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FOR IMMEDIATE RELEASE – February 2, 2015

Urban Edge Properties Declares a Quarterly Common Dividend of $0.20 per Share, an Indicated Annual Rate of $0.80

PARAMUS, NEW JERSEY — Urban Edge Properties (NYSE:UE) ("UE") today announced that its Board of Trustees has declared a regular quarterly dividend of $0.20 per common share, an indicated annual rate of $0.80. The dividend will be payable on March 31, 2015 to common shareholders of record on March 16, 2015.

Urban Edge Properties is a real estate investment trust that owns, operates and develops retail properties in high barrier-to-entry markets.

Forward-Looking Statements

Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements are not guarantees of performance. They represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Our future results, financial condition and business may differ materially from those expressed in these forward-looking statements. You can find many of these statements by looking for words such as "approximates," "believes," "expects," "anticipates," "estimates," "intends," "plans," "would," "may" or other similar expressions in this press release. You are cautioned not to place undue reliance on our forward-looking statements, which speak only as of the date of this press release. All subsequent written and oral forward-looking statements attributable to us or any person on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section. We do not undertake any obligation to release publicly any revisions to our forward-looking statement to reflect events or circumstances occurring after the date of this press release.

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