

Phillips Edison Grocery Center REIT II Provides Tax Reporting Information for 2018 Distributions

CINCINNATI, January 16, 2019 - [Phillips Edison Grocery Center REIT II, Inc.](#) has provided its tax reporting information for the 2018 distributions on its common stock.

The tax reporting information as it will be reported on the Form 1099-DIV, on a per share basis, is as follows:

Common Shares; CUSIP 71844W100

Record Date	Payable Date	Total Distribution Per Share	Total Ordinary Distribution	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain (1)	Return of Capital	Section 199A Distributions
DAILY	1/2/2018	0.13801355	0.01522289	0.00212541	0.00033029	0.12066525	0.01522289
1/16/2018	2/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
2/15/2018	3/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
3/15/2018	4/2/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
4/16/2018	5/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
5/15/2018	6/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
6/15/2018	7/2/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
7/16/2018	8/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
8/15/2018	9/4/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
9/17/2018	10/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
10/15/2018	11/1/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
11/15/2018	12/3/2018	0.13541652	0.01493644	0.00208541	0.00032407	0.11839467	0.01493644
	Totals	1.62759527	0.17952373	0.02506492	0.00389506	1.42300662	0.17952373

(1) Represents additional characterization of amounts included in Total Capital Gain Distribution.

About Phillips Edison Grocery Center REIT II, Inc.

Prior to the merger with Phillips Edison & Company, Inc., Phillips Edison Grocery Center REIT II, Inc. was a public non-traded REIT that owned well-occupied grocery-anchored neighborhood shopping centers with a mix of national and regional retailers selling necessity-based goods and services, in strong demographic markets throughout the United States. Immediately prior to the merger, REIT II owned an institutional quality retail portfolio consisting of 86 grocery-anchored shopping centers totaling approximately 10.3 million square feet.

Investors:

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