

Q3 2026 Fact Sheet

97.5%

Leased Portfolio
Occupancy

9.2%

Core FFO Per
Share Growth⁽³⁾

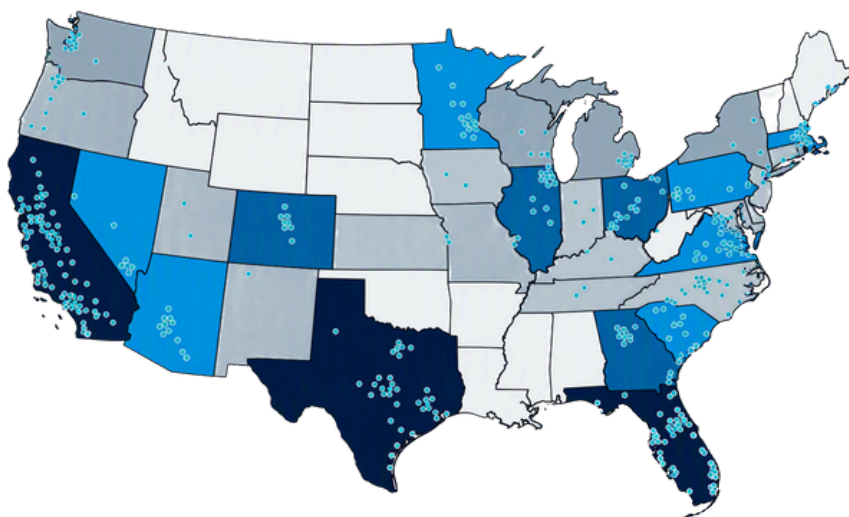
5.3%

Same-Center
NOI Growth⁽³⁾

\$62.7M

Net Income Attributable
to Stockholders

PECO Portfolio Highlights



Top PECO States



328

Centers⁽¹⁾

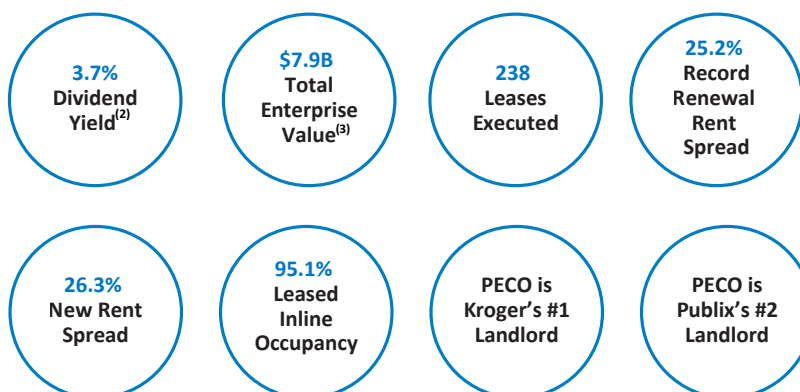
31

States

37.4M

Square Feet⁽¹⁾

PECO at a Glance



PECO's Differentiated Strategy

Our differentiated and focused strategy of owning and operating high-quality, right-sized, neighborhood shopping centers anchored by the #1 or #2 grocer by sales in a market continues to result in solid financial and operating results

- ◆ 83% of ABR from Centers with #1 or #2 Grocer by Sales in the Market⁽⁴⁾
- ◆ 94% of ABR from Grocery-Anchored Centers⁽⁴⁾
- ◆ Right-Sized Centers Averaging 113,000 Square Feet with Strategic Locations in Suburban Markets
- ◆ 74% of ABR comes from Necessity-Based Goods and Services⁽⁴⁾
- ◆ Leading Grocers Create Repeat Weekly Customer Traffic that Supports Surrounding Retailers
- ◆ High Occupancy and Retailer Demand Reflect PECO's Pricing Power
- ◆ Strong Rent Spreads Demonstrate Meaningful Pricing Power
- ◆ Pricing Power Translates Into High Occupancy, Strong Rent Spreads, ABR Growth, Higher CAGRs and Solid Internal Growth

Learn more about PECO at <https://investors.phillipsedison.com>. Certain matters included in this fact sheet may be forward looking statements within the meaning of federal securities laws. Actual future performance and results may differ materially from those included in forward looking statements. Please refer to our most recent annual report on Form 10-K and quarterly report on Form 10-Q filed with the SEC which include risk factors and other information that could cause actual results to differ from what is included in forward looking statements. This fact sheet includes certain non-GAAP financial measures that the company considers meaningful measures of financial performance. Additional information regarding these non-GAAP measures, including reconciliations to GAAP, as well as definitions of terms in this fact sheet, are included in documents we have filed with the SEC. Company data reflects results as of and for three months ended September 30, 2026; Property data reflects wholly-owned assets unless otherwise noted.

