

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d) of
the Securities Exchange Act of 1934

Date of report (Date of earliest event reported):
August 2, 2012

RETAIL OPPORTUNITY INVESTMENTS CORP.

(Exact Name of Registrant as Specified in Its Charter)

Maryland
(State or other jurisdiction
of incorporation)

001-33749
(Commission File Number)

26-0500600
(I.R.S. Employer
Identification No.)

81 Main Street, White Plains, NY
(Address of Principal Executive Offices)

10601
(Zip Code)

Registrant's telephone number, including area code: **(914) 620-2700**

Not applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing of obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 2.02 Results of Operations and Financial Condition.

On August 2, 2012, Retail Opportunity Investments Corp. (the "Company") issued an earnings release announcing its financial results for the quarter ended June 30, 2012. A copy of the earnings release is attached as Exhibit 99.1 hereto and incorporated herein by reference. On August 2, 2012, in connection with this earnings release, the Company posted certain supplemental information regarding the Company's operations for the quarter ended June 30, 2012 on its website, www.roicreit.com. A copy of the supplemental information is attached as Exhibit 99.2 hereto and incorporated herein by reference.

The information in this Current Report, including the exhibits hereto, is being furnished and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended, unless it is specifically incorporated by reference therein.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

<u>Exhibit No.</u>	<u>Description</u>
99.1	Earnings Release, dated August 2, 2012
99.2	Supplemental Information for the quarter ended June 30, 2012

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

RETAIL OPPORTUNITY INVESTMENTS CORP.

Dated: August 2, 2012

By: /s/John B. Roche
John B. Roche
Chief Financial Officer

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
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99.2	Supplemental Information for the quarter ended June 30, 2012

Retail Opportunity Investments Corp. Reports Second Quarter 2012 Results & Announces Plan to Relocate Headquarters to San Diego

8.0% Increase in Same-Center Net Operating Income

7.7% Increase in Common Cash Dividend

Reaffirms 2012 FFO Guidance

WHITE PLAINS, N.Y., Aug. 2, 2012 (GLOBE NEWSWIRE) -- Retail Opportunity Investments Corp. (Nasdaq:ROIC) announced today financial and operating results for the quarter ended June 30, 2012.

HIGHLIGHTS

- Net income of \$4.4 million, or \$0.09 per diluted share for 2Q'12
- Funds From Operation (FFO) of \$12.0 million, or \$0.24 per diluted share ⁽¹⁾ for 2Q'12
- \$134.3 million of shopping center investments completed year to date
- 8.0% increase in same-center cash net operating income (2Q'12 vs. 2Q'11)
- 92.8% portfolio occupancy at 6/30/12
- 284,000 square feet of leases executed in 2Q'12 (new and renewed)
- 26.5% debt-to-total market capitalization ratio at 6/30/12
- Quarterly cash dividend of \$0.14 per share of common stock declared (7.7% increase)

(1) See the end of this press release for a reconciliation of GAAP net income to FFO.

Stuart A. Tanz, President and Chief Executive Officer of Retail Opportunity Investments Corp., stated, "During the first six months of 2012, we continued broadening our portfolio through acquisitions, along with achieving strong operating, leasing and financial results. Year to date, we have acquired approximately \$134.3 million of quality grocery and drug-store anchored shopping centers, including \$48.7 million acquired during the second quarter. Additionally, we again posted solid property operating results, including achieving an 8.0% increase in same-center net operating income and leasing 284,000 square feet of space during the second quarter, increasing occupancy to 92.8%." Tanz continued, "We are heading into the second half of the year with excellent momentum and remain on track to achieve our stated objectives for the year."

FINANCIAL SUMMARY

For the three months ended June 30, 2012, net income attributable to common stockholders was \$4.4 million, or \$0.09 per diluted share. FFO for the second quarter 2012 was \$12.0 million, or \$0.24 per diluted share. For the six months ended June 30, 2012, net income was \$5.6 million, or \$0.11 per diluted share. FFO for the first six months of 2012 was \$20.4 million, or \$0.41 per diluted share. ROIC reports FFO as a supplemental performance measure. See the end of this press release for a reconciliation of GAAP net income to FFO.

At June 30, 2012, ROIC had a total market capitalization of \$888.0 million, including \$234.9 million of debt outstanding, equating to a 26.5% debt-to-total market cap ratio. At June 30, 2012, 89.7% of ROIC's debt was at fixed interest rates and the Company had \$64.0 million outstanding on its \$175.0 million unsecured credit facility. At June 30, 2012, 90.9% of ROIC's portfolio was unencumbered based on gross leasable area.

INVESTMENT SUMMARY

During the second quarter 2012, ROIC acquired four shopping centers in separate transactions totaling \$48.7 million. ROIC funded the acquisitions with \$10.8 million in cash and borrowings totaling \$37.9 million on its unsecured credit facility. Subsequent to the end of the second quarter, ROIC acquired three shopping centers in separate transactions totaling \$40.3 million, funded with borrowings on its unsecured credit facility. Year-to-date, ROIC has acquired nine shopping centers totaling \$134.3 million.

Green Valley Station

In April 2012, ROIC acquired a mortgage note for \$8.3 million secured by Green Valley Station. In June 2012, ROIC acquired the shopping center, pursuant to a conveyance-in-lieu of foreclosure agreement. Green Valley Station is approximately 52,000 square feet and is anchored by CVS Pharmacy. The property is located in Cameron Park, California, within the Sacramento metropolitan area and is currently 70.0% leased.

Aurora Square

In May 2012, ROIC acquired Aurora Square for \$4.2 million. The shopping center is approximately 38,000 square feet and is anchored by Central Market, a regional grocery store. The property is located in Shoreline, Washington, within the Seattle metropolitan area and is currently 100.0% leased.

Marlin Cove

In May 2012, ROIC acquired Marlin Cove for \$17.4 million. The shopping center is approximately 75,000 square feet and is anchored by 99 Ranch Supermarket, a regional grocery store. The property is located in Foster City, California, within the San Francisco metropolitan area and is currently 80.0% leased.

