



FOURTH QUARTER 2025

Supplemental Disclosure



GROCERY CENTERED. NEIGHBORHOOD FOCUSED.

Table of Contents

INTRODUCTORY NOTES		3
FINANCIAL RESULTS		
Earnings Release		6
Overview of Results		11
FINANCIAL SUMMARY		
Consolidated Balance Sheets		13
Consolidated Statements of Operations		14
Consolidated Statements of Operations (Quarterly)		15
Nareit FFO, Core FFO, and Adjusted FFO		16
Nareit FFO, Core FFO, and Adjusted FFO (Quarterly)		17
EBITDAre Metrics		18
EBITDAre Metrics (Quarterly)		19
Same-Center NOI Analysis		20
Joint Venture Summary and Financials		21
Supplemental Balance Sheet Detail		22
Supplemental Statement of Operations Detail		23
Capital Expenditures		24
Capital Projects		25
Capitalization and Debt Ratios		27
Summary of Outstanding Debt		28
Debt Overview and Schedule of Maturities		29
Covenant Disclosures		30
TRANSACTIONAL SUMMARY		
Acquisition and Disposition Summary		32
PORTFOLIO SUMMARY		
Wholly-Owned Portfolio Summary		35
ABR by Neighbor Category		36
Occupancy and ABR		37
Top 25 Neighbors by ABR		38
Neighbors by Type and Industry		39
Properties by State		40
New, Renewal, and Option Lease Summary		41
Lease Expirations		42
Property List		43
ADDITIONAL DISCLOSURES		
Earnings Guidance		61
Components of NAV		62
Glossary of Terms		63
INVESTOR INFORMATION		66
Phillips Edison & Company		2

Introductory Notes

SUPPLEMENTAL INFORMATION

Phillips Edison & Company, Inc. (“we,” the “Company,” “our,” “us,” or “PECO”) is one of the nation's largest owners and operators of high-quality, grocery-anchored neighborhood shopping centers. The enclosed information should be read in conjunction with our filings with the U.S. Securities and Exchange Commission (“SEC”), including, but not limited to, our Form 10-Qs filed quarterly and Form 10-Ks filed annually. Additionally, the enclosed information does not purport to disclose all items required under Generally Accepted Accounting Principles (“GAAP”).

CAUTIONARY NOTE ABOUT FORWARD-LOOKING STATEMENTS

This supplemental disclosure contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with the safe harbor provisions. Such forward-looking statements can generally be identified by the Company's use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “estimate,” “believe,” “continue,” “seek,” “objective,” “goal,” “strategy,” “plan,” “focus,” “priority,” “should,” “could,” “potential,” “possible,” “look forward,” “optimistic,” or other similar words. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this supplemental disclosure. Such statements include, but are not limited to: (a) statements about the Company's plans, strategies, initiatives, and prospects; (b) statements about the Company's underwritten incremental yields; and (c) statements about the Company's future results of operations, capital expenditures, and liquidity. Such statements are subject to known and unknown risks and uncertainties, which could cause actual results to differ materially from those projected or anticipated, including, without limitation: (i) changes in national, regional, or local economic climates; (ii) local market conditions, including an oversupply of space in, or a reduction in demand for, properties similar to those in the Company's portfolio; (iii) vacancies, changes in market rental rates, and the need to periodically repair, renovate, and re-let space; (iv) competition from other available shopping centers and the attractiveness of properties in the Company's portfolio to its tenants; (v) the financial stability of the Company's tenants, including, without limitation, their ability to pay rent; (vi) the Company's ability to pay down, refinance, restructure, or extend its indebtedness as it becomes due; (vii) increases in the Company's borrowing costs as a result of changes in interest rates and other factors; (viii) potential liability for environmental matters; (ix) damage to the Company's properties from catastrophic weather and other natural events, and the physical effects of climate change; (x) the Company's ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax, and other considerations; (xi) changes in tax, real estate, environmental, and zoning laws; (xii) information technology security breaches; (xiii) the Company's corporate responsibility initiatives; (xiv) loss of key executives; (xv) the concentration of the Company's portfolio in a limited number of industries, geographies, or investments; (xvi) the economic, political, and social impact of, and uncertainty relating to, pandemics or other health crises; (xvii) the Company's ability to re-lease its properties on the same or better terms, or at all, in the event of non-renewal or in the event the Company exercises its right to replace an existing tenant; (xviii) the loss or bankruptcy of the Company's tenants; (xix) to the extent the Company is seeking to dispose of properties, the Company's ability to do so at attractive prices or at all; and (xx) the impact of tariffs and global trade disruptions on the Company, its tenants, and consumers, including the impact on inflation, supply chains, and consumer sentiment.

