in a grantor trust. Investments held to maturity are carried at amortized cost and are adjusted using the interest method for amortization of premiums and accretion of discounts.

Derivative Instruments

We use interest rate contracts with major financial institutions to manage our interest rate risk. The valuation of these instruments is determined based on assumptions that management believes market participants would use in pricing, using widely accepted valuation techniques including discounted cash flow analysis on the expected cash flows of each derivative. This analysis reflects the contractual terms of the derivatives, including the period to maturity, and uses observable market-based inputs, including interest rate curves and implied volatilities. The fair values of our interest rate contracts have been determined using the market standard methodology of netting the discounted future fixed cash receipts (or payments) and the discounted expected variable cash payments (or receipts). The variable cash payments (or receipts) are based on an expectation of future interest rates (forward curves) derived from observable market interest rate curves.

We incorporate credit valuation adjustments to appropriately reflect both our own nonperformance risk and the respective counter-party's nonperformance risk in the fair value measurements. In adjusting the fair value of our derivative contracts for the effect of nonperformance risk, we have considered the impact of netting and any applicable credit enhancements, such as collateral, thresholds and guarantees. An accounting policy election was made to measure the credit risk of its derivative financial instruments that are subject to master netting agreements on a net basis by counterparty portfolio.

Although we have determined that the majority of the inputs used to value our derivatives fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with our derivatives utilize Level 3 inputs, such as estimates of current credit spreads to evaluate the likelihood of default by ourselves and our counter-parties. However, we have assessed the significance of the impact of the credit valuation adjustments on the overall valuation of our derivative positions and have determined that the credit valuation adjustments are not significant to the overall valuation of our derivatives. As a result, we have determined that the derivative valuations in their entirety are

classified in Level 2 of the fair value hierarchy.

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Tax Increment Revenue Bonds

The fair value estimates of our held to maturity tax increment revenue bonds, which were issued by the Agency in connection with our investment in a development project in Sheridan, Colorado, are based on assumptions that management believes market participants would use in pricing, using widely accepted valuation techniques including discounted cash flow analysis based on the expected future sales tax revenues of the development project. This analysis reflects the contractual terms of the bonds, including the period to maturity, and uses observable market-based inputs, such as market discount rates and unobservable market-based inputs, such as future growth and inflation rates.

Debt

The fair value of our debt may be based on quoted market prices for publicly-traded debt, on a third-party established benchmark for inactively traded debt and on the discounted estimated future cash payments to be made for non-traded debt. For inactively traded debt, our third-party provider establishes a benchmark for all REIT securities based on the largest, most liquid and most frequent investment grade securities in the REIT bond market. This benchmark is then adjusted to consider how a market participant would be compensated for risk premiums such as, longevity of maturity dates, lack of liquidity and credit quality of the issuer. The discount rates used approximate current lending rates for loans or groups of loans with similar maturities and credit quality, assumes the debt is outstanding through maturity and considers the debt's collateral (if applicable). We have utilized market information as available or present value techniques to estimate the amounts required to be disclosed.

Reportable Segments

Our primary focus is to lease space to tenants in shopping centers that we own, lease or manage. We evaluate the performance of the reportable segments based on net operating income, defined as total revenues less operating expenses and real estate taxes. Management does not consider the effect of gains or losses from the sale of property or interests in real estate joint ventures and partnerships in evaluating segment operating performance.

No individual property constitutes more than 10% of our revenues, net operating income or assets, and we have no operations outside of the United States of America. Therefore, our properties have been aggregated into one reportable segment since such properties and the tenants thereof each share similar economic and operating characteristics.

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Accumulated Other Comprehensive Loss

Changes in accumulated other comprehensive loss by component consists of the following (in thousands):

	Gain on Investments	Gain on Cash Flow Hedges	Defined Benefit Pension Plan	Total
Balance, December 31, 2014	\$(656)	\$(3,416)	\$16,508	\$12,436
Change excluding amounts reclassified from accumulated other comprehensive loss	99	(1,946)	1,276	(571)
Amounts reclassified from accumulated other comprehensive loss		(2,798) ⁽²⁾	(1,423) ⁽³⁾	(4,221)
Net other comprehensive loss (income)	99	(4,744)	(147)	(4,792)
Balance, December 31, 2015	\$(557)	\$(8,160)	\$16,361	\$7,644
	Gain on Investments	Gain on Cash Flow Hedges	Defined Benefit Pension Plan	Total
Balance, December 31, 2013	\$(340)	\$(1,233)	\$5,775	\$4,202
Change excluding amounts reclassified from accumulated other comprehensive loss	(354)	(131)	11,118	10,633
Amounts reclassified from accumulated other comprehensive loss	38	(1) (2,052) ⁽²⁾	(385) ⁽³⁾	(2,399)
Net other comprehensive (income) loss	(316)	(2,183)	10,733	8,234
Balance, December 31, 2014	\$(656)	\$(3,416)	\$16,508	\$12,436

(1) This reclassification component is included in interest and other income.

