



PHILLIPS EDISON & COMPANY®

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

As of March 31, 2020

Phillips Edison & Company's national portfolio:

312

Centers¹

\$5.3B

Total Enterprise Value

31.9

Million Sq. Ft.

31

States

\$1,300,000,000+ of regular stockholder distributions²

Top Grocery Anchors



Publix



PECO Stockholder Returns & Details

Current PECO Estimated Value per Share: **\$8.75**

PECO Original Offering Price: **\$10.00**

PECO Total Cash Distributions per Share³: **\$4.11 – \$6.26**

Total Return on Original PECO Investment⁴: **29% - 64%**

Consecutive months of distributions made until temporary suspension resulting from COVID-19 pandemic **111**

Executive ownership: **~8%**

Common Stock Details

CUSIP **71844V102**

No active standard repurchase program

Internal management structure:

No asset management, or other management fees, are being paid to a third party

Portfolio Overview

Leased Portfolio Occupancy: **95.6%**

April 2020 / May 2020
Rent & Recovery Collections: **78% / 80%**

Neighbors open for business⁵: **92%**

Net Debt to Total Enterprise Value: **45.0%**

About Phillips Edison & Company, Inc.

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, regional and local retailers primarily selling necessity-based goods and services in strong 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

1) Phillips Edison & Company, Inc. owns an interest in 312 centers, 285 of which are wholly-owned.

2) 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.

3) Depending on timing of investment. Distributions are currently suspended. Distributions are not guaranteed and are made at the discretion of PECO's board of directors. Distribution rate increased from \$0.65 annualized to \$0.67 annualized in February 2013.

4) Assumes investment in Phillips Edison & Company, Inc. at \$10.00 per share at the end of the initial public offering, assuming distributions are taken in cash; and at the beginning of the offering, assuming distributions are reinvested.

5) As of June 8, 2020