

**Report of Organizational Actions  
 Affecting Basis of Securities**

► See separate instructions.

**Part I Reporting Issuer**

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

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.

**Sign  
Here**

Signature ►

Joseph C Hoffmann

Date ►

1/19/26

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

**Title ► SENIOR VICE PRESIDENT OF TAX**

Print your name ► JOSEPH W. HOGAN, PTIN				
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed
	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.