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**FOR IMMEDIATE RELEASE:**

**Urban Edge Properties Announces Tax Treatment of 2024 Dividend Distributions**

**NEW YORK, NY, January 14, 2025** – Urban Edge Properties (NYSE: UE) announced today the tax treatment of the 2024 dividend distributions on shares of its common stock.

The federal income tax characteristics of the 2024 distributions paid with respect to Urban Edge Properties common stock (CUSIP #91704F104 and traded under ticker symbol UE) are as follows:

Record Date	Payment Date	Distribution Amount per share	Distribution Type – Per share		
			Ordinary Taxable Income <sup>(1)</sup>	Long Term Capital Gains <sup>(2)(3)</sup>	Return of Capital
3/15/2024	3/29/2024	\$0.170000	\$0.153898	\$0.016102	\$0.000000
6/14/2024	6/28/2024	\$0.170000	\$0.153898	\$0.016102	\$0.000000
9/13/2024	9/30/2024	\$0.170000	\$0.153898	\$0.016102	\$0.000000
12/13/2024	12/31/2024	\$0.170000	\$0.153898	\$0.016102	\$0.000000
<b>2024 Totals</b>		<b>\$0.680000</b>	<b>\$0.615592</b>	<b>\$0.064408</b>	<b>\$0.000000</b>

<sup>(1)</sup> The 2024 Taxable Ordinary Dividends are treated as "qualified REIT dividends" for purposes of Internal Revenue Code section 199A.

<sup>(2)</sup> Of the \$0.064408 reported as long-term capital gains, the amount that is an unrecaptured 1250 gain is \$0.040472.

<sup>(3)</sup> The long-term capital gains are entirely related to Section 1231 gains and are accordingly excluded from the REIT's disclosure of its one-year and three-year amounts required by Treasury Regulation §1.1061-6(c).

Shareholders are advised to consult their tax advisor about the specific tax treatment of Urban Edge's 2024 dividends.

**ABOUT URBAN EDGE PROPERTIES**

Urban Edge Properties is a NYSE listed real estate investment trust focused on owning, managing, acquiring, developing, and redeveloping retail real estate in urban communities, primarily in the Washington, D.C. to Boston corridor. Urban Edge owns 75 properties totaling 17.4 million square feet of gross leasable area.