Seabridge Marketplace

In May 2012, ROIC acquired a mortgage note for \$18.8 million secured by Seabridge Marketplace. In May 2012, ROIC acquired the property, pursuant to a conveyance-in-lieu of foreclosure agreement. Seabridge Marketplace is approximately 92,000 square feet and is anchored by Vons Supermarket. The property is part of an award-winning master planned community, Seabridge Marina, located in Oxnard, California, within the Los Angeles metropolitan area and is currently 92.0% leased.

The Village at Novato

In July 2012, ROIC acquired The Village at Novato for \$10.5 million. The shopping center is approximately 20,000 square feet and is anchored by Trader Joe's. The property is located in Novato, California, within the San Francisco metropolitan area and is currently 91.0% leased. Included in the acquisition is an adjacent parcel entitled for an additional 55,000 square feet of retail space, which ROIC intends to develop.

Wilsonville Old Town Square

In August 2012, ROIC acquired the remaining interest in Wilsonville Old Town Square from its joint venture development partner for \$1.6 million. Additionally, ROIC repaid an existing \$13.3 million construction loan securing the property. The property is a newly developed 200,000 square foot shopping center and is anchored by Kroger (Fred Meyer) (NAP). The property is located in Wilsonville, Oregon, within the Portland metropolitan area and is currently 91.4% leased.

Glendora Shopping Center

In August 2012, ROIC acquired Glendora Shopping Center for \$14.9 million. The shopping center is approximately 107,000 square feet and is anchored by Albertson's. The property is located in Glendora, California, within the Los Angeles metropolitan area and is currently 92.0% leased.

CASH DIVIDEND

On May 30, 2012, ROIC distributed a \$0.13 per share cash dividend. On July 31, 2012, the Company's board of directors declared a cash dividend on its common stock of \$0.14 per share, payable on August 31, 2012 to holders of record on August 14, 2012. The \$0.14 per share dividend represents a 7.7% increase over ROIC's previous cash dividend.

CORPORATE HEADQUARTERS RELOCATION & MANAGEMENT CHANGE

During the second half of 2012, ROIC will move its corporate headquarters from White Plains, New York, to San Diego, California. Additionally, John Roche, ROIC's Chief Financial Officer, has elected not to remain with ROIC once the transition to the West coast has been completed.

Tanz commented, "When ROIC commenced operations as a shopping center REIT in October 2009, our stated target markets for acquiring shopping centers were the West and East coasts. Notwithstanding giving careful consideration to numerous investment opportunities on both coasts, to date our acquisition activity has been focused on the West coast, where we believe we have been one of the most active acquirers and have become one of the largest owners of neighborhood and community shopping centers over the past three years. In order to operate efficiently, we will be combining corporate functions with property management and leasing functions in San Diego." Tanz further stated, "Once the relocation is complete, John Roche will step down as Chief Financial Officer. John's leadership and invaluable contribution has been instrumental to ROIC's growth over the past three years. The Company will soon commence conducting an executive search. In the meantime, John will continue to serve as ROIC's Chief Financial Officer."

2012 FFO GUIDANCE

The Company maintains its FFO guidance for 2012 of \$0.68 to \$0.78 per diluted share and net income within the range of \$0.08 to \$0.14 per diluted share. The Company's guidance takes into account anticipated costs associated with the relocation of the Company's headquarters to San Diego, California, expected to be between \$3.0 and \$3.3 million and recognized during the third and fourth quarters of 2012.

CONFERENCE CALL

ROIC will conduct a conference call and audio webcast to discuss its quarterly results on August 2, 2012 at 12:00 p.m. Eastern Time. Those interested in participating in the conference call should dial (877) 312-8783 (domestic), or (408) 940-3874 (international) at least ten minutes prior to the scheduled start of the call. When prompted, provide the Conference ID: 95816513. A live webcast will also be available in listen-only mode at <http://www.roicreit.com/>. The conference call will be recorded and available for replay beginning at 3:00 p.m. Eastern Time on August 2, 2012 and will be available until 11:59 p.m. Eastern Time on August 8, 2012. To access the conference call recording, dial (855) 859-2056 (domestic), or (404) 537-3406 (international) and use the Conference ID: 95816513. The conference call will also be archived on <http://www.roicreit.com/> for approximately 90 days.

ABOUT RETAIL OPPORTUNITY INVESTMENTS CORP.

Retail Opportunity Investments Corporation (Nasdaq:ROIC) is a fully integrated, self-managed real estate investment trust. The Company specializes in the acquisition, ownership and management of necessity-based community and neighborhood shopping centers, anchored by national or regional supermarkets and drugstores. At June 30, 2012, ROIC's property portfolio included 38 shopping centers encompassing approximately 4.1 million square feet. Additional information is available at www.roicreit.net.

The Retail Opportunity Investments Corp. logo is available at <http://www.globenewswire.com/newsroom/prs/?pkgid=6855>

When used herein, the words "believes," "anticipates," "projects," "should," "estimates," "expects," and similar expressions are intended to identify forward-looking statements with the meaning of that term in Section 27A of the Securities Act of 1933, as amended, and in Section

21F of the Securities and Exchange Act of 1934, as amended. Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of ROIC to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others, risks associated with the timing of and costs associated with property improvements, financing commitments and general competitive factors. Additional information regarding these and other factors is described in ROIC's filings with the SEC, including its most recent Annual Report on Form 10-K.