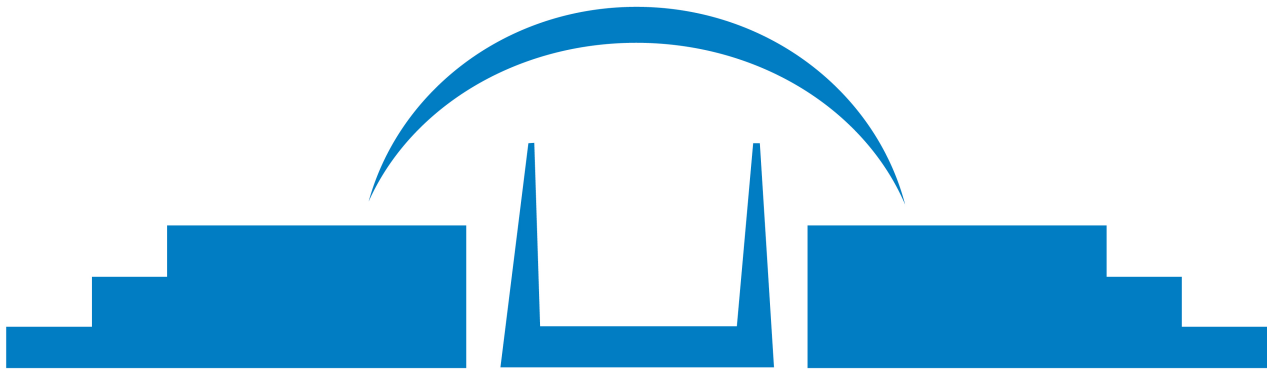
Additional important factors that could cause actual results to differ are described in the filings made from time to time by the Company with the SEC and include the risk factors and other risks and uncertainties described in the Company's 2025 Annual Report on Form 10-K, to be filed with the SEC on or around February 10, 2026, which is accessible on the SEC's website at www.sec.gov. Except as required by law, the Company does not undertake any obligation to update or revise any forward-looking statements contained in this supplement to reflect actual results, new information or future events, changes in assumptions or changes in other factors affecting such forward-looking statements.

NOTICE REGARDING NON-GAAP FINANCIAL MEASURES

In addition to GAAP measures, this supplemental disclosure contains and refers to certain non-GAAP measures. We do not consider our non-GAAP measures included in our Glossary of Terms to be alternatives to measures required in accordance with GAAP. Certain non-GAAP measures should not be viewed as an alternative measure of our financial performance as they may not reflect the operations of our entire portfolio, and they may not reflect the impact of general and administrative expenses, depreciation and amortization, interest expense, other income (expense), or the level of capital expenditures and leasing costs necessary to maintain the operating performance of our properties that could materially impact our results from operations. Additionally, certain non-GAAP measures should not be considered as an indication of our liquidity, nor as an indication of funds available to cover our cash needs, including our ability to fund distributions, and may not be a useful measure of the impact of long-term operating performance on value if we do not continue to operate our business in the manner currently contemplated. Accordingly, non-GAAP measures should be reviewed in connection with other GAAP measurements, and should not be viewed as more prominent measures of performance than net income (loss) or cash flows from operations prepared in accordance with GAAP. Other REITs may use different methodologies for calculating similar non-GAAP measures, and accordingly, our non-GAAP measures may not be comparable to other REITs. Reconciliations of our non-GAAP measures to the most directly comparable GAAP financial measures are included in this supplemental disclosure on pages 16-20 and definitions of our non-GAAP measures are included in our Glossary of Terms beginning on page 63.

PRO RATA FINANCIAL INFORMATION

We may present our consolidated financial information inclusive of our prorated portion owned through unconsolidated joint ventures. The presentation of pro rata financial information has limitations as an analytical tool, which include but are not limited to: (i) amounts shown on individual line items were calculated by applying our overall economic ownership interest percentage determined when applying the equity method of accounting, and may not represent our legal claim to the assets and liabilities, or the revenues and expenses; and (ii) other REITs may use different methodologies for calculating their pro rata interest. Accordingly, pro rata financial information should be reviewed in connection with other GAAP measurements, and should not be viewed as more prominent measures of performance than net income (loss) or cash flows from operations prepared in accordance with GAAP.



