Q2 2025 Fact Sheet

PECO
Nasdaq Listed

PHILLIPS EDISON & COMPANY

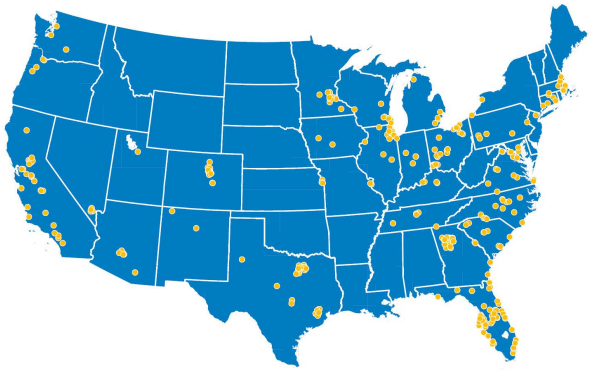
97.4%	PORTFOLIO LEASED OCCUPANCY	**8.5%**	CORE FFO PER SHARE GROWTH	**4.2%**	SAME-CENTER NOI GROWTH	**$12.8M**	NET INCOME ATTRIBUTABLE TO STOCKHOLDERS

Our Differentiated Strategy

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

- #1 or #2 Grocery Anchor by Sales (85% of ABR)
- 70% of Rents from Necessity-Based Goods and Services (1)
- 95% of ABR from Omni-Channel Grocery-Anchored Centers
- Last Mile Solution for Necessity-Based and Essential Retailers
- Format Drives Results: Small-Format Centers with Strategic Neighborhood Locations
- Targeted Trade Areas Where Leading Grocers and Small Shop Neighbors are Successful

Portfolio Highlights



303	31	34M
Neighborhood Centers	States	Square Feet

Investment Grade Balance Sheet

- Net-Debt-to-Annualized-Adjusted-EBITDA*re* at 5.4x(2)
- Significant Liquidity Position of $972M
- Loan-to-Value Ratio at 32.1%

Q2 Highlights:

- 3.5% Dividend Yield*
- $7.3B Total Enterprise Value
- 94% Portfolio Retention Rate
- 19.1% Renewal Rent Spread
- 34.6% New Rent Spread
- 94.8% Inline Leased Occupancy
- Kroger is PECO's #1 Neighbor
- Publix is PECO's #2 Neighbor

Strength and Resiliency of Our Grocers

+42%	$743	2.4%
Grocer Sales per Square-Foot Growth Since 2019	Average Annual Grocer Sales per Square Foot as of June 30, 2025	Grocer Health Ratio as of June 30, 2025

Retailers Growing with PECO

Chipotle Mexican Grill · Starbucks Coffee · Wing Stop · CAVA · mysalon suite · american family care URGENT CARE · Humana · Stretch Zone · Hand & Stone Massage and Facial Spa

Learn more about PECO at https://investors.phillipsedison.com. Certain matters included in this presentation 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 IO-K and quarterly report on Form IO-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 presentation 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 presentation, are included in documents we have filed with the SEC.

*Dividend yield as of June 30, 2025 and is based on an annualized rate of $1.23 per share.

1. Inclusive of the Company's prorated portion of shopping centers owned through the Company's unconsolidated joint ventures.
2. Trailing 12-month net-debt-to-adjusted-EBITDAre.