RETAIL OPPORTUNITY INVESTMENTS CORP.
Consolidated Balance Sheet

	June 30, 2012 (unaudited)	December 31, 2011
ASSETS		
Real Estate Investments:		
Land	\$ 193,681,739	\$ 167,191,883
Building and improvements	<u>488,428,838</u>	<u>413,640,527</u>
	682,110,577	580,832,410
Less: accumulated depreciation	<u>22,637,509</u>	<u>14,451,032</u>
	659,473,068	566,381,378
Mortgage notes receivable	10,000,000	10,000,000
Investment in and advances to unconsolidated joint ventures	<u>26,710,123</u>	<u>26,242,514</u>
Real Estate Investments, net	696,183,191	602,623,892
Cash and cash equivalents	10,154,000	34,317,588
Restricted cash	1,720,365	1,230,808
Tenant and other receivables	9,414,203	6,895,806
Deposits	1,850,000	500,000
Acquired lease intangible asset, net of accumulated amortization	34,059,314	32,024,153
Prepaid expenses	871,042	672,679
Deferred charges, net of accumulated amortization	15,623,436	15,342,132
Other	<u>854,728</u>	<u>825,569</u>
Total assets	<u>\$ 770,730,279</u>	<u>\$ 694,432,627</u>
LIABILITIES AND EQUITY		
Liabilities:		
Term loan	\$ 110,000,000	\$ 110,000,000
Credit facility	64,000,000	—
Mortgage notes payable	60,882,078	59,905,964
Acquired lease intangibles liability, net of accumulated amortization	51,854,000	46,700,620
Accounts payable and accrued expenses	4,655,851	7,475,283
Tenants' security deposits	1,787,320	1,552,630
Other liabilities	<u>23,295,800</u>	<u>18,309,076</u>
Total liabilities	<u>316,475,049</u>	<u>243,943,573</u>
Commitments and contingencies	—	—
Equity:		
Preferred stock, \$.0001 par value 50,000,000 shares authorized; none issued and outstanding	—	—
Common stock, \$.0001 par value 500,000,000 shares authorized; and 50,639,453 and 49,375,738 shares issued and outstanding at June 30, 2012 and December 31, 2011	5,066	4,938
Additional paid-in-capital	498,472,541	484,194,434
Accumulated deficit	(26,615,522)	(19,617,877)
Accumulated other comprehensive loss	<u>(17,609,244)</u>	<u>(14,094,830)</u>
Total Retail Opportunity Investments Corp. stockholders' equity	<u>454,252,841</u>	<u>450,486,665</u>
Noncontrolling interests	2,389	2,389
Total equity	<u>454,255,230</u>	<u>450,489,054</u>
Total liabilities and equity	<u>\$ 770,730,279</u>	<u>\$ 694,432,627</u>

RETAIL OPPORTUNITY INVESTMENTS CORP.
Consolidated Statement of Operations
(unaudited)

For the Three Months Ended **For the Six Months Ended**
June 30, **June 30,** **June 30,** **June 30,**

	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
Revenues				
Base rents	\$ 14,196,622	\$ 8,789,875	\$ 27,538,042	\$ 15,971,069
Recoveries from tenants	3,412,322	2,384,541	6,516,364	4,289,760
Mortgage interest	<u>509,428</u>	<u>319,500</u>	<u>711,650</u>	<u>1,274,008</u>
Total revenues	<u>18,118,372</u>	<u>11,493,916</u>	<u>34,766,056</u>	<u>21,534,837</u>
Operating expenses				
Property operating	3,282,120	1,992,722	6,251,468	3,088,246
Property taxes	1,734,562	1,250,074	3,333,721	2,302,467
Depreciation and amortization	7,017,542	4,519,397	13,667,360	8,771,196
General & Administrative Expenses	2,596,688	2,437,421	5,016,526	4,826,123
Acquisition transaction costs	<u>630,371</u>	<u>253,568</u>	<u>753,214</u>	<u>428,683</u>
Total operating expenses	<u>15,261,283</u>	<u>10,453,182</u>	<u>29,022,289</u>	<u>19,416,715</u>
Operating income	<u>2,857,089</u>	<u>1,040,734</u>	<u>5,743,767</u>	<u>2,118,122</u>
Non-operating income (expenses)				
Interest expense and other finance expenses	(2,757,108)	(1,077,444)	(5,050,856)	(1,993,346)
Gain on bargain purchase	3,864,145	—	3,864,145	5,761,854
Equity in earnings from unconsolidated joint ventures	459,491	734,234	983,820	977,513
Interest Income	<u>1,135</u>	<u>247</u>	<u>11,280</u>	<u>13,717</u>
Net Income Attributable to Retail Opportunity Investments Corp.	<u>\$ 4,424,752</u>	<u>\$ 697,771</u>	<u>\$ 5,552,156</u>	<u>\$ 6,877,860</u>
Basic and diluted per share:	<u>\$ 0.09</u>	<u>\$ 0.02</u>	<u>\$ 0.11</u>	<u>\$ 0.16</u>
Dividends per common share	<u>\$ 0.13</u>	<u>\$ 0.09</u>	<u>\$ 0.25</u>	<u>\$ 0.17</u>

CALCULATION OF FUNDS FROM OPERATIONS

	<u>For the Three Months Ended</u>		<u>For the Six Months Ended</u>	
	<u>June 30, 2012</u>	<u>June 30, 2011</u>	<u>June 30, 2012</u>	<u>June 30, 2011</u>
Net income (Loss) for period	\$ 4,424,752	\$ 697,771	\$ 5,552,156	\$ 6,877,860
Plus: Real property depreciation	3,576,680	1,986,141	6,783,268	3,789,605
Amortization of tenant improvements and allowances	1,065,949	624,648	2,154,749	1,190,511
Amortization of deferred leasing costs	<u>2,980,885</u>	<u>2,368,151</u>	<u>5,941,580</u>	<u>4,689,974</u>
Funds from (used in) operations	<u>\$ 12,048,266</u>	<u>\$ 5,676,711</u>	<u>\$ 20,431,753</u>	<u>\$ 16,547,950</u>
Plus: Acquisition transaction costs	<u>630,371</u>	<u>253,568</u>	<u>753,214</u>	<u>428,683</u>
Modified funds from operations	<u>\$ 12,678,637</u>	<u>\$ 5,930,279</u>	<u>\$ 21,184,967</u>	<u>\$ 16,976,633</u>
Net Cash Provided by (Used in):				
Operating Activities	<u>\$ 5,766,330</u>	<u>\$ 2,517,103</u>	<u>\$ 9,880,437</u>	<u>\$ 6,553,134</u>
Investing Activities	<u>\$ (52,144,069)</u>	<u>\$ (6,995,507)</u>	<u>\$ (90,947,198)</u>	<u>\$ (93,470,221)</u>
Financing Activities	<u>\$ 45,792,752</u>	<u>\$ 8,042,819</u>	<u>\$ 56,903,173</u>	<u>\$ 17,509,185</u>

ROIC computes FFO in accordance with the "White Paper" on FFO published by NAREIT, which defines FFO as net income attributable to common shareholders (determined in accordance with GAAP) excluding gains or losses from debt restructuring and sales of property, plus real estate related depreciation and amortization, and after adjustments for partnerships and unconsolidated joint ventures. FFO as defined by ROIC may not be comparable to similarly titled items reported by other real estate investment trusts due to possible differences in the application of the NAREIT definition used by such REITs. In addition, ROIC calculates modified FFO, by adding acquisition transaction costs associated with business combinations which have been expensed in accordance with GAAP to FFO as defined above. For the three months ended June 30, 2012 and 2011, ROIC expensed \$630,371 and \$253,568 respectively relating to real estate acquisitions. For the six months ended June 30, 2012 and 2011, ROIC expensed \$753,214 and \$428,683, respectively relating to real estate acquisitions. The table above provides a reconciliation of net income applicable to stockholders in accordance with GAAP to FFO and modified FFO for the three and six months ended June 30, 2012 and 2011.