(2) This reclassification component is included in interest expense (see Note 7 for additional information).

(3) This reclassification component is included in the computation of net periodic benefit cost (see Note 18 for additional information).

Reclassifications

We reclassified prior years' net debt issuance costs associated with our revolving credit facilities of \$2.3 million to Other, net assets to conform to the current year presentation. This amount was previously reported in Unamortized Debt and Lease Costs, net in our consolidated balance sheet. This reclassification had no impact on previously reported total assets.

Retrospective Application of Accounting Standard Update

The retrospective application of adopting a new ASU on prior years' consolidated balance sheet was made to conform to the current year presentation. The impact of this change is described in Note 2.

Note 2. Newly Issued Accounting Pronouncements

In April 2014, the FASB issued ASU No. 2014-08, "Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity." This ASU amends the criteria for reporting discontinued operations while enhancing disclosures in this area. The provisions of ASU No. 2014-08 was effective for us prospectively on January 1, 2015; however, early adoption was permitted. We adopted this update effective April 1, 2014. The adoption resulted in individual center disposals no longer qualifying for discontinued operations presentation; thus, the results of these disposals will remain in income from continuing operations, and any associated gains are included in gain on sale of property. Centers sold or classified as held for sale prior to April 1, 2014, are not subject to ASU No. 2014-08 and therefore, continue to be classified as discontinued operations using the previous definition.

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In May 2014, the FASB issued ASU No. 2014-09, "Revenue from Contracts with Customers." This ASU's core objective is for an entity to recognize revenue based on the consideration it expects to receive in exchange for goods or services. Additionally, this ASU requires entities to use a single model in accounting for revenues derived from contracts with customers. ASU No. 2014-09 replaces prior guidance regarding the recognition of revenue from sales of real estate, except for revenue from sales that are part of a sale-leaseback transaction. The provisions of ASU No. 2014-09, as amended in ASU No. 2015-14, are effective for us on January 1, 2018, and are required to be applied either on a retrospective or a modified retrospective approach. We are currently assessing the impact, if any, that the adoption of this ASU will have on our consolidated financial statements.

In August 2014, the FASB issued ASU No. 2014-15, "Disclosure of Uncertainties about an Entity's Ability to Continue as a Going Concern." This ASU's core objective is that management should evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern within one year after the date that the financial statements are issued or are available to be issued. The provisions of ASU No. 2014-15 are effective for us as of December 31, 2016, and early adoption is permitted. We do not expect the adoption of this update to have any impact to our consolidated financial statements.

In February 2015, the FASB issued ASU No. 2015-02, "Amendments to the Consolidation Analysis." This ASU amends the consolidation analysis required under GAAP and requires management to reevaluate all previous consolidation conclusions. ASU No. 2015-02 considers limited partnerships as VIEs, unless the limited partners have either substantive kick-out or participating rights. The presumption that a general partner should consolidate a limited partnership has also been eliminated. The ASU amends the effect that fees paid to a decision maker or service provider have on the consolidation analysis, as well as amends how variable interests held by a reporting entity's related parties affect the consolidation conclusion. The ASU also clarifies how to determine whether equity holders as a group have power over an entity. The provisions of ASU No. 2015-02 are effective for us as of January 1, 2016, and early adoption is permitted. We are currently assessing the impact that the adoption of this ASU will have on our consolidated financial statements. At the date of this filing, we anticipate we will report 10 additional entities as VIEs since the limited partners in these entities do not have either substantive kick-out or participating rights. Although the impact of these additional VIEs will result in additional reporting requirements, we do not anticipate the assessment will impact our consolidated balance sheets or consolidated statements of operations or cash flows as the consolidation status of these entities are not expected to change.

