

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

**Part I Reporting Issuer**

<b>1</b> Issuer's name  Urstadt Biddle Properties Inc (UB Maryland 1, Inc)		<b>2</b> Issuer's employer identification number (EIN)  04-2458042	
<b>3</b> Name of contact for additional information  Devery Ernest	<b>4</b> Telephone No. of contact  904-598-7000	<b>5</b> Email address of contact  DeveryErnest@regencycenters.com	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact  One Independent Drive, Suite 114		<b>7</b> City, town, or post office, state, and ZIP code of contact  Jacksonville, FL 32202	
<b>8</b> Date of action  See line 15		<b>9</b> Classification and description  Common Stock Urstadt Biddle Properties Inc	
<b>10</b> CUSIP number  917286106/917286205	<b>11</b> Serial number(s)	<b>12</b> Ticker symbol  UBP/UBA	<b>13</b> Account number(s)

**Part II Organizational Action** Attach additional statements if needed. See back of form for additional questions.

**14** Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ **The taxpayer made cash distributions to its shareholders in excess of its current and accumulated earnings and profits. See part II, line 15 for the per share amount of these distributions.**

**15** Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ **The taxpayer paid cash distributions on Common and Class A Common Stock. The distributions reduced the basis of the security in the hands of The United States taxpayers as follows:**

Date Paid	Return of Capital (Per Share)	
	Common Stock	Class A Common Stock
1/13/23	0.12023	0.133591
4/14/23	0.12023	0.133591
7/6/23	0.10019	0.111308

**16** Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ **The taxpayer determines earnings and profits under IRC Section 312 (as modified by the IRC Section 857 (d) for real estate investment trust) and the regulations thereunder. The earnings and profits determination supports the calculation of the return of capital and taxable portions of the cash distributions on Common and Class A Common Stock paid on the dates listed above.**

**Part II** Organizational Action *(continued)*

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC §301(C)(2)

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18 Can any resulting loss be recognized? ▶ No

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19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ **Shareholders will receive 2023 federal forms 1099-DIV which will detail the taxability of the 2023 cash distributions described above with respect to their Common and Class A Common Stock holdings.**

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Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here**  
Signature ▶ ORIGINAL EXECUTED COPY AVAILABLE AT CORPORATE OFFICES Date ▶ \_\_\_\_\_

<b>Paid Preparer Use Only</b>	Print your name ▶ <u>Terah Devereaux</u>	Preparer's signature	Title ▶ <u>SVP, CAO</u>	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶				Firm's EIN ▶	
	Firm's address ▶				Phone no.	