Exhibit 99.1

URBAN EDGE PROPERTIES

To Our Shareholders,

Investors will remember 2017 as the year brick-and-mortar retailers experienced an existential crisis. Amazon and other e-commerce providers are disrupting the industry, creating chaos throughout much of the sector and pressuring retailers and landlords to evolve. The market is separating the winners from the losers. Urban Edge is a winner because our high quality real estate consistently attracts the best tenants, our growth is primarily derived from investing in our existing assets and our strong balance sheet provides ample capital for funding redevelopment and acquisitions.

First, our concentration in metro New York, the nation's most densely-populated market, is a powerful draw for retailers. Our top tenants include many of today's most successful retailers including Home Depot, Walmart, Costco, TJX, ShopRite and Whole Foods (now owned by Amazon). Our shopping centers generate strong sales with grocers producing nearly $800 per square foot - the highest reported number in the sector. The desirability of our centers is evidenced by our 98% same property occupancy rate.

Second, improving our existing shopping centers is our most significant growth opportunity. We are executing a $300 million program to renovate and remerchandise our properties and adding retailers like ShopRite, Sprouts, Marshalls, Homesense, Burlington, Ulta, Five Below, Starbucks and Chick-fil-A. We expect to earn an attractive 8%+ unlevered return while increasing traffic, sales and rents.

Many of our properties are ripe for redevelopment due to their irreplaceable locations, age, physical condition, anchor lease maturities, below-market rents and retail demand. A prime example is Bruckner Commons where ShopRite is opening its first store in the Bronx and where Burlington is adding a new two-story location. Bruckner is being transformed from an unattractive, dated center into an appealing shopping destination with an exciting mix of food, apparel and services that will cater to the 700,000 people living within three miles.

Lastly, our balance sheet is one of the strongest in the shopping center sector. During 2017, we raised approximately $500 million in equity at $26 per share and closed $1.0 billion of non-recourse mortgages at a blended 4% interest rate with a weighted average term-to-maturity of ten years. As of December 31, 2017, our net debt to total market capitalization ratio was only 22% and our net debt to adjusted EBITDA was 4.6x. We have approximately $500 million of cash, $1.4 billion of unencumbered properties, no corporate debt, no crossed mortgages and no debt maturing until 2021. We are well positioned to fund our redevelopment and acquisition initiatives.

We are pleased with our report card since we spun from Vornado three years ago.

	2015	2016	2017	Return since spin
Stock Performance with Dividends				
Urban Edge	2%	21%	-4%	19%
Bloomberg Shopping Center Index	-3%	-4%	-11%	-12%
Outperformance	500bp	2,500bp	700bp	3,100bp
FFO as Adjusted per share	$1.21	$1.27	$1.34	
FFO as Adjusted Growth	n/a	5.0%	5.5%	
Same property cash NOI growth	4.1%	4.1%	4.7%	
Same property occupancy rate	97.2%	98.0%	98.3%	

Two areas of focus in 2018 are retailer bankruptcies and Puerto Rico.

Retailer bankruptcies will continue to impact the sector. Our top tenants, however, are generally winners in the evolving retail environment. We view bankruptcies as an opportunity to upgrade our properties as highlighted by Toys R Us. We have nine spaces leased to Toys representing $6 million in revenue or $.05 per share. We look forward to replacing Toys with more popular and successful tenants, many of which are already pursuing these spaces.

Our two assets in Puerto Rico are performing well since re-opening just eight weeks after Hurricane Maria. Even in a deeply-troubled economy, our properties are 93% leased and generating double-digit sales increases over last year. Maintaining occupancy and improving merchandising are important objectives for 2018. Non-recourse mortgages limit our economic exposure.

Our success is tied to the leaders who execute our strategy. We are fortunate to have an experienced team led by Bob Minutoli, Mark Langer, Michael Zucker, Herb Eilberg, Bernie Schachter, Rob Milton and Jennifer Holmes. I am proud of the culture that we have developed where communication, transparency and integrity are valued throughout our organization.

I wish to extend my thanks to our Trustees who bring broad and deep experience and constantly challenge the status quo.

We appreciate your support and look forward to many successful years ahead.

Sincerely,

Jeffrey S. Olson
Chairman and Chief Executive Officer
March 29, 2018