In April 2015, the FASB issued ASU No. 2015-03, "Simplifying the Presentation of Debt Issuance Costs." The ASU requires debt issuance costs related to a recognized debt liability be presented in the balance sheet as a direct deduction from the carrying amount of that debt liability, and amortization of the debt issuance costs will continue to be reported as interest expense. The provisions of ASU No. 2015-03 are effective for us as of January 1, 2016, and are required to be applied retrospectively. Early adoption of ASU No. 2015-03 is permitted. We early adopted this update effective December 31, 2015. The early adoption did not have any impact on our consolidated statements of operations or cash flows; however, Debt, net and unamortized debt costs in our consolidated balance sheets has decreased \$10.1 million and \$8.2 million as of December 31, 2015 and 2014, respectively.

In August 2015, the FASB issued ASU No. 2015-15, "Presentation and Subsequent Measurement of Debt Issuance Costs Associated with Line-of-Credit Arrangements." The ASU clarifies the SEC staff's position on presenting and measuring debt issuance costs associated with the line-of credit arrangement. The SEC staff announced that they would "not object to an entity deferring and presenting debt issuance costs as an asset and subsequently amortizing the deferred debt issuance costs ratably over the term of the line-of-credit arrangement." The provisions of ASU No. 2015-15 were effective for us upon issuance and had no impact to our consolidated financial statements.

In September 2015, FASB issued ASU No. 2015-16, "Simplifying the Accounting for Measurement-Period Adjustments." This ASU will allow measurement-period adjustments associated with business combinations recorded in the reporting period in which the adjustment amounts are determined, rather than retrospectively, as if the accounting for the business combination had been completed as of the acquisition date. The provisions of ASU No. 2015-16 are effective for us as of January 1, 2016, and early adoption is permitted. We do not expect the adoption of this ASU to have a material impact to our consolidated financial statements.

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In January 2016, FASB issued ASU No. 2016-01, "Recognition and Measurement of Financial Assets and Financial Liabilities." This ASU will require equity investments, excluding those investments accounted for under the equity method of accounting or those that result in consolidation of the investee, to be measured at fair value with the changes in fair value recognized in net income; will simplify the impairment assessment of those investments; will eliminate the disclosure of the method(s) and significant assumptions used to estimate the fair value for financial instruments measured at amortized cost and change the fair value calculation for those investments; will change the disclosure in other comprehensive income for financial liabilities that are measured at fair value in accordance with the fair value options for financial instruments; and will clarify that a deferred asset related to available-for-sale securities should be included in an entity's evaluation for a valuation allowance. The provisions of ASU No. 2016-01 are effective for us as of January 1, 2018. We are currently assessing the impact, if any, that the adoption of this ASU will have on our consolidated financial statements.

Note 3. Property

Our property consisted of the following (in thousands):

	December 31,	
	2015	2014
Land	\$929,958	\$821,614
Land held for development	95,524	103,349
Land under development	17,367	24,297
Buildings and improvements	3,152,215	3,061,616
Construction in-progress	67,895	65,218
Total	\$4,262,959	\$4,076,094

During the year ended December 31, 2015, we sold 11 centers and other property. Aggregate gross sales proceeds from these transactions approximated \$107.7 million and generated gains of approximately \$59.6 million. Also, during the year ended December 31, 2015, we acquired seven centers and other property with an aggregate gross purchase price of approximately \$240.2 million and invested \$26.1 million in new development projects.

At December 31, 2015, one center, totaling \$53.2 million before accumulated depreciation, was classified as held for sale. At December 31, 2014, one center, totaling \$9.4 million before accumulated depreciation, was classified as held for sale. Neither of these centers qualified to be reported as discontinued operations, and each was sold subsequent to the applicable reporting period.

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Note 4. Investment in Real Estate Joint Ventures and Partnerships

We own interests in real estate joint ventures or limited partnerships and have tenancy-in-common interests in which we exercise significant influence, but do not have financial and operating control. We account for these investments using the equity method, and our interests range from 20% to 75% for the periods presented. Combined condensed financial information of these ventures (at 100%) is summarized as follows (in thousands):

	December 31,	
	2015	2014
Combined Condensed Balance Sheets		
ASSETS		
Property	\$1,290,784	\$1,331,445
Accumulated depreciation	(293,474)	(279,067)
Property, net	997,310	1,052,378
Other assets, net ⁽¹⁾	130,251	125,332
Total Assets	\$1,127,561	\$1,177,710
LIABILITIES AND EQUITY		
Debt, net (primarily mortgages payable) ⁽¹⁾	\$345,186	\$379,258
Amounts payable to Weingarten Realty Investors and Affiliates	12,285	13,749
Other liabilities, net	29,509	26,226
Total Liabilities	386,980	419,233
Equity	740,581	758,477
Total Liabilities and Equity	\$1,127,561	\$1,177,710

Effective December 31, 2015, ASU No. 2015-03, "Simplifying the Presentation of Debt Issuance Costs" was (1) adopted. Reclassification of prior year's amounts was made to conform to the current year presentation. See Note 2 for additional information.