PHILLIPS EDISON & COMPANY[®]

FINANCIAL RESULTS

Three and Twelve Months Ended December 31, 2025

Phillips Edison & Company Reports Fourth Quarter
and Full Year 2025 Results

CINCINNATI - February 5, 2026 - Phillips Edison & Company, Inc. (Nasdaq: PECO) (“PECO” or the “Company”), one of the nation's largest owners and operators of high-quality, grocery-anchored neighborhood shopping centers, today reported financial and operating results for the fourth quarter and full year ended December 31, 2025 and provided guidance for 2026. For the fourth quarter and full year ended December 31, 2025, net income attributable to stockholders was \$47.5 million, or \$0.38 per diluted share, and \$111.3 million, or \$0.89 per diluted share, respectively.

Highlights for the Fourth Quarter, Full Year and Subsequent

- Reported Nareit FFO of \$88.8 million, or \$0.64 per diluted share, for the fourth quarter
- Reported Core FFO of \$91.1 million, or \$0.66 per diluted share, for the fourth quarter
- Generated Nareit FFO per share of \$2.54 for the full year, or 7.2% growth over 2024
- Generated Core FFO per share of \$2.60 for the full year, or 7.0% growth over 2024
- Increased same-center NOI year-over-year by 3.2% for the fourth quarter, and increased same-center NOI by 3.8% for the full year
- Reported strong leased portfolio occupancy of 97.3% and same-center leased portfolio occupancy of 97.6%
- Increased leased inline occupancy and same-center leased inline occupancy to a record-high 95.1%
- Executed portfolio comparable new leases at a rent spread of 34.3% and inline comparable new leases at a rent spread of 27.5% during the fourth quarter
- Executed portfolio comparable renewal leases at a rent spread of 20.0% and inline comparable renewal leases at a rent spread of 19.8% during the fourth quarter
- Acquired \$395.5 million in assets at PECO's total prorated share for the full year, which included 18 shopping centers, an outparcel and land for future development
- Sold \$145.4 million in assets at PECO's total prorated share for the full year, which included nine shopping centers and development land
- Subsequent to quarter end, acquired \$77.0 million in assets, which included two shopping centers and land for future development

Management Commentary

Jeff Edison, Chairman and Chief Executive Officer of PECO stated: “2025 was a strong year for PECO, and we enter 2026 with good momentum. Retailer demand remains strong for well-located, grocery-anchored shopping centers. In 2025, the PECO team delivered Nareit FFO per share growth of 7.2%, Core FFO per share growth of 7.0% and Same-Center NOI growth of 3.8%. Our strong 2026 guidance is consistent with our long-term targets for Same-Center NOI growth in a range of 3% to 4% and Nareit FFO per share and Core FFO per share growth in the mid-to-high single digits. We are excited about 2026 and are confident in our ability to deliver solid growth well beyond 2026.”

Financial Results

Net Income

Fourth quarter 2025 net income attributable to stockholders totaled \$47.5 million, or \$0.38 per diluted share, compared to net income of \$18.1 million, or \$0.15 per diluted share, during the fourth quarter of 2024.

For the year ended December 31, 2025, net income attributable to stockholders totaled \$111.3 million, or \$0.89 per diluted share, compared to \$62.7 million, or \$0.51 per diluted share, during the year ended December 31, 2024.

Nareit FFO

Fourth quarter 2025 funds from operations attributable to stockholders and operating partnership (“OP”) unit holders as defined by Nareit (“Nareit FFO”) increased 5.9% to \$88.8 million, or \$0.64 per diluted share, compared to \$83.8 million, or \$0.61 per diluted share, during the fourth quarter of 2024.

For the year ended December 31, 2025, Nareit FFO increased 9.1% to \$353.1 million, or \$2.54 per diluted share, compared to \$323.8 million, or \$2.37 per diluted share, during the year ended December 31, 2024.

Core FFO

Fourth quarter 2025 core funds from operations attributable to stockholders and OP unit holders (“Core FFO”) increased 6.2% to \$91.1 million, or \$0.66 per diluted share, compared to \$85.8 million, or \$0.62 per diluted share, during the fourth quarter of 2024.

For the year ended December 31, 2025, Core FFO increased 8.7% to \$360.7 million, or \$2.60 per diluted share, compared to \$331.8 million, or \$2.43 per diluted share, during the year ended December 31, 2024.