1. Includes properties owned through the Company's unconsolidated joint ventures

2. Dividend yield as of September 30, 2026 and is based on an annualized rate of \$1.38 per share

3. Non-GAAP and other supplemental operating, liquidity, and valuation measures. For non-GAAP reconciliations, refer to the Company's latest quarterly financial supplement or Form 10-Q

4. Includes the prorated portion owned through the Company's unconsolidated joint ventures

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Strength and Stability of PECO's Grocers

- +43%** Grocer Sales Per Square Foot Growth Since 2019⁽⁵⁾
- +4%** Average Annual Grocer Foot Traffic Increase Since 2021⁽⁶⁾
- 2.4%** PECO Grocer Health Ratio as of September 30, 2026⁽⁵⁾

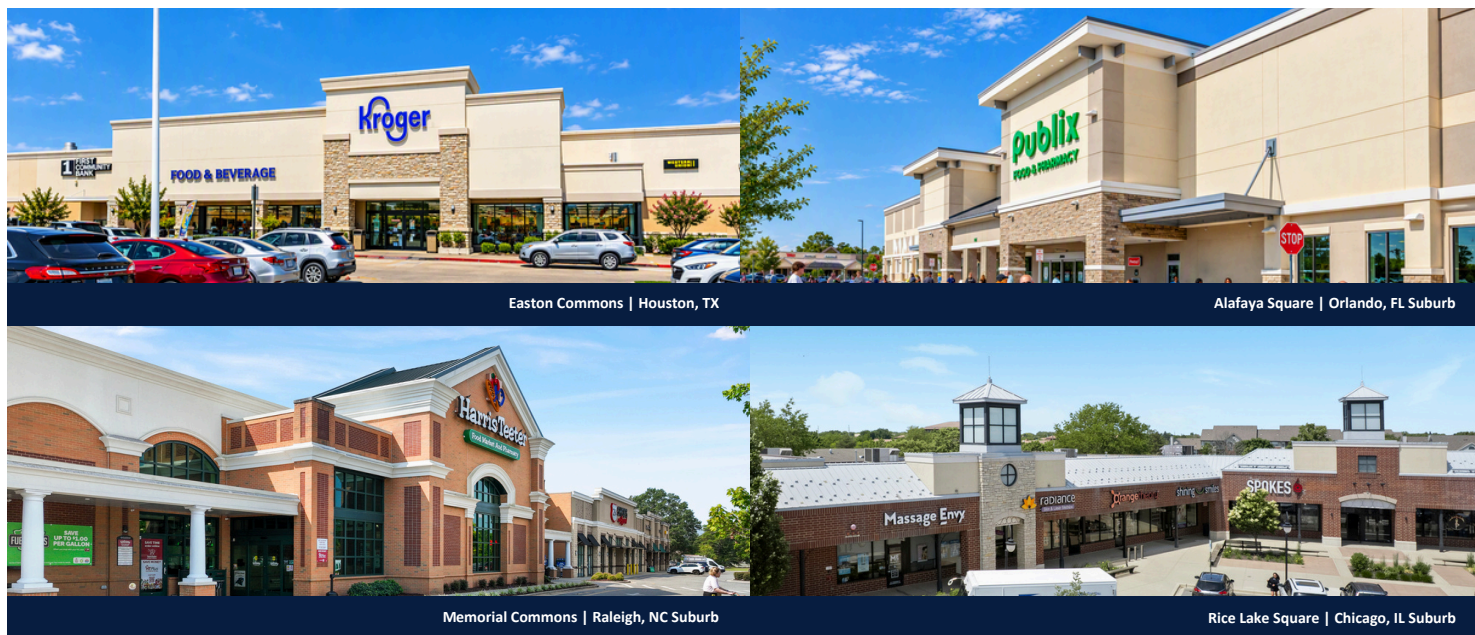
PECO's Investment Grade Balance Sheet

- ◆ Net Debt to Adjusted EBITDA^{are} of 5.2x on a Trailing 12-Month Basis and 5.0x on a Last-Quarter Annualized Basis⁽⁷⁾
- ◆ Significant Pro Forma Liquidity Position of ~\$950M⁽⁸⁾
- ◆ Loan-to-Value Ratio at 31.3%
- ◆ Credit Ratings S&P: BBB; Moody's: Baa2

Retailers Growing with PECO



Recent Acquisitions



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5. Includes PECO grocers who reported sales PSF in 2019 and through September 30, 2026

6. Placer.ai; Average annual growth in grocer foot traffic from 2021 through 2025

7. Trailing 12-month net-debt-to-adjusted-EBITDA^{are}. Additionally, for non-GAAP reconciliations, refer to the Company's latest quarterly financial supplement or Form 10-Q

8. Pro forma for the closing of the Company's new \$350 million unsecured term loan and the payoff of the \$162 million term loan