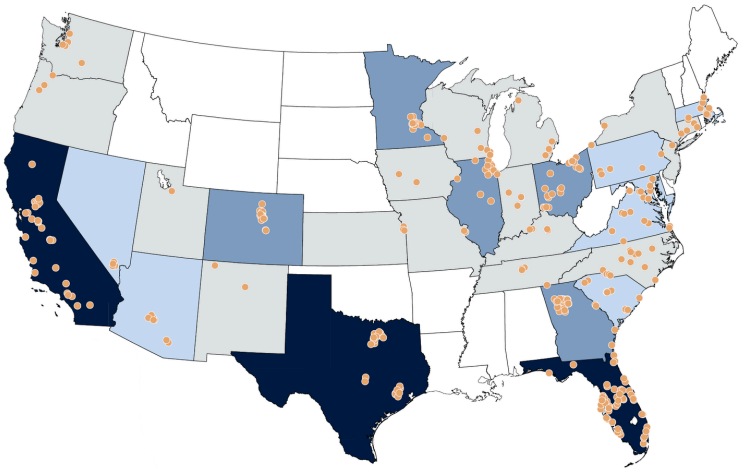
Q2 2026 Fact Sheet

PHILLIPS EDISON & COMPANY
PECO | Nasdaq Listed

97.3%	7.8%	3.8%	$41.1M
Leased Portfolio Occupancy	Core FFO Per Share Growth	Same-Center NOI Growth	Net Income Attributable to Stockholders

PECO Portfolio Highlights



Top PECO States

- >10% of ABR
- 5% to 10% of ABR
- 2% to 5% of ABR
- <2% of ABR

330	31	37.4M
Centers[1]	States	Square Feet[1]

PECO at a Glance

- 3.1% Dividend Yield[2]
- $8.4B Total Enterprise Value[3]
- 304 Record-High Leases Executed
- 21.2% Renewal Rent Spread
- 33.7% New Rent Spread
- 95.5% Record-High Leased Inline Occupancy
- Kroger is PECO's #1 Neighbor
- Publix is PECO's #2 Neighbor

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 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 112,000 Square Feet with Strategic Locations in Growing Markets
- 74% of ABR comes from Necessity-Based Goods and Services[4]
- Last-Mile Solution for Necessity-Based and Essential Retailers
- Leading Grocers and Small Shop Neighbors Benefit from Steady Traffic
- Experienced, Cycle-Tested Team with Local Expertise and Strong Neighbor Relationships
- Strong-Credit Neighbors and Diversified Merchandising Mix

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 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 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. Company data reflects results as of and for three months ended June 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 June 30, 2026 and is based on an annualized rate of $1.30 per share
3. 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

+44.4% Grocer Sales Per Square Foot Growth Since 2019[5]

$755 Average Annual Grocer Sales Per Square Foot as of June 30, 2026[5]

2.4% PECO Grocer Health Ratio as of June 30, 2026[5]

PECO's Investment Grade Balance Sheet

- Net-Debt-to-Annualized-Adjusted-EBITDA*re* at 5.1x[6]
- Significant Liquidity Position of $857.3M
- Loan-to-Value Ratio at 31.5%
- Credit Ratings S&P: BBB; Moody's: Baa2

Retailers Growing with PECO

Recent Acquisitions



Chaska Commons | Minneapolis, MN Suburb



Shops at Prosper Trail | Dallas, TX Suburb



Oracle Crossing | Tucson, AZ Suburb



Firethorne Plaza | Houston, TX Suburb

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5. Includes PECO grocers who reported sales PSF in 2025 and through June 30, 2026
6. Trailing 12-month net-debt-to-adjusted-EBITDAre. Additionally, for non-GAAP reconciliations, refer to the Company's latest quarterly financial supplement or Form 10-Q