CTO Realty Growth Announces Acquisition of Pompano Citi Centre for $65.2 Million

December 18, 2025

WINTER PARK, Fla., Dec. 18, 2025 (GLOBE NEWSWIRE) -- CTO Realty Growth, Inc. (NYSE: CTO) (the “Company” or “CTO”), a leading owner and operator of high-quality, open-air shopping centers located in the higher growth Southeast and Southwest markets of the United States, today announced the acquisition of Pompano Citi Centre (the “Property”), an open-air retail center located on 35 acres in the Pompano Beach submarket of Fort Lauderdale, Florida, for a purchase price of $65.2 million.

The Property consists of 509,000 square feet of operating space, currently 92% occupied, along with 62,000 square feet of unfinished shell space primarily on the second level presenting future leasing upside. Pompano Citi Centre is anchored by Burlington, TJ Maxx, Nordstrom Rack, Ross Dress for Less, and J.C. Penney. The Property enjoys a prime location at the high-traffic intersection of Federal Highway and Copans Road, offering visibility and access. The surrounding trade area is robust, with an average household income of $105,000 and population of more than 250,000 within a five-mile radius.

"This acquisition expands our Florida footprint and marks our first entry into the Fort Lauderdale market,” said John P. Albright, President and Chief Executive Officer of CTO Realty Growth, Inc. "We see an attractive opportunity to create long-term value through strategic mark-to-market rent opportunities and incremental leasing. Further, this transaction is accretive to an anticipated property disposition and brings the year-to-date investment volume to $149.9 million.”

Cushman & Wakefield served as the exclusive advisor to the seller in this transaction, and Avenue Real Estate Partners has been engaged to manage leasing for the Property on behalf of the Company.

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. Examples of forward-looking statements in this press release include, without limitation, statements regarding the Company’s acquisition of the Property with below-market rents, providing an opportunity to unlock long-term value through strategic lease-up and mark-to-market rent opportunities.

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, tariffs, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the ultimate geographic spread, severity and duration of pandemics, actions that may be taken by governmental authorities to contain or address the impact of such pandemics, and the potential negative impacts of such pandemics on the global economy and the Company’s financial condition and results of operations; the inability of major tenants to continue paying their rent or obligations due to bankruptcy, insolvency or a general downturn in their business; 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.

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