Same-Center NOI

Fourth quarter 2025 same-center net operating income (“NOI”) increased 3.2% to \$115.9 million, compared to \$112.3 million during the fourth quarter of 2024.

For the year ended December 31, 2025, same-center NOI increased 3.8% to \$454.7 million, compared to \$438.1 million during the year ended December 31, 2024.

Portfolio Overview

Portfolio Statistics

As of December 31, 2025, PECO's wholly-owned portfolio consisted of 297 properties, totaling approximately 33.5 million square feet. This compared to 294 properties, totaling approximately 33.3 million square feet, as of December 31, 2024.

Leased portfolio occupancy remained high at 97.3% at December 31, 2025, compared to 97.7% at December 31, 2024. Same-center leased portfolio occupancy remained strong at 97.6% as of December 31, 2025, compared to 97.8% as of December 31, 2024.

Leased anchor occupancy remained strong at 98.7% as of December 31, 2025, compared to 99.1% at December 31, 2024. Same-center leased anchor occupancy was 99.0% as of December 31, 2025, compared to 99.3% as of December 31, 2024.

Leased inline occupancy increased to a record-high 95.1% as of December 31, 2025, compared to 95.0% at December 31, 2024. Same-center leased inline occupancy increased to a record-high 95.1% as of December 31, 2025, compared to 95.0% as of December 31, 2024.

Leasing Activity

During the fourth quarter of 2025, 246 leases were executed totaling approximately 1.4 million square feet. This compared to 231 leases executed totaling approximately 1.4 million square feet during the fourth quarter of 2024.

For the year ended December 31, 2025, 1,026 leases were executed totaling approximately 6.0 million square feet. This compared to 1,021 leases executed totaling approximately 6.0 million square feet during the same period in 2024.

During the fourth quarter of 2025, comparable rent spreads, which compare the percentage increase of new or renewal leases to the expiring lease of a unit that was occupied within the past twelve months, were 34.3% for new leases, 20.0% for renewal leases and 24.5% combined.

Comparable rent spreads during the year ended December 31, 2025 were 30.9% for new leases, a record-high 20.7% for renewal leases and 23.3% combined.

Transaction Activity - Wholly-Owned

During the fourth quarter of 2025, the Company acquired \$76.1 million in assets, which included two shopping centers, an outparcel and land for future development. The Company expects to drive value in these assets through occupancy increases and rent growth, as well as potential future development of ground-up outparcel retail spaces. During the same period, the Company sold \$111.2 million in assets, which included seven shopping centers. The fourth quarter 2025 acquisitions consisted of:

- Bel Air Town Center, a 77,817 square foot Everyday Retail center located in a Baltimore, Maryland suburb.
- Surprise Lake Square, a 132,616 square foot shopping center anchored by Safeway located in a Seattle, Washington suburb.

During the year ended December 31, 2025, the Company acquired \$356.9 million in assets, which included 13 shopping centers, an outparcel and land for future development. During the same period, \$145.3 million in assets were sold, which included nine shopping centers and one land parcel.

Subsequent to quarter end, the Company acquired \$77.0 million in assets, which included two shopping centers and land for future development. Acquisitions completed included:

- The Village at Indian Wells, a 105,177 square foot shopping center anchored by Sprouts located in a Palm Springs, California suburb.
- Creekside Park Village Green, a 74,641 square foot shopping center anchored by H-E-B located in a Houston, Texas suburb.

Transaction Activity - Joint Ventures

During the fourth quarter of 2025, the Company acquired \$17.7 million in assets at PECO’s total prorated share, which included two shopping centers. The fourth quarter 2025 acquisitions consisted of:

- Rio Hill Shopping Center, a 286,195 square foot shopping center anchored by Kroger located in a Richmond, Virginia suburb, acquired through Necessity Retail Venture LLC.
- Springs Plaza, a 195,353 square foot shopping center anchored by ALDI located in a Fort Myers, Florida suburb, acquired through Necessity Retail Venture LLC.

During the year ended December 31, 2025, the Company acquired \$38.6 million in assets at PECO’s total prorated share, which included five shopping centers purchased through its joint ventures. During the same period, the Company, through Grocery Retail Partners I LLC, sold land for development for \$0.1 million at PECO’s total prorated share.

Balance Sheet Highlights

As of December 31, 2025, the Company had approximately \$925.1 million of total liquidity, comprised of \$43.3 million of cash, cash equivalents and restricted cash, plus \$881.8 million of borrowing capacity available on its \$1.0 billion revolving credit facility.