CONTACT: Liz Coughlin, Investor Relations
914-620-2702
lcoughlin@roireit.net



2nd Quarter 2012 Supplemental Information



Retail Opportunity Investments Corp.
www.roicreit.com

Our Company

Retail Opportunity Investments Corporation (Nasdaq:ROIC) (the "Company") is a fully-integrated real estate company that qualifies as a REIT for U.S. federal income tax purposes. The Company is focused on investing in, acquiring, owning, leasing, repositioning and managing a diverse portfolio of necessity-based retail properties, including, well-located community and neighborhood shopping centers, anchored by national or regional supermarkets and drugstores. The Company targets properties strategically situated in densely populated markets in western and eastern regions of the United States. Additional company information is available www.roicreit.com.

Forward Looking Information

Certain information contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others, risks associated with the Company's ability to identify and acquire retail real estate and real estate-related debt investments that meet the Company's investment standards and the time period required for the Company to acquire its initial portfolio of target assets; the level of rental revenue and net interest income the Company achieves from its target assets; the market value of the Company's assets and the supply of, and demand for, retail real estate and real estate-related debt investments in which the Company invests; the conditions in the local markets in which the Company operates, as well as changes in national economic and market conditions; consumer spending and confidence trends; the Company's ability to enter into new leases or to renew leases with existing tenants at favorable rates; the Company's ability to anticipate changes in consumer buying practices and the space needs of tenants, the competitive landscape impacting the properties the Company acquires and their tenants; the Company's relationships with its tenants and their financial condition; the Company's use of debt as part of its financing strategy and its ability to make payments or to comply with any covenants under any borrowings or other debt facilities; the level of the Company's operating expenses, including amounts we are required to pay to the Company's management team and to engage third party property managers; changes in interest rates that could impact the market price of the Company's common stock and the cost of the Company's borrowings; and legislative and regulatory changes (including changes to laws governing the taxation of REITs). Additional information regarding these and other factors is described in the Company's filings with the Securities and Exchange Commission, including its most recent Annual Report on Form 10-K and the Company's Quarterly Reports on Form 10-Q. Forward looking statements are based on estimates as of the date of this supplemental data. The Company disclaims any obligation to publicly release the results of any revisions to these forward looking statements reflecting new estimates, events or circumstances after the date of this supplemental data. For further information, please refer to the Company's filings with the Securities and Exchange Commission.

Supplemental Information

The enclosed information should be read in conjunction with the Company's filings with the Securities and Exchange Commission, including but not limited to, the Company's Form 10-Qs filed quarterly and Form 10-Ks filed annually. Additionally, the enclosed information does not purport to disclose all items under generally accepted accounting principles ("GAAP").

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Balance Sheets

Supplemental Disclosure
Quarter Ended June 30, 2012

(unaudited, dollars in thousands)

	As Of		
	06/30/12	03/31/12	12/31/11
Assets:			
Real Estate Investments:			
Land	\$ 195,682	\$ 176,194	\$ 167,192
Buildings and improvements	488,429	449,999	413,641
Less: accumulated depreciation and amortization	(22,638)	(18,376)	(14,451)
	<u>659,473</u>	<u>607,817</u>	<u>566,381</u>
Mortgage notes receivable	10,000	10,000	10,000
Investment in and advances to unconsolidated joint ventures	26,710	26,630	26,243
	<u>696,183</u>	<u>644,467</u>	<u>602,624</u>
<i>Real Estate Investments, net</i>			
Cash and cash equivalents	10,154	10,739	34,318
Restricted cash	1,720	1,708	1,231
Tenant and other receivables	9,414	7,721	6,896
Deposits	1,850	500	300
Acquired lease intangible asset, net of accumulated amortization	34,059	32,297	32,024
Prepaid expenses	871	981	673
Deferred charge, net of accumulated amortization	15,623	14,970	15,342
Other assets	855	852	826
	<u>855</u>	<u>852</u>	<u>826</u>
TOTAL ASSETS	\$ 770,730	\$ 714,230	\$ 694,433
Liabilities:			
Term Loan	\$ 110,000	\$ 110,000	\$ 110,000
Credit Facilities	64,000	15,000	-
Mortgage notes payable	60,882	67,864	59,906
Acquired lease intangible liability, net of accumulated amortization	51,854	46,735	46,701
Accounts payable and accrued expenses	4,656	5,420	7,475
Tenant's security deposits	1,787	1,578	1,553
Other liabilities	23,296	18,001	18,309
	<u>316,475</u>	<u>264,598</u>	<u>243,944</u>
TOTAL LIABILITIES	\$ 316,475	\$ 264,598	\$ 243,944
Equity:			
Common stock, \$.0001 par value 500,000,000 shares authorized	5	5	5
Additional paid-in capital	498,473	487,206	484,194
Accumulated deficit	(26,616)	(24,453)	(19,618)
Accumulated other comprehensive loss	(17,609)	(13,128)	(14,095)
Total Retail Opportunity Investments Corp. shareholders' equity	<u>454,253</u>	<u>449,630</u>	<u>450,487</u>
Noncontrolling interests	2	2	2
	<u>454,255</u>	<u>449,632</u>	<u>450,489</u>
TOTAL EQUITY	\$ 454,255	\$ 449,632	\$ 450,489
TOTAL LIABILITIES AND EQUITY	\$ 770,730	\$ 714,230	\$ 694,433

The Company's Form 10-Q for the quarters ended June 30, 2012 and 2011 and March 31, 2012 and 2011, and Form 10-K for the period of December 31, 2011, should be read in conjunction with the above information.