	Year Ended December 31,		
	2015	2014	2013
Combined Condensed Statements of Operations			
Revenues, net	\$148,875	\$153,301	\$165,365
Expenses:			
Depreciation and amortization	37,771	40,235	45,701
Interest, net	17,053	22,657	28,787
Operating	26,797	27,365	28,929
Real estate taxes, net	18,525	18,159	18,929
General and administrative	839	916	934
Provision for income taxes	197	417	278
Impairment loss	7,487	1,526	1,887
Total	108,669	111,275	125,445
Operating income	\$40,206	\$42,026	\$39,920

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Our investment in real estate joint ventures and partnerships, as reported in our Consolidated Balance Sheets, differs from our proportionate share of the entities' underlying net assets due to basis differences, which arose upon the transfer of assets to the joint ventures. The net positive basis differences, which totaled \$4.9 million and \$5.2 million at December 31, 2015 and 2014, respectively, are generally amortized over the useful lives of the related assets. Our real estate joint ventures and partnerships have determined from time to time that the carrying amount of certain centers was not recoverable and that the centers should be written down to fair value. For the year ended December 31, 2015, 2014 and 2013, our unconsolidated real estate joint ventures and partnerships recorded an impairment charge of \$7.5 million, \$1.5 million and \$1.9 million, respectively, associated primarily on various centers that have been marketed and sold during the period.

Fees earned by us for the management of these real estate joint ventures and partnerships totaled \$4.5 million in 2015, \$4.6 million in 2014 and \$5.0 million in 2013.

During 2015, we sold one center held in a 50% owned unconsolidated real estate joint venture for approximately \$1.1 million, of which our share of the gain totaled \$.6 million. Associated with this transaction, a gain of \$.9 million on our investment of this real estate venture was realized. Additionally, we sold three centers and other property held in unconsolidated joint ventures for approximately \$17.6 million, of which our share of the gain totaled \$1.0 million. Also, a 51% owned unconsolidated real estate joint venture acquired real estate assets of approximately \$54.1 million. During 2014, we had a partial disposition of a 50% interest at an unconsolidated real estate joint venture for approximately \$5.1 million, resulting in a gain on our investment of \$1.7 million. Also, we sold four centers and other property held in unconsolidated real estate joint ventures, for approximately \$19.9 million, of which our share of the gain totaled \$4.9 million.

Note 5. Identified Intangible Assets and Liabilities

Identified intangible assets and liabilities associated with our property acquisitions are as follows (in thousands):

	December 31,	
	2015	2014
Identified Intangible Assets:		
Above-market leases (included in Other Assets, net)	\$37,595	\$38,121
Above-market leases - Accumulated Amortization	(14,421	) (11,331)
Below-market assumed mortgages (included in Debt, net)	1,671	4,713
Below-market assumed mortgages - Accumulated Amortization	(1,307	) (2,352)
Valuation of in place leases (included in Unamortized Lease Costs, net)	148,904	132,554
Valuation of in place leases - Accumulated Amortization	(67,762	) (56,571)
	\$104,680	\$105,134
Identified Intangible Liabilities:		
Below-market leases (included in Other Liabilities, net)	\$50,370	\$42,830
Below-market leases - Accumulated Amortization	(22,080	) (19,612)
Above-market assumed mortgages (included in Debt, net)	32,777	34,113
Above-market assumed mortgages - Accumulated Amortization	(27,272	) (27,411)
	\$33,795	\$29,920

These identified intangible assets and liabilities are amortized over the applicable lease terms or the remaining lives of the assumed mortgages, as applicable.

