



PHILLIPS EDISON & COMPANY

One of the Nation's Largest Owners and Operators of Grocery-Anchored Shopping Centers

As of January 2019

Completed merger with Phillips Edison Grocery Center REIT II, Inc. on November 16, 2018, expanding its national portfolio to:

334

Centers¹

\$6.0B

Total Enterprise Value

37.7

Million Sq. Ft.

32

States

\$1,000,000,000+ of regular stockholder distributions have been made by the combined company²

Top Grocery Anchors



Publix



PECO Annualized Distribution

6.7%³ or \$0.67

PECO Total Stockholder Returns

Original Offering Price **\$10.00**

Cumulative Distributions Paid⁴ **\$8.13**

Current NAV **\$11.05**

Total Value **\$19.18**

Equity Multiple⁴ **1.92x**

CUSIP: 71844V102

About Phillips Edison & Company

Phillips Edison & Company, Inc. ("PECO") is an internally-managed REIT that owns and operates a diversified portfolio of well-occupied neighborhood shopping centers. Its properties have a mix of national and regional retailers selling necessity-based goods and services in strong demographic markets throughout the United States. The Company's proven, vertically-integrated operating platform allows it to effectively and efficiently acquire, lease and manage its properties, resulting in a history of strong operating results and great shopping experiences.

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www.PhillipsEdison.com/Investors

- As of November 16, 2018, Phillips Edison owns an interest in 334 centers, 304 of which are wholly-owned.
- Historical distributions are the total value of monthly distributions since inception for both Phillips Edison & Company, Inc. and Phillips Edison Grocery Center REIT II, Inc. as of January 31, 2019.
- Distributions are currently \$0.67 per share per year on an annual basis. Percentage based on \$0.67 compared to original offering price of \$10.00 per share. Distributions are declared by the board of directors in its sole discretion and are not guaranteed.
- Assumes investment at commencement of the PECO offering and participation in the Dividend Reinvestment Plan. As of January 31, 2019.