The above does not purport to disclose all items required under GAAP.

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Income Statements

Supplemental Disclosure
Quarter Ended June 30, 2012

(unaudited, in thousands, except per share amounts)

	Three Months Ended		Six Months Ended	
	06/30/12	06/30/11	06/30/12	06/30/11
<i>Revenues:</i>				
Base rents	\$ 14,197	\$ 8,790	\$ 27,538	\$ 15,971
Recoveries from tenants	3,412	2,385	6,516	4,290
Mortgage receivable	509	320	712	1,274
TOTAL REVENUES	18,118	11,494	34,766	21,535
<i>Operating Expenses:</i>				
Property operating	3,282	1,993	6,251	3,088
Property taxes	1,735	1,250	3,334	2,302
Depreciation and amortization	7,018	4,519	13,667	8,771
General & Administrative Expenses	2,597	2,437	5,017	4,826
Acquisition transaction costs	630	254	753	429
TOTAL OPERATING EXPENSES	15,261	10,453	29,022	19,417
NET OPERATING INCOME	2,857	1,041	5,744	2,118
<i>Non-Operating Income (Expenses):</i>				
Interest Expense and other finance expenses	(2,757)	(1,077)	(5,051)	(1,993)
Gain on bargain purchase	3,864	-	3,864	5,762
Equity in income of unconsolidated joint ventures	459	734	984	978
Interest Income	1	0	11	14
TOTAL NON-OPERATING INCOME (EXPENSES)	1,568	(344)	(192)	4,759
NET INCOME ATTRIBUTABLE TO RETAIL OPPORTUNITY INVESTMENTS CORP.	\$ 4,425	\$ 697	\$ 5,552	\$ 6,877
NET INCOME PER COMMON SHARE - BASIC	\$ 0.09	\$ 0.02	\$ 0.11	\$ 0.16
NET INCOME PER COMMON SHARE - DILUTED	\$ 0.09	\$ 0.02	\$ 0.11	\$ 0.16
Weighted average common shares outstanding - basic	50,395	41,964	49,999	41,905
Weighted average common shares outstanding - diluted	50,942	42,017	50,095	41,953

The Company's Form 10-Q for the quarters ended June 30, 2012 and 2011 and March 31, 2012 and 2011, and Form 10-K for the year ended December 31, 2011, should be read in conjunction with the above information.

The above does not purport to disclose all items required under GAAP.

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Funds From Operations

Supplemental Disclosure
Quarter Ended June 30, 2012

(unaudited, in thousands, except per share amounts)

	Three Months Ended		Six Months Ended	
	06/30/12	06/30/11	06/30/12	06/30/11
<i>Funds from Operations: (FFO)(1)</i>				
Net income for the period	\$ 4,425	\$ 697	\$ 5,552	\$ 6,877
Plus:				
Real property depreciation	3,577	1,986	6,783	3,790
Amortization of tenant improvements and allowances	1,066	625	2,155	1,191
Amortization of deferred leasing costs	2,981	2,368	5,942	4,690
FUNDS FROM OPERATIONS - BASIC	\$ 12,048	\$ 5,676	\$ 20,432	\$ 16,547
FUNDS FROM OPERATIONS - DILUTED	\$ 12,048	\$ 5,676	\$ 20,432	\$ 16,547
FUNDS FROM OPERATIONS PER SHARE - BASIC	\$ 0.24	\$ 0.14	\$ 0.41	\$ 0.39
FUNDS FROM OPERATIONS PER SHARE - DILUTED	\$ 0.24	\$ 0.14	\$ 0.41	\$ 0.39
Weighted average common shares outstanding - basic	50,395	41,964	49,999	41,905
Weighted average common shares outstanding - diluted	50,942	42,017	50,095	41,953
Common dividends per share	\$ 0.13	\$ 0.09	\$ 0.25	\$ 0.17
Cash Dividend	\$ 6,562	\$ 3,742	\$ 12,516	\$ 7,085
<i>Modified Funds from Operations: (MFFO)</i>				
Funds From Operations	\$ 12,048	\$ 5,676	\$ 20,432	\$ 16,547
Plus: Acquisition transaction costs	630	254	753	429
MODIFIED FUNDS FROM OPERATIONS - BASIC	\$ 12,679	\$ 5,929	\$ 21,185	\$ 16,976
MODIFIED FUNDS FROM OPERATIONS - DILUTED	\$ 12,679	\$ 5,929	\$ 21,185	\$ 16,976
MODIFIED FUNDS FROM OPERATIONS PER SHARE - BASIC	\$ 0.25	\$ 0.14	\$ 0.42	\$ 0.41
MODIFIED FUNDS FROM OPERATIONS PER SHARE - DILUTED	\$ 0.25	\$ 0.14	\$ 0.42	\$ 0.40
<i>Dividend/FFO</i>	54%	66%	61%	43%
<i>Dividend/MFFO</i>	52%	63%	59%	42%

(1) - Funds from operations ("FFO"), is a widely recognized non-GAAP financial measure for REITs that the Company believes when considered with financial statements determined in accordance with GAAP, provides additional useful information to assess our financial performance. FFO is frequently used by securities analysts, investors and other interested parties to evaluate the performance of REITs, most of which present FFO along with net income as calculated in accordance with GAAP. The Company computes FFO in accordance with the "White Paper" on FFO published by the National Association of Real Estate Investment Trusts ("NAREIT"), which defines FFO as net income attributable to common shareholders (determined in accordance with GAAP) excluding gains or losses from debt extinguishment and sales of property, plus real estate related depreciation and amortization, and other adjustments for partnerships and unconsolidated joint ventures. The Company considers FFO a meaningful additional measure of operating performance because it primarily reflects the assumption that the value of its real estate assets diminishes predictably over time and industry analysts have accepted it as a performance measure. However, FFO does not represent cash flows from operating activities in accordance with GAAP (which, unlike FFO, generally reflects all cash effects of transactions and other events in the determination of net income) and should not be considered as a substitute or an indication of our performance. FFO as defined by us may not be comparable to similarly titled items reported by other real estate investment trusts due to possible differences in the application of the NAREIT definition used by such REITs.

