



# PHILLIPS EDISON & COMPANY®

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

As of December 31, 2020

## Phillips Edison & Company's national portfolio<sup>1</sup>:

**308**

Centers

**\$5.0B**

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>: **\$4.19 – \$6.34**

Total return on original PECO investment<sup>4</sup>: **30% - 66%**

Monthly distribution: Paid in January, February and March 2021. Declared for April 2021. (\$0.34 if annualized) **~\$0.0283**

Executive ownership: **~8%**

### Additional Details

CUSIP **71844V102**

Share repurchases for death, qualifying disability, or the determination of incompetence ("DDI") are made on a monthly basis<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: **94.7%**

Q2 2020 / Q3 2020 / Q4 2020 rent & recovery collections<sup>6</sup>: **93% / 95% / 95%**

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

Net debt to total enterprise value: **44.5%**

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

1) Phillips Edison & Company, Inc. manages a portfolio of 308 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) As of March 11, 2021. Total distributions received is dependent on timing of original investment in Phillips Edison Grocery Center REIT I, Inc. Distributions are not guaranteed and are made at the discretion of PECO's board of directors.

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) Please visit [www.phillipsedison.com/investors](http://www.phillipsedison.com/investors) for more details including the repurchase plan document.  
6) As of March 8, 2021