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The net amortization of above-market and below-market leases (decreased) increased rental revenues by \$(.5) million, \$(1.7) million and \$.6 million in 2015, 2014 and 2013, respectively. The significant year over year change in rental revenues from 2014 to 2013 is primarily due to the acquisition of a partner's 50% interest in an unconsolidated joint venture in December 2013. The estimated net amortization of these intangible assets and liabilities will decrease rental revenues for each of the next five years as follows (in thousands):

2016	\$615
2017	930
2018	853
2019	394
2020	284

The amortization of the in place lease intangible assets recorded in depreciation and amortization, was \$12.3 million, \$12.0 million and \$11.6 million in 2015, 2014 and 2013, respectively. The estimated amortization of this intangible asset will increase depreciation and amortization for each of the next five years as follows (in thousands):

2016	\$10,757
2017	10,210
2018	9,498
2019	8,175
2020	7,462

The net amortization of above-market and below-market assumed mortgages decreased net interest expense by \$.7 million, \$1.0 million and \$10.4 million in 2015, 2014 and 2013, respectively. The significant year over year change in expense from 2013 to 2014 is primarily due to a \$9.7 million write-off in 2013 of an above-market assumed mortgage intangible due to the early payoff of the related mortgage. The estimated net amortization of these intangible assets and liabilities will decrease net interest expense for each of the next five years as follows (in thousands):

2016	\$819
2017	940
2018	1,047
2019	1,047
2020	276

Note 6. Debt

Our debt consists of the following (in thousands):

	December 31,	
	2015	2014
Debt payable, net to 2038 ⁽¹⁾ ⁽²⁾	\$1,872,942	\$1,647,904
Unsecured notes payable under credit facilities	149,500	189,000
Debt service guaranty liability	69,835	72,105
Obligations under capital leases	21,000	21,000
Total	\$2,113,277	\$1,930,009

(1) At December 31, 2015, interest rates ranged from 1.0% to 8.6% at a weighted average rate of 4.3%. At December 31, 2014, interest rates ranged from 3.4% to 8.6% at a weighted average rate of 4.8%.

Effective December 31, 2015, ASU No. 2015-03, "Simplifying the Presentation of Debt Issuance Costs" was adopted. Reclassification of prior year's amounts was made to conform to the current year presentation. See Note 2 for additional information.

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The allocation of total debt between fixed and variable-rate as well as between secured and unsecured is summarized below (in thousands):

	December 31,	
	2015	2014
As to interest rate (including the effects of interest rate contracts):		
Fixed-rate debt ⁽¹⁾	\$1,869,683	\$1,643,780
Variable-rate debt	243,594	286,229
Total	\$2,113,277	\$1,930,009
As to collateralization:		
Unsecured debt ⁽¹⁾	\$1,650,521	\$1,337,191
Secured debt ⁽¹⁾	462,756	592,818
Total	\$2,113,277	\$1,930,009

⁽¹⁾ Effective December 31, 2015, ASU No. 2015-03, "Simplifying the Presentation of Debt Issuance Costs" was adopted. Reclassification of prior year's amounts was made to conform to the current year presentation.

We maintain a \$500 million unsecured revolving credit facility, which was last amended and extended on April 18, 2013. This facility expires in April 2017, provides for two consecutive six-month extensions upon our request and borrowing rates that float at a margin over LIBOR plus a facility fee. At December 31, 2015, the borrowing margin and facility fee, which are priced off a grid that is tied to our senior unsecured credit ratings, were 105 and 15 basis points, respectively. The facility also contains a competitive bid feature that allows us to request bids for up to \$250 million. Additionally, an accordion feature allows us to increase the facility amount up to \$700 million.

Effective March 2015, we entered into an agreement with a bank for a short-term, unsecured facility totaling \$20 million that we maintain for cash management purposes, which matures in March 2016. The facility provides for fixed interest rate loans at a 30-day LIBOR rate plus a borrowing margin and facility fee of 125 and 10 basis points, respectively.

Effective May 2010, we entered into an agreement with a bank for an unsecured and uncommitted overnight facility totaling \$99 million that we maintained for cash management purposes. The facility provided for fixed interest rate loans at a 30 day LIBOR rate plus a borrowing margin based on market liquidity until expiration. As of January 2, 2015, this facility was canceled.