The Company's Form 10-Q for the quarters ended June 30, 2012 and 2011 and March 31, 2012 and 2011, and Form 10-K for the year ended December 31, 2011, should be read in conjunction with the above information.

The above does not purport to disclose all items required under GAAP.

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Summary of Debt Outstanding

Supplemental Disclosure
Quarter Ended June 30, 2012

(unaudited, dollars in thousands)

	Outstanding Balance	Actual Interest Rate	GAAP Interest Rate (1)	Maturity Date	Percent of Total Indebtedness
Fixed Rate Debt:					
Gateway Village I Loan	6,798	5.6%	3.8%	02/01/14	2.9%
Gateway Village II Loan	6,950	5.7%	3.8%	05/01/14	3.0%
Euclid Plaza	8,391	5.2%	5.2%	11/01/14	3.6%
Country Club Gate Loan	12,602	5.0%	4.2%	01/01/15	5.4%
Renaissance Town Center Loan	16,900	5.1%	4.8%	06/01/15	7.2%
Gateway Village III Loan	7,508	6.1%	4.8%	07/01/16	3.2%
Interest Rate Swaps	150,000	4.8%	4.8%	Various	64.3%
Total Fixed Rate Debt	\$ 209,150	4.9%	4.7%		89.7%
Variable Rate Debt:					
Credit Facility	64,000	2.0%	2.0%	09/00/14	27.5%
Term Loan Facility	110,000	2.0%	2.0%	09/00/15	47.2%
Interest Rate Swaps	(150,000)				
Total Variable Rate Debt:	\$ 24,000	2.0%			10.3%
TO TAL DEBT	\$ 233,150	3.6%	3.5%		100.0%
Net Unamortized Premiums on Mortgages	1,732				
TO TAL DEBT - NET	\$ 234,882				

Principal Maturities

Principal Maturities	Principal Amortization	Principal due at Maturity	Credit facilities	Total	Percentage of Debt Maturing
2012	\$ 486			\$ 486	0.2%
2013	981	-		981	0.4%
2014	788	21,306	64,000	86,093	36.9%
2015	208	28,169	110,000	138,377	59.4%
2016	41	7,172		7,213	3.1%
	\$ 2,504	\$ 56,648	\$ 174,000	\$ 233,150	100.0%
Net Unamortized Premiums on Mortgages				1,732	
				\$ 234,882	

Summary of Unencumbered/Encumbered properties (2)

	# of Properties	GLA	%
Unencumbered properties	32	3,299,139	90.9%
Encumbered properties	4	332,018	9.1%
	36	3,631,157	100.0%

(1) - Reflects the actual interest rate at the date the mortgage was assumed.

(2) - Does not include unconsolidated joint ventures.

The above does not purport to disclose all items required under GAAP.

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2012 Property Acquisitions

Supplemental Disclosure
Quarter Ended June 30, 2012

(dollars in thousands)

<u>Shopping Centers</u>	<u>Location</u>	<u>Date Acquired</u>	<u>% Owned</u>	<u>Purchase Amount</u>	<u>GLA</u>
<i>1Q 2012</i>					
Gateway Shopping Center	Marysvilk, WA	02/16/12	100.0%	\$ 29,500	101,250
Euclid Plaza	San Diego, CA	03/29/12	100.0%	15,900	72,654
Total 1Q 2012				45,400	173,904
<i>2Q 2012</i>					
Aurora Square	Shoreline, WA	05/02/12	100.0%	\$ 4,192	38,030
Marlin Cove	Foster City, CA	05/04/12	100.0%	17,380	73,186
Sedridge Marketplace	Oxnard, CA	05/31/12	100.0%	19,091	91,631
Green Valley Station	Cameron Park, CA	06/15/12	100.0%	8,370	52,245
Total 1Q 2012				49,033	255,092
Total 2012 Acquisitions				\$ 94,433	428,996

The above does not purport to disclose all items required under GAAP.

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Property Portfolio

Supplemental Disclosure
Quarter Ended June 30, 2012

(dollars in thousands)

