

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
PHILLIPS EDISON & COMPANY INC		27-1106076	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
JOSEPH C. HOFFMANN	513-554-1110	JHOFFMANN@PHILLIPSEDISON.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
11501 NORTHLAKE DRIVE		CINCINNATI, OH 45249-1669	
8 Date of action		9 Classification and description	
VARIOUS		COMMON STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
71844V201	N/A	PECO	N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► **SEE ATTACHMENT**

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► **SEE ATTACHMENT**

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► **SEE ATTACHMENT**

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► IRC SECTION 301(C)(2)

18 Can any resulting loss be recognized? ► N/A

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► N/A

**Sign
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ►

Joseph C Hoffmann

Date ►

1/19/26

Print your name ► **JOSEPH C. HOFFMANN**

Title ► **SENIOR VICE PRESIDENT OF TAX**

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if
self-employed

PTIN

Firm's name ►

Firm's EIN ►

Firm's address ►

Phone no.

Phillips Edison & Company Inc.
EIN: 27-1106076
CUSIP Number: 71844V201
Attachment to Form 8937

Form 8937, Part II, Box 14:

During 2025, Phillips Edison & Company Inc ("the Company") paid cash distributions to its common shareholders on the dates indicated below. The Company determined that a portion of each of these distributions represents a nondividend distribution to the shareholders. Consequently, each common shareholder who received a cash distribution on these dates would be affected by this organizational action.

Record Date	Payable Date	Total Distribution per Share	Ordinary Dividends	Total Capital Gain Distribution	Return of Capital (Nontaxable Distribution)
12/16/2024	1/3/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
1/15/2025	2/4/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
2/18/2025	3/4/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
3/17/2025	4/1/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
4/15/2025	5/1/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
5/16/2025	6/3/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
6/16/2025	7/1/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
7/15/2025	8/1/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
8/15/2025	9/3/2025	\$ 0.102500	\$ 0.084002	\$ -	\$ 0.018498
9/15/2025	10/1/2025	\$ 0.108300	\$ 0.088755	\$ -	\$ 0.019545
10/15/2025	11/4/2025	\$ 0.108300	\$ 0.088755	\$ -	\$ 0.019545
11/17/2025	12/2/2025	\$ 0.108300	\$ 0.088755	\$ -	\$ 0.019545

Form 8937, Part II, Box 15:

For each cash distribution paid to common shareholders by the Company during 2025, 18.05% of the distribution represents a nondividend distribution. Accordingly, each common shareholder should treat 18.05% of the distributions as a reduction to the tax basis of the stock.

Form 8937, Part II, Box 16:

The distributions paid on each date above were determined to comprise of 18.05% return of capital and 81.95% taxable dividend.