Q3 2025 Fact Sheet

PECO
Nasdaq Listed

PHILLIPS EDISON & COMPANY

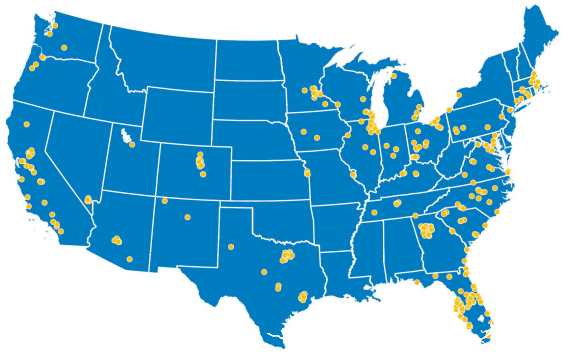
97.6% LEASED PORTFOLIO OCCUPANCY	**7.8%** CORE FFO PER SHARE GROWTH[1]	**3.8%** SAME-CENTER NOI GROWTH[1]	**$63.8M** NET INCOME ATTRIBUTABLE TO STOCKHOLDERS[1]

PECO's 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 (84% of ABR)
- 70% of Rents from Necessity-Based Goods and Services[2]
- 95% of ABR from Omni-Channel Grocery-Anchored Centers
- Last Mile Solution for Necessity-Based and Essential Retailers
- Format Drives Results: Small-Format Centers Located in the Neighborhood
- Targeted Trade Areas Where Leading Grocers and Small Shop Neighbors are Successful

Portfolio Highlights



300+	31	34M
Neighborhood Centers	States	Square Feet

Investment Grade Balance Sheet

- Net-Debt-to-Annualized-Adjusted-EBITDA*re* at 5.3x[3]
- Significant Liquidity Position of $977M
- Loan-to-Value Ratio at 31.7%

Q3 Highlights:

- 3.8% Dividend Yield*
- $7.2B Total Enterprise Value
- 94% Portfolio Retention Rate
- 23.2% Record-High Renewal Rent Spread
- 24.5% New Rent Spread
- 94.8% Leased Inline Occupancy
- Kroger is PECO's #1 Neighbor
- Publix is PECO's #2 Neighbor

Strength and Resiliency of Our Grocers

+43%	$746	2.4%
Grocer Sales per Square-Foot Growth Since 2019	Average Annual Grocer Sales per Square Foot as of September 30, 2025	Grocer Health Ratio as of September 30, 2025

Retailers Growing with PECO

Dave's Hot Chicken · Swig · Wing Stop · Firehouse Subs · mysalon suite · american family care URGENT CARE · Pacific Dental Services · 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 September 30, 2025 and is based on an annualized rate of $1.30 per share.

1. Data reflects year-to-date results as of September 30, 2025.
2. Inclusive of the Company's prorated portion of shopping centers owned through the Company's unconsolidated joint ventures.
3. Trailing 12-month net-debt-to-adjusted-EBITDAre.