Shopping Centers	City	State	% Owned	Date Acquired	GLA	% Leased	ABR (\$)	Major Tenants
<i>Stabilized Shopping Centers</i>								
<i>Northern California</i>								
Horwood Shopping Center	Sacramento	CA	100.0%	04/04/10	88,801	98.2%	\$ 1,145	Winn-Dixie Supermarket, Rite Aid, Citi Truck
Placer Hill Marketplace	Placer Hill	CA	100.0%	04/08/10	49,715	100.0%	1,343	Buy Buy Baby, Office Depot, Best Buy Furniture
Pine & Vista Shopping Center	Pine Bluff	CA	100.0%	01/04/11	145,025	98.8%	1,494	Kmart, SaveMart (Lucky) Supermarket (2)
Milk Shopping Center	Rancho Cordova	CA	100.0%	02/17/11	239,081	84.7%	2,389	Kalays Supermarket, UHL College, Dollar Tree
Merola Ranch	Red Bluff	CA	100.0%	05/14/11	161,862	99.4%	2,143	Kalays Supermarket
Cooney Child Care Center	Pacific Grove	CA	100.0%	07/08/11	169,331	92.4%	1,774	SmallMart (Lucky) Supermarket, Rite Aid
Madison Court	North City	CA	100.0%	03/04/12	75,184	83.4%	1,311	99 Ranch Market
<i>Northern California Totals</i>					847,031	93.3%	11,824	
<i>Southern California</i>								
Pasadena Plaza	Pasadena	CA	100.0%	12/22/09	95,042	100.0%	1,729	Walmart Supercenter, Rite Aid, 17 Mart
Santa Ana Downtown Plaza	Santa Ana	CA	100.0%	01/24/10	160,385	100.0%	1,747	Kroger (Food 4 Less) Supermarket, F&M S.
Gateway Village	Chino Hills	CA	100.0%	12/17/10	94,959	95.4%	2,724	Spencer's Super Market
Sycamore Court	Corona	CA	100.0%	09/30/10	74,198	91.7%	1,458	Subway (Wawa) Supermarket, CVS (2)
Madison Plaza Del Rio	Chico Hills	CA	100.0%	01/03/11	177,134	97.9%	3,134	Stater Brothers Supermarket, Walgreens, Ace Hardware
Paradise Town Center	San Diego	CA	100.0%	08/03/11	33,074	94.4%	1,989	CVS
Dorset Springs Marketplace	Palm Desert	CA	100.0%	02/17/11	145,137	94.9%	2,244	Kroger (Lucky) Supermarket, Rite Aid
Kuchel Plaza	San Diego	CA	100.0%	03/29/12	72,434	100.0%	1,280	Walmart Supermarket, Walgreens
San Diego Marketplace	Carroll	CA	100.0%	05/31/12	91,431	92.0%	1,338	Walmart Supermarket
<i>Southern California Totals</i>					866,176	96.8%	17,604	
<i>Pacific Metropolitan</i>								
Vancouver Market Center	Vancouver	WA	100.0%	04/01/10	118,385	89.3%	893	Albertsons Supermarket
Happy Valley Town Center	Happy Valley	OR	100.0%	07/14/10	132,894	98.5%	2,483	New Seasons Supermarket
Oregon City Point	Oregon City	OR	100.0%	07/14/10	35,383	74.7%	791	Starbucks, West Coast Bank, Walgreens
Carroll Plaza Town Square	West Linn	OR	100.0%	08/20/10	95,588	100.0%	1,441	Subway Supermarket
Harbor Market Center	Vancouver	WA	100.0%	09/23/10	167,448	95.1%	1,534	Subway Supermarket
Dixie Crossing	Portland	OR	100.0%	12/22/10	98,321	38.8%	449	Rite Aid
Haley Crossing	Oregon	OR	100.0%	12/22/10	99,428	98.4%	813	Subway Supermarket, Dollar Tree
Hillside Market Center	Hillsboro	OR	100.0%	11/23/11	134,021	99.1%	2,228	Albertsons Supermarket, Dollar Tree, Marshall
Wilsonville Old Town Square (2)	Wilsonville	OR	95.0%	07/13/10	69,907	91.4%	944	Kroger (Fred Meyer) (2)
<i>Pacific Metropolitan Totals</i>					893,269	91.5%	11,899	
<i>Seattle Metropolitan</i>								
Marshall Valley Plaza	East	WA	100.0%	02/01/10	31,597	100.0%	419	Kroger (QFC) Supermarket
The Market at Lake Stevens	Lake Stevens	WA	100.0%	03/11/10	74,130	100.0%	1,388	Huggins Food & Pharmacy
Crossroads (2)	Bellevue	WA	49.0%	12/23/10	445,715	94.0%	4,984	Kroger (QFC) Supermarket, Bed Bath & Beyond, Sports Authority
Canyon Park Shopping Center	Bothell	WA	100.0%	07/29/11	123,427	94.4%	1,385	Albertsons Supermarket, Rite Aid
Harold Frank Shopping Center	Lucy	WA	100.0%	09/09/11	134,781	100.0%	1,784	Subway Supermarket, Dollar Tree, Big Lots
The First Building	Shoreline	WA	100.0%	09/08/11	75,543	100.0%	1,713	KSA Supermarket, J.C. Penney
Gateway Shopping Center	Mayfield	WA	100.0%	02/14/12	161,230	97.4%	2,277	Walmart (2), Rite Aid, Ross Dress For Less,
Amazon Square	Shoreline	WA	100.0%	03/02/12	38,030	100.0%	389	Central Supermarket
<i>Seattle Metropolitan Totals</i>					1,062,703	97.3%	16,379	
STABILIZED SHOPPING CENTERS					3,669,309	95.0%	\$ 57,786	
<i>100% Owned</i>					3,223,454	94.8%	50,722	
<i>Joint Venture</i>					445,755	96.0%	6,964	
Total					3,669,309	95.0%	\$ 57,786	

The above does not purport to disclose all items required under GAAP.



Property Portfolio, cont.

Supplemental Disclosure
Quarter Ended June 30, 2012

(dollars in thousands)

Shopping Centers Region	City	State	% Owned	Date Acquired	GLA	% Leased	ABR (1)	Major Tenants
<i>Repositioning Shopping Centers</i>								
Phillips Mills	Pomona	CA	100.0%	02/02/10	125,798	68.4%	\$ 1,041	Fresh Choice Supermarket
Claremont Promenade	Claremont	CA	100.0%	09/23/10	91,520	85.4%	1,270	Super King Supermarket
Winter Mills	Rancho Cordova	CA	100.0%	02/17/11	71,318	68.0%	787	Spaghetti Factory Restaurant, Caffeina Restaurant
East Hill Square Shopping Center	Dayton Cove	NV	100.0%	09/21/11	114,869	82.8%	1,434	Subway Supermarket, US Postal Service
Oregon Valley Station	Camden Park	CA	100.0%	04/13/12	32,245	69.7%	694	CVS
<i>REPOSITIONING SHOPPING CENTERS</i>					<u>457,640</u>	<u>78.4%</u>	<u>5,467</u>	
<i>TOTAL PROPERTY PORTFOLIO</i>					<u>4,126,849</u>	<u>92.8%</u>	<u>63,173</u>	

- (1) - Annual base rent ("ABR") is equal to monthly rent, on an annualized basis, at June 30, 2012. Annual base rent does not include concessions or future rent increases.
 (2) - These retailers own their own spaces and are tenants of the Company.
 (3) - Includes 100 percent of properties owned by unconsolidated joint ventures.

The above does not purport to disclose all items required under GAAP.

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Top Ten Tenants

Supplemental Disclosure
Quarter Ended June 30, 2012

(Based on ABR for Wholly-owned Properties)

Tenant	Number of Leases	ABR	Percent of Total ABR	GLA	Percent of Total Leased GLA
1 Safeway	7	\$ 3,200	5.8%	353,253	10.5%
2 Rite Aid	7	2,100	3.8%	147,765	4.4%
3 Kroger / QFC	3	1,327	2.4%	112,033	3.3%
4 Raley's	2	1,198	2.2%	123,053	3.7%
5 J.C. Penney	1	1,112	2.0%	47,667	1.4%
6 Albertson's	3	1,001	1.8%	147,835	4.4%
7 JP Morgan Chase	7	894	1.6%	28,655	0.9%
8 Huggen or Top Food and Drug	1	836	1.5%	53,500	1.6%
9 PetSmart Inc	2	637	1.2%	39,076	1.2%
10 Vallarta Supermarkets	1	619	1.1%	41,259	1.2%
	34	\$ 12,923	23.4%	1,094,096	32.7%

The above does not purport to disclose all items required under GAAP.