As of December 31, 2025, the Company’s net debt to annualized adjusted EBITDAre was 5.2x. This compared to 5.0x at December 31, 2024. As of December 31, 2025, the Company’s outstanding debt had a weighted-average interest rate of 4.5% and a weighted-average maturity of 5.3 years when including all extension options. As of December 31, 2025, 84.7% of the Company’s total debt was fixed-rate debt, which includes PECO’s total prorated share of debt for its joint ventures.

2026 Guidance

The following guidance is based upon PECO’s current view of existing market conditions and assumptions for the year ending December 31, 2026. The following statements are forward-looking and actual results could differ materially depending on market conditions and the factors set forth under "Forward-Looking Statements" below.

(in thousands, except per share amounts)	2026 Full Year Guidance
Net income per share	\$0.74 - \$0.77
Nareit FFO per share	\$2.65 - \$2.71
Core FFO per share	\$2.71 - \$2.77
Same-Center NOI growth	3.00% - 4.00%
Portfolio Activity:	
Acquisitions, gross ⁽¹⁾	\$400,000 - \$500,000
Other:	
Interest expense, net	\$117,000 - \$127,000
G&A expense	\$49,000 - \$53,000
Non-cash revenue items ⁽²⁾	\$19,000 - \$21,000
Adjustments for collectibility	\$5,000 - \$8,000

⁽¹⁾ Includes the prorated portion owned through the Company's unconsolidated joint ventures.
⁽²⁾ Represents straight-line rental income and net amortization of above- and below-market leases.

The Company does not provide a reconciliation for same-center NOI estimates on a forward-looking basis because it is unable to provide a meaningful or reasonably accurate calculation or estimation of certain reconciling items which could be significant to the Company’s results without unreasonable effort.

The following table provides a reconciliation of the range of the Company's 2026 estimated net income to estimated Nareit FFO and Core FFO:

(Unaudited)	Low End	High End
Net income per common share	\$ 0.74	\$ 0.77
Depreciation and amortization of real estate assets	1.87	1.89
Adjustments related to unconsolidated joint ventures	0.04	0.05
Nareit FFO per common share	\$ 2.65	\$ 2.71
Depreciation and amortization of corporate assets	0.01	0.01
Transaction costs and other	0.05	0.05
Core FFO per common share	\$ 2.71	\$ 2.77

Conference Call and Webcast Details

PECO will host a conference call and webcast on Friday, February 6, 2026 at 12:00 p.m. Eastern Time to discuss fourth quarter and full year 2025 results and provide further business updates. Chairman and Chief Executive Officer Jeff Edison, President Bob Myers and Chief Financial Officer John Caulfield will host the conference call and webcast. Dial-in and webcast information is below.

Fourth Quarter and Full Year 2025 Earnings Conference Call and Webcast Details:

- Date: Friday, February 6, 2026
- Time: 12:00 p.m. Eastern Time
- Toll-Free Dial-In Number: (800) 715-9871
- International Dial-In Number: (646) 307-1963
- Conference ID: 4551083

Webcast: Fourth Quarter and Full Year 2025 Webcast Link

An audio replay of the webcast will be available approximately one hour after the conclusion of the conference call using the webcast link above.

For more information on the Company's financial results, please refer to the Company's 2025 Annual Report on Form 10-K, to be filed with the SEC on or around February 10, 2026.

Connect with PECO

For additional information, please visit <https://www.phillipsedison.com/>

Follow PECO on:

- X at <https://x.com/PhillipsEdison>
- Facebook at <https://www.facebook.com/phillipsedison.co>
- Instagram at <https://www.instagram.com/phillips.edison/>; and
- Find PECO on LinkedIn at <https://www.linkedin.com/company/phillipsedison&company>

About Phillips Edison & Company

Phillips Edison & Company, Inc. ("PECO") is one of the nation's largest owners and operators of high-quality, grocery-anchored neighborhood shopping centers. Founded in 1991, PECO has generated strong results through its vertically-integrated operating platform and national footprint of well-occupied shopping centers. PECO's centers feature a mix of national and regional retailers providing necessity-based goods and services in fundamentally strong markets throughout the United States. PECO's top grocery anchors include Kroger, Publix, Albertsons and Ahold Delhaize. As of December 31, 2025, PECO managed 324 shopping centers, including 297 wholly-owned centers comprising 33.5 million square feet across 31 states and 27 shopping centers owned in three institutional joint ventures. PECO is focused on creating great omni-channel, grocery-anchored shopping experiences and improving communities, one neighborhood shopping center at a time.

