



## Leased Occupancy at Marketplace at Seminole Towne Center Reaches 100%

December 22, 2025

WINTER PARK, Fla., Dec. 22, 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 predominately in high-growth markets across the Southeast and Southwest, today announced that the Company has signed an anchor lease with an investment-grade national retailer at Marketplace at Seminole Towne Center (the "Center"), located in Orlando, Florida.

This new lease for 48,000 square feet will consolidate 34,000 square feet formerly occupied by Big Lots, 9,000 square feet of small shop space and 5,000 square feet of new expansion space. The initial term of the lease is 10 years and the tenant is expected to open in early 2027. The Center now has 100% leased occupancy with the execution of this lease.

"We're excited to welcome a nationally recognized tenant, driving leased occupancy at the Center to 100%," said John P. Albright, President and Chief Executive Officer of CTO Realty Growth. "We have now resolved seven of the ten vacant anchor spaces that we have been focused on which present a unique mark-to-market releasing opportunity to generate NOI growth. Further, we are having lease negotiations with several prospective tenants and remain on track to achieve a 40% to 60% positive cash leasing spread in total for all ten anchor spaces."

The Market Place at Seminole Town Center spans 320,000 square feet across 41 acres, strategically located along I-4 and SR 417, two major Central Florida thoroughfares, just over 20 miles north of downtown Orlando. Anchored by national retailers including Target (shadow anchored), Burlington, Marshalls, Boot Barn, and Ross Dress for Less, the Center offers high foot traffic and strong visibility.

### **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](http://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 opening in 2027 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](mailto:ir@ctoreit.com)