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Lease Expiration Schedule

Supplemental Disclosure
Quarter Ended June 30, 2012

(Wholly-owned Properties)

Anchor Tenants

	Number of Leases Expiring	Leased GLA	Percent of Total Leased GLA	ABR Per Sq. Ft.	Percent of Total ABR
2012	0	0	0.0%	\$ -	0.0%
2013	0	0	0.0%	-	0.0%
2014	3	127,540	3.8%	7.97	1.8%
2015	4	145,636	4.3%	5.54	1.5%
2016	5	193,912	5.7%	7.77	2.7%
2017	6	207,328	6.1%	8.95	3.3%
2018	7	169,819	5.0%	12.34	3.8%
2019	6	161,204	4.8%	12.86	3.8%
2020	2	70,208	2.1%	7.40	0.9%
2021+	18	777,329	23.0%	12.80	18.0%
	<u>51</u>	<u>1,852,976</u>	<u>54.8%</u>	<u>\$ 10.70</u>	<u>35.9%</u>

Non-Anchor Tenants

	Number of Leases Expiring	Leased GLA	Percent of Total Leased GLA	ABR Per Sq. Ft.	Percent of Total ABR
2012	51	101,803	3.0%	\$ 28.12	5.2%
2013	93	198,839	5.9%	24.09	8.7%
2014	96	193,314	5.7%	22.85	8.0%
2015	105	251,723	7.5%	21.36	9.7%
2016	105	226,058	6.7%	22.49	9.2%
2017	86	207,036	6.1%	22.43	8.4%
2018	21	64,631	1.9%	25.79	3.0%
2019	14	68,765	2.0%	23.25	2.9%
2020	8	42,901	1.3%	21.78	1.7%
2021+	35	170,408	5.0%	23.71	7.3%
	<u>614</u>	<u>1,525,478</u>	<u>45.2%</u>	<u>\$ 25.22</u>	<u>64.1%</u>

All Tenants

	Number of Leases Expiring	Leased GLA	Percent of Total Leased GLA	ABR Per Sq. Ft.	Percent of Total ABR
2012	51	101,803	3.0%	\$ 28.12	5.2%
2013	93	198,839	5.9%	24.09	8.7%
2014	99	320,854	9.5%	16.93	9.8%
2015	109	397,359	11.8%	15.56	11.2%
2016	110	419,970	12.4%	15.70	11.9%
2017	92	414,364	12.3%	15.69	11.8%
2018	28	234,450	6.9%	16.05	6.8%
2019	20	229,969	6.8%	15.97	6.6%
2020	10	113,109	3.3%	12.85	2.6%
2021+	53	947,737	28.1%	14.76	25.3%
	<u>665</u>	<u>3,378,454</u>	<u>100.0%</u>	<u>\$ 16.35</u>	<u>100.0%</u>

Anchor tenants are leases equal to or greater than 15,000 square feet.
Does not include exercises of renewal options.

The above does not purport to disclose all items required under GAAP.

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Leasing Summary

Supplemental Disclosure
Quarter Ended June 30, 2012

(Wholly-owned Properties)

New Leases

	For the Three Months Ended June 30, 2012			For the Six Months Ended June 30, 2012		
	Non-Anchors	Anchors	Total	Non-Anchors	Anchors	Total
Number of Leases	31	1	32	61	1	62
Gross Leasable Area (sq. ft.)	61,307	47,732	109,039	111,860	47,732	159,592
Initial Base Rent (\$/sq. ft.)	\$ 21.45	\$ 8.50	\$ 15.78	\$ 22.55	\$ 8.50	\$ 18.35
Tenant Improvements (\$/sq. ft.)	\$ 11.95	\$ 35.00	\$ 22.04	\$ 11.78	\$ 35.00	\$ 18.72
Leasing Commissions (\$/sq. ft.)	\$ 3.64	\$ 2.00	\$ 2.92	\$ 3.31	\$ 2.00	\$ 2.92

Renewals

	For the Three Months Ended June 30, 2012			For the Six Months Ended June 30, 2012		
	Non-Anchors	Anchors	Total	Non-Anchors	Anchors	Total
Number of Leases	19	5	24	40	7	47
Gross Leasable Area (sq. ft.)	48,919	126,356	175,275	83,871	213,313	297,184
Initial Base Rent (\$/sq. ft.)	\$ 18.99	\$ 8.29	\$ 11.27	\$ 23.65	\$ 7.78	\$ 12.26
Tenant Improvements (\$/sq. ft.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Leasing Commissions (\$/sq. ft.)	\$ -	\$ 0.14	\$ 0.10	\$ -	\$ 0.08	\$ 0.06

Total

	For the Three Months Ended June 30, 2012			For the Six Months Ended June 30, 2012		
	Non-Anchors	Anchors	Total	Non-Anchors	Anchors	Total
Number of Leases	50	6	56	101	8	109
Gross Leasable Area (sq. ft.)	110,226	174,088	284,314	195,731	261,045	456,776
Initial Base Rent (\$/sq. ft.)	\$ 20.36	\$ 8.35	\$ 13.00	\$ 23.02	\$ 7.91	\$ 14.39
Tenant Improvements (\$/sq. ft.)	\$ 6.65	\$ 9.60	\$ 8.45	\$ 6.73	\$ 6.40	\$ 6.54
Leasing Commissions (\$/sq. ft.)	\$ 2.03	\$ 0.65	\$ 1.18	\$ 1.89	\$ 2.08	\$ 2.00

All anchor leases are leases equal to or greater than 15,000 square feet.

The above does not purport to disclose all items required under GAAP.

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Retail Opportunity Investments Corp.

www.roicreit.com

NASDAQ: ROIC

06/30/12 Stock Price: \$12.06

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