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FOR IMMEDIATE RELEASE:

Urban Edge Properties Acquires Hudson Mall in Jersey City, New Jersey

New York, NY, February 2, 2017 – Urban Edge Properties (NYSE:UE) has closed on the \$43.7 million acquisition of Hudson Mall, a 383,000 square foot retail center in Jersey City, NJ adjacent to the Company’s existing Hudson Commons shopping center. The property, which has been privately owned since its original development in 1966, contains several below market leases and has expansion and densification potential. Marshalls, Toys "R" Us, Staples, Old Navy and other value and necessity-based retailers anchor the center. When combined with Hudson Commons, the Company now owns more than 49 acres and 1,800 linear feet of frontage on Route 440, a major arterial carrying more than 57,000 vehicles per day. The purchase price includes the assumption of a \$23.8 million, 5.07% mortgage maturing in 2023.

ABOUT URBAN EDGE PROPERTIES

Urban Edge Properties is a NYSE listed real estate investment trust focused on managing, acquiring, developing, and redeveloping retail real estate in urban communities, primarily in the New York metropolitan region. Urban Edge owns 83 properties totaling 14.8 million square feet of gross leasable area.

FORWARD-LOOKING STATEMENTS

Certain statements contained in this Press Release constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are not guarantees of future 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. Many of the factors that will determine the outcome of these and our other forward-looking statements are beyond our ability to control or predict; these factors include, among others, the Company's ability to complete its active development, redevelopment and anchor repositioning projects, the Company's

ability to engage in the projects in its planned expansion and redevelopment pipeline and the Company's ability to achieve the estimated unleveraged returns for such projects.

For further discussion of factors that could materially affect the outcome of our forward-looking statements, see "Risk Factors" in Part I, Item 1A, of our Annual Report on Form 10-K for the year ended December 31, 2015. For these statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. 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 acting 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 statements to reflect events or circumstances occurring after the date of this Press Release.