



# PHILLIPS EDISON & COMPANY®

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

As of September 30, 2020

## Phillips Edison & Company's national portfolio:

**309**

Centers<sup>1</sup>

**\$5.2B**

Total Enterprise Value

**31.7**

Million Sq. Ft.

**31**

States

**\$1,300,000,000+ of regular stockholder distributions<sup>2</sup>**

### 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 share<sup>3</sup>: **\$4.17 – \$6.32**

Total return on original PECO investment<sup>4</sup>: **29% - 65%**

Next distribution: Payable January 7, 2021, to stockholders of record on December 28, 2020 (\$0.34 if annualized) **~\$0.0283**

Executive ownership: **~8%**

### Common Stock Details

CUSIP **71844V102**

Share repurchases for death, qualifying disability, or the determination of incompetence ("DDI") are expected to begin at the end of January 2021<sup>5</sup>

**Internal management structure:** No asset management or other management fees are being paid to a third party

### Portfolio Overview

Leased portfolio occupancy: **95.3%**

Q3 2020 / October 2020 rent & recovery collections<sup>6</sup>: **94% / 94%**

Neighbors open for business as a % of annualized base rent (ABR)<sup>6</sup>: **99%**

Net debt to total enterprise value: **43.8%**

### 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.

**Investor Contact: 888-518-8073**

**Advisor Contact: 833-347-5717**

**[www.PhillipsEdison.com/Investors](http://www.PhillipsEdison.com/Investors)**

1) Phillips Edison & Company, Inc. manages a portfolio of 309 shopping centers, 283 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) Details to be provided in January 2021. Please visit [www.phillipsedison.com/investors](http://www.phillipsedison.com/investors) for more details.

6) As of November 4, 2020