CTO Realty Growth Announces New Leasing at Albuquerque, New Mexico Property, Maintaining Leased Occupancy at 100%

December 8, 2025

- Increases Lease Term and Achieves Positive Lease Spread -

WINTER PARK, Fla., Dec. 08, 2025 (GLOBE NEWSWIRE) -- CTO Realty Growth, Inc. (NYSE: CTO) (the "Company" or "CTO"), an owner and operator of high-quality open-air retail centers located primarily in higher-growth markets in the Southeast and Southwest regions, announced its last non-core office building, totaling 212,000 square feet, is 100% leased to two investment grade tenants: Fidelity and the State of New Mexico.

The State of New Mexico, which originally signed a lease in June for 44,000 square feet, has amended its lease to increase its total space to 98,000 square feet, making the property fully leased. The lease has a 10-year agreement with two five-year options. Fidelity, which previously occupied the entire building, recently finalized an amendment reducing its space to 114,000 square feet as of November 30, 2025. Fidelity's lease now runs through November 2028 and includes two five-year options. Rent for the State of New Mexico's lease is expected to commence in the middle of 2026.

"We are pleased that the Albuquerque building is now leased to two high-quality tenants at a longer weighted-average remaining lease term," said John P. Albright, President and Chief Executive Officer of CTO Realty Growth. "Further, the property's blended annualized base rent will grow upon rent commencement by approximately 9%."

About CTO Realty Growth, Inc.

CTO Realty Growth, Inc. owns and operates high-quality, open-air shopping centers located in the higher growth Southeast and Southwest markets of the United States. CTO also externally manages and owns a meaningful interest in Alpine Income Property Trust, Inc. (NYSE: PINE).

We encourage you to review our most recent investor presentation and supplemental financial information, which is available on our website at www.ctoreit.com.

Safe Harbor

Certain statements contained in this press release (other than statements of historical fact) are 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. Forward-looking statements can typically be identified by words such as "believe," "estimate," "expect," "intend," "anticipate," "will," "could," "may," "should," "plan," "potential," "predict," "forecast," "project," and similar expressions, as well as variations or negatives of these words. Statements, among others, relating to the expected rent commencement date are forward-looking statements.

Although forward-looking statements are made based upon management's present expectations and beliefs concerning future developments and their potential effect upon the Company, a number of factors could cause the Company's actual results to differ materially from those set forth in the forward-looking statements. Such factors may include, but are not limited to: the Company's ability to remain qualified as a REIT; the Company's exposure to U.S. federal and state income tax law changes, including changes to the REIT requirements; general adverse economic and real estate conditions; macroeconomic and geopolitical factors, including but not limited to inflationary pressures, interest rate volatility, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the impact of epidemics or pandemics on the Company's business and the businesses of its tenants or borrowers and the impact of such epidemics or pandemics on the U.S. economy and market conditions generally; the inability of major tenants or borrowers to continue paying their rent or obligations due to bankruptcy, insolvency or a general downturn in their businesses; the loss or failure, or decline in the business or assets of PINE; the completion of 1031 exchange transactions; the availability of investment properties that meet the Company's investment goals and criteria; the uncertainties associated with obtaining required governmental permits and satisfying other closing conditions for planned acquisitions and sales; and the uncertainties and risk factors discussed in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2024 and other risks and uncertainties discussed from time to time in the Company's filings with the U.S. Securities and Exchange Commission.

There can be no assurance that future developments will be in accordance with management's expectations or that the effect of future developments on the Company will be those anticipated by management. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. The Company undertakes no obligation to update the information contained in this press release to reflect subsequently occurring events or circumstances.

Contact: Investor Relations ir@ctoreit.com