The following table discloses certain information regarding our unsecured notes payable under our credit facilities (in thousands, except percentages):

	December 31,			
	2015	2014		
Unsecured revolving credit facility:				
Balance outstanding	\$140,000	\$189,000		
Available balance	355,190	306,777		
Letter of credit outstanding under facility	4,810	4,223		
Variable interest rate (excluding facility fee)	1.3	% 0.8		%
Unsecured facility:				
Balance outstanding	\$9,500	\$—		
Variable interest rate	1.7	% —		%
Both facilities:				
Maximum balance outstanding during the year	\$244,500	\$270,000		
Weighted average balance	100,506	151,036		
Year-to-date weighted average interest rate (excluding facility fee)	0.9	% 0.8		%

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Related to a development project in Sheridan, Colorado, we have provided a guaranty for the payment of any debt service shortfalls until a coverage rate of 1.4x is met on tax increment revenue bonds issued in connection with the project. The bonds are to be repaid with incremental sales and property taxes and a PIF to be assessed on current and future retail sales and, to the extent necessary, any amounts we may have to provide under a guaranty. The incremental taxes and PIF are to remain intact until the earlier of the date the bond liability has been paid in full or 2040. Therefore, a debt service guaranty liability equal to the fair value of the amounts funded under the bonds was recorded. As of December 31, 2015 and 2014, we had \$69.8 million and \$72.1 million, respectively, outstanding for the debt service guaranty liability.

In May 2015, we issued \$250 million of 3.85% senior unsecured notes maturing in 2025. The notes were issued at 99.23% of the principal amount with a yield to maturity of 3.94%. The net proceeds received of \$246.5 million were used to reduce the amount outstanding under our \$500 million unsecured revolving credit facility.

In March 2015, we entered into a \$200 million unsecured term loan. We used the proceeds to pay down amounts outstanding under our \$500 million unsecured revolving credit facility. The loan matures in March 2020, and we have the option to repay the loan without penalty at any time. Borrowing rates under the agreement float at a margin over LIBOR and are priced off a grid that is tied to our senior unsecured credit ratings, which is currently 97.5 basis points, which have been swapped to a fixed rate of 2.5%. Additionally, the loan contains an accordion feature which allows us to increase the loan amount up to an additional \$100 million.

During 2015, we repaid \$90 million of fixed-rate medium term notes upon maturity at a weighted average interest rate of 5.4%. Additionally, we amended an existing \$66 million secured note to extend the maturity to 2025 and reduced the interest rate from 7.4% to 3.5% per annum. In connection with this transaction, we have recorded \$6.1 million of debt extinguishment costs that have been classified as net interest expense in our Consolidated Statements of Operations.

During 2014, we repaid \$315 million of fixed-rate medium term notes upon maturity at a weighted average interest rate of 5.2%, and we redeemed \$100 million of our 8.1% senior unsecured notes at our option. The majority of the 8.1% senior unsecured notes were redeemed at a purchase price of 100% of the principal amount, plus accrued and unpaid interest through the redemption date. In conjunction with this redemption, we wrote off \$1.2 million of debt costs.

Various leases and properties, and current and future rentals from those leases and properties, collateralize certain debt. At December 31, 2015 and 2014, the carrying value of such property aggregated \$.8 billion and \$1.0 billion, respectively.

Scheduled principal payments on our debt (excluding \$149.5 million unsecured notes payable under our credit facilities, \$21.0 million of certain capital leases, \$2.7 million fair value of interest rate contracts, \$(4.6) million net premium/(discount) on debt, \$(10.1) million of deferred debt costs, \$5.1 million of non-cash debt-related items, and \$69.8 million debt service guaranty liability) are due during the following years (in thousands):

2016	\$ 161,868
2017	141,850
2018	62,214
2019	55,906
2020	237,425
2021	4,406
2022	307,011
2023	304,202
2024	254,394
2025	301,672
Thereafter	48,893
Total	\$ 1,879,841

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Our various debt agreements contain restrictive covenants, including minimum interest and fixed charge coverage ratios, minimum unencumbered interest coverage ratios, minimum net worth requirements and maximum total debt levels. We are not aware of any non-compliance with our public debt and revolving credit facility covenants as of December 31, 2015.

Note 7. Derivatives and Hedging

The fair value of all our interest rate swap contracts was reported as follows (in thousands):

	Assets Balance Sheet Location		Liabilities Balance Sheet Location	
		Amount		Amount
Designated Hedges:				
December 31, 2015	Other Assets, net	\$2,664	Other Liabilities, net	\$725
December 31, 2014	Other Assets, net	3,891	Other Liabilities, net	109

The gross presentation, the effects of offsetting for derivatives with a right to offset under master netting agreements and the net presentation of our interest rate swap contracts is as follows (in thousands):

Gross Amounts Not
Offset in Balance