



PHILLIPS EDISON & COMPANY REIT
TRANSFER ON DEATH (T.O.D.) FORM
NOT APPLICABLE FOR CUSTODIAL-HELD ACCOUNTS

PLEASE PROVIDE THE ACCOUNT NUMBER BELOW

Phillips Edison & Company
Account Number: _____

Regular Mail:
Phillips Edison & Company REIT
P.O. Box 219912, Kansas City, MO 64121-9912
Overnight Mail:
Phillips Edison & Company REIT c/o DST Systems, Inc.
430 W 7th St., Suite 219912, Kansas City, MO 64105-1407
No faxes accepted.

TRANSFER ON DEATH INFORMATION

- A Transfer on Death (T.O.D.) designation transfers ownership of shares to the registered owner's (owners') beneficiary(ies) upon death; provided that Phillips Edison & Company receives proof of death and other documentation it deems necessary or appropriate.
Until the death of the account owner(s), the T.O.D. beneficiary(ies) has (have) no present interest in, or authority over, the account.
A T.O.D. designation will be accepted only where shares are owned by a natural person and registered in that individual's name or by two or more natural persons as joint tenants with rights of survivorship.
Accounts registered to trusts, corporations, charities, and other such entities may not declare a T.O.D. designation because they are considered perpetual. These entities, however, may be listed as a beneficiary on a T.O.D. for accounts registered to a natural person.
This form must not be used in conjunction with custodial held accounts. Under custodial held accounts, TOD designations of beneficiaries will be collected by the Custodian.
A T.O.D. designation on an account will remain in effect until Phillips Edison and Company has confirmed any request to amend such designation. All written requests should be mailed to the address listed above.
Minors may not be named as a beneficiary unless a custodian or guardian for such minor is also named.
A T.O.D. designation may be voided at any time by Phillips Edison & Company, in its sole discretion, if there is any doubt as to the validity or effectiveness of a T.O.D. designation.
A T.O.D. designation will not be accepted from residents of Louisiana, Puerto Rico or Texas.
A T.O.D. designation made by joint tenants with rights of survivorship does not take effect until the last of all multiple owners die. The surviving owners may revoke or change the T.O.D. designation at any time.

CURRENT ACCOUNT OWNER INFORMATION

PRIMARY ACCOUNT OWNER

Form fields for Primary Account Owner: Name, SSN/TIN, Daytime Phone #, State of Residence

NAME OF JOINT REGISTERED OWNER, IF APPLICABLE

Form fields for Joint Registered Owner: Name, SSN/TIN, Daytime Phone #, State of Residence

TRANSFER ON DEATH DESIGNATION

I (we) authorize Phillips Edison & Company to register all of my (our) shares of its common stock in beneficiary form, assigning ownership on my (our) death to my (our) beneficiary(ies). I understand that if more than one beneficiary is listed, percentages for each must be designated. If percentages are not designated, the shares will be divided equally. Percentages must equal 100%. For additional beneficiaries, please complete and attach an additional form.

Questions regarding your account should be directed to:

888.518.8073



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PRIMARY BENEFICIARY

FULL NAME GUARDIAN (if applicable)
SSN (REQUIRED) TAX ID # PERCENTAGE

DATE OF BIRTH (REQUIRED)

SECOND BENEFICIARY OR CONTINGENT BENEFICIARY

FULL NAME GUARDIAN (if applicable)
SSN (REQUIRED) TAX ID # PERCENTAGE

DATE OF BIRTH (REQUIRED)

THIRD BENEFICIARY OR CONTINGENT BENEFICIARY

FULL NAME GUARDIAN (if applicable)
SSN (REQUIRED) TAX ID # PERCENTAGE

DATE OF BIRTH (REQUIRED)

FOURTH BENEFICIARY OR CONTINGENT BENEFICIARY

FULL NAME GUARDIAN (if applicable)
SSN (REQUIRED) TAX ID # PERCENTAGE

DATE OF BIRTH (REQUIRED)

SIGNATURE

By signing below, I (we) authorize Phillips Edison & Company to register all of my (our) shares of its common stock in T.O.D. form. The designation(s) will be effective on the date of receipt of a valid and complete form in good order. Accordingly, I (we) hereby revoke any beneficiary designation(s) made previously with respect to my (our) shares in Phillips Edison & Company. I (we) have reviewed the information set forth below. I (we) agree on behalf of myself (ourselves) and my (our) heirs, assigns, executors, administrators and beneficiaries to indemnify and hold harmless Phillips Edison & Company and any and all of its affiliates, agents, successors and assigns, and its and their respective directors, managers, officers and employees, from and against any and all claims, liability, damages, actions and expenses arising directly or indirectly out of or resulting from the transfer of my (our) shares in accordance with this T.O.D. designation. I (we) further understand that Phillips Edison & Company cannot provide any legal advice and I (we) agree to consult with my (our) attorney, if necessary, to make certain that the T.O.D. designation is consistent with my (our) estate and tax planning.

Sign exactly as the name(s) appear(s) in the Subscription Agreement/Signature Page. All registered owners must sign. This authorization form is subject to the acceptance of Phillips Edison & Company.

SIGNATURE OF PRIMARY INVESTOR (REQUIRED) DATE MEDALLION SIGNATURE GUARANTEE (REQUIRED)
SIGNATURE OF JOINT INVESTOR (if applicable) DATE

Questions regarding your account should be directed to:

888.518.8073