PECO uses, and intends to continue to use, its Investors website, which can be found at <https://investors.phillipsedison.com>, as a means of disclosing material nonpublic information and for complying with its disclosure obligations under Regulation FD.

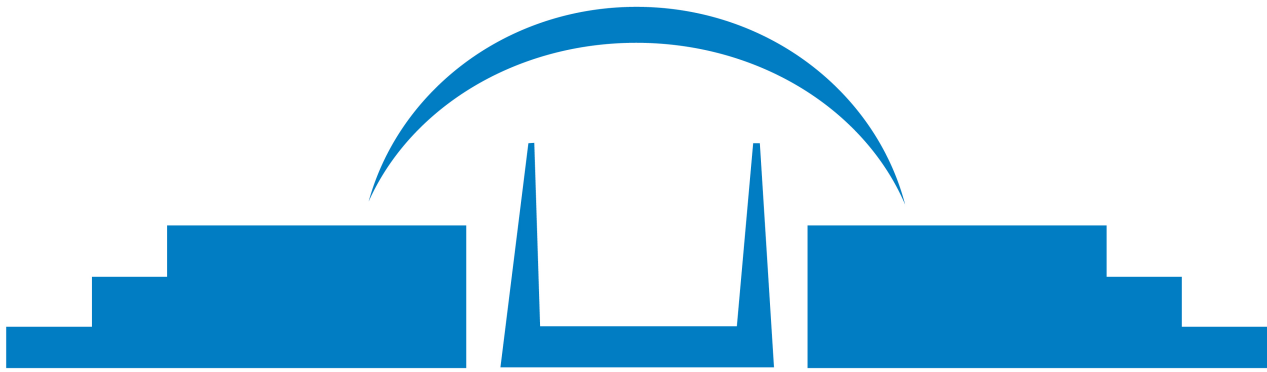
Overview of Results

Unaudited, in thousands (excluding per share and per square foot amounts)

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
SUMMARY FINANCIAL RESULTS								
Total revenues (page 14)	\$	187,861	\$	173,048	\$	726,594	\$	661,392
Net income attributable to stockholders (page 14)		47,525		18,142		111,303		62,685
Net income per share - basic and diluted (page 14)	\$	0.38	\$	0.15	\$	0.89	\$	0.51
Same-Center NOI (page 20)		115,922		112,321		454,679		438,071
Adjusted EBITDA ^{re} (page 18)		120,416		111,882		473,950		430,584
Nareit FFO (page 16)		88,771		83,793		353,088		323,771
Nareit FFO per share - diluted (page 16)	\$	0.64	\$	0.61	\$	2.54	\$	2.37
Core FFO (page 16)		91,141		85,784		360,680		331,833
Core FFO per share - diluted (page 16)	\$	0.66	\$	0.62	\$	2.60	\$	2.43
SUMMARY OF FINANCIAL AND OPERATING RATIOS								
Same-Center NOI margin (page 20)		72.1 %		72.3 %		72.4 %		72.3 %
Same-Center NOI change (page 20) ⁽¹⁾		3.2 %		6.5 %		3.8 %		3.8 %
LEASING RESULTS								
Comparable rent spreads - new leases (page 41) ⁽²⁾		34.3 %		30.2 %		30.9 %		35.7 %
Comparable rent spreads - renewals (page 41) ⁽²⁾		20.0 %		20.8 %		20.7 %		19.4 %
Portfolio retention rate (page 35) ⁽²⁾		93.2 %		88.1 %		92.9 %		89.0 %

	As of December 31,		
	2025	2024	
OUTSTANDING STOCK AND PARTNERSHIP UNITS			
Common stock outstanding	125,788		125,120
Operating Partnership (OP) units outstanding	12,724		13,035
SUMMARY PORTFOLIO STATISTICS ⁽²⁾			
Number of properties	297		294
GLA (page 43)	33,495		33,300
Leased occupancy (page 37)	97.3 %		97.7 %
Economic occupancy (page 37)	96.5 %		96.7 %
Leased ABR PSF (page 37)	\$ 16.54	\$	15.68
Leased Anchor ABR PSF (page 37)	\$ 10.68	\$	10.38
Leased Inline ABR PSF (page 37)	\$ 26.98	\$	25.79
Same-Center leased occupancy (page 37)	97.6 %		97.8 %
Same-Center economic occupancy (page 37)	96.8 %		96.8 %

⁽¹⁾ Reflects Same-Center NOI change as initially reported for the specified period.
⁽²⁾ Statistics represent the Company's wholly-owned properties.



PHILLIPS EDISON & COMPANY[®]

FINANCIAL SUMMARY

Three and Twelve Months Ended December 31, 2025

Consolidated Balance Sheets

Condensed and Unaudited, in thousands (excluding per share amounts)

	December 31,			
	2025		2024	
ASSETS				
Investment in real estate:				
Land and improvements	\$	1,963,735	\$	1,867,227
Building and improvements		4,305,174		4,085,713
In-place lease assets		538,324		523,209
Above-market lease assets		77,551		76,359
Total investment in real estate assets		6,884,784		6,552,508
Accumulated depreciation and amortization		(1,957,569)		(1,771,052)
Net investment in real estate assets		4,927,215		4,781,456
Investment in unconsolidated joint ventures		42,561		31,724
Total investment in real estate assets, net		4,969,776		4,813,180
Cash and cash equivalents		3,544		4,881
Restricted cash		39,768		3,768
Goodwill		29,066		29,066
Other assets, net		244,284		195,328
Total assets	\$	5,286,438	\$	5,046,223
LIABILITIES AND EQUITY				
Liabilities:				
Debt obligations, net	\$	2,375,328	\$	2,109,543
Below-market lease liabilities, net		118,356		116,096
Accounts payable and other liabilities		180,332		163,692
Deferred income		23,044		22,907
Total liabilities		2,697,060		2,412,238
Equity:				
Preferred stock, \$0.01 par value per share, 10,000 shares authorized, zero shares issued and outstanding at December 31, 2025 and 2024		—		—
Common stock, \$0.01 par value per share, 1,000,000 shares authorized, 125,788 and 125,120 shares issued and outstanding at December 31, 2025 and 2024, respectively		1,258		1,251
Additional paid-in capital		3,664,205		3,646,801
Accumulated other comprehensive income		358		4,305
Accumulated deficit		(1,379,252)		(1,332,435)
Total stockholders' equity		2,286,569		2,319,922
Noncontrolling interests		302,809		314,063
Total equity		2,589,378		2,633,985
Total liabilities and equity	\$	5,286,438	\$	5,046,223

Consolidated Statements of Operations

Condensed and Unaudited, in thousands (excluding per share amounts)

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
REVENUES								
Rental income	\$	183,243	\$	169,455	\$	709,186	\$	647,589
Fees and management income		3,378		2,788		12,751		10,731
Other property income		1,240		805		4,657		3,072
Total revenues		187,861		173,048		726,594		661,392
OPERATING EXPENSES								
Property operating		34,194		31,172		123,649		112,633
Real estate taxes		21,503		19,787		86,087		77,684
General and administrative		13,878		11,551		51,638		45,611
Depreciation and amortization		64,294		63,310		266,374		253,016
Total operating expenses		133,869		125,820		527,748		488,944
OTHER								
Interest expense, net		(28,403)		(25,036)		(110,338)		(96,990)
Gain (loss) on disposal of property, net		28,992		4		38,790		(30)
Other expense, net		(1,986)		(2,015)		(4,330)		(5,732)
Net income		52,595		20,181		122,968		69,696
Net income attributable to noncontrolling interests		(5,070)		(2,039)		(11,665)		(7,011)
Net income attributable to stockholders	\$	47,525	\$	18,142	\$	111,303	\$	62,685
EARNINGS PER SHARE OF COMMON STOCK								
Net income per share attributable to stockholders - basic and diluted	\$	0.38	\$	0.15	\$	0.89	\$	0.51

Consolidated Statements of Operations

Condensed and Unaudited, in thousands (excluding per share amounts)

	Three Months Ended					
	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024	
REVENUES						
Rental income	\$ 183,243	\$ 178,293	\$ 173,467	\$ 174,183	\$ 169,455	
Fees and management income	3,378	3,274	3,316	2,783	2,788	
Other property income	1,240	1,102	970	1,345	805	
Total revenues	187,861	182,669	177,753	178,311	173,048	
OPERATING EXPENSES						
Property operating	34,194	30,197	29,322	29,936	31,172	
Real estate taxes	21,503	22,226	21,279	21,079	19,787	
General and administrative	13,878	12,752	12,922	12,086	11,551	
Depreciation and amortization	64,294	65,603	71,203	65,274	63,310	
Total operating expenses	133,869	130,778	134,726	128,375	125,820	
OTHER						
Interest expense, net	(28,403)	(28,544)	(27,719)	(25,672)	(25,036)	
Gain (loss) on disposal of property, net	28,992	4,255	(66)	5,609	4	
Other expense, net	(1,986)	(374)	(990)	(980)	(2,015)	
Net income	52,595	27,228	14,252	28,893	20,181	
Net income attributable to noncontrolling interests	(5,070)	(2,543)	(1,468)	(2,584)	(2,039)	
Net income attributable to stockholders	\$ 47,525	\$ 24,685	\$ 12,784	\$ 26,309	\$ 18,142	
EARNINGS PER SHARE OF COMMON STOCK						
Net income per share attributable to stockholders - basic and diluted	\$ 0.38	\$ 0.20	\$ 0.10	\$ 0.21	\$ 0.15	

Nareit FFO, Core FFO, and Adjusted FFO

Unaudited, in thousands (excluding per share amounts)

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
CALCULATION OF NAREIT FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS								
Net income	\$	52,595	\$	20,181	\$	122,968	\$	69,696
Adjustments:								
Depreciation and amortization of real estate assets		63,926		62,876		264,834		251,250
(Gain) loss on disposal of property, net		(28,992)		(4)		(38,790)		30
Adjustments related to unconsolidated joint ventures		1,242		740		4,076		2,795
Nareit FFO attributable to stockholders and OP unit holders	\$	88,771	\$	83,793	\$	353,088	\$	323,771
CALCULATION OF CORE FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS								
Nareit FFO attributable to stockholders and OP unit holders	\$	88,771	\$	83,793	\$	353,088	\$	323,771
Adjustments:								
Depreciation and amortization of corporate assets		368		434		1,540		1,766
Transaction and acquisition expenses		1,519		1,492		5,523		4,993
Loss on extinguishment or modification of debt and other, net		89		60		90		1,290
Adjustments related to unconsolidated joint ventures		424		5		469		13
Realized performance income ⁽¹⁾		(30)		—		(30)		—
Core FFO attributable to stockholders and OP unit holders	\$	91,141	\$	85,784	\$	360,680	\$	331,833
CALCULATION OF ADJUSTED FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS								
Core FFO attributable to stockholders and OP unit holders	\$	91,141	\$	85,784	\$	360,680	\$	331,833
Adjustments:								
Straight-line rent and above- and below-market leases and contracts		(5,341)		(5,043)		(19,834)		(16,737)
Non-cash debt adjustments		1,826		1,645		7,277		7,664
Capital expenditures and leasing commissions ⁽²⁾		(16,656)		(19,661)		(64,592)		(59,091)
Non-cash share-based compensation expense		3,221		2,777		12,265		10,393
Adjustments related to unconsolidated joint ventures		(365)		(350)		(1,350)		(870)
Adjusted FFO attributable to stockholders and OP unit holders	\$	73,826	\$	65,152	\$	294,446	\$	273,192
NAREIT FFO/CORE FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS PER DILUTED SHARE								
Weighted-average shares of common stock outstanding - diluted		138,845		137,437		138,899		136,821
Nareit FFO attributable to stockholders and OP unit holders per share - diluted	\$	0.64	\$	0.61	\$	2.54	\$	2.37
Core FFO attributable to stockholders and OP unit holders per share - diluted	\$	0.66	\$	0.62	\$	2.60	\$	2.43
⁽¹⁾ Realized performance income includes fees received related to the achievement of certain performance targets in the Company's NRP joint venture.								
⁽²⁾ Excludes development and redevelopment projects.								

Nareit FFO, Core FFO, and Adjusted FFO

Unaudited, in thousands (excluding per share amounts)

	Three Months Ended					
	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024	
CALCULATION OF NAREIT FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS						
Net income	\$ 52,595	\$ 27,228	\$ 14,252	\$ 28,893	\$ 20,181	
Adjustments:						
Depreciation and amortization of real estate assets	63,926	65,205	70,806	64,897	62,876	
(Gain) loss on disposal of property, net	(28,992)	(4,255)	66	(5,609)	(4)	
Adjustments related to unconsolidated joint ventures	1,242	1,075	892	867	740	
Nareit FFO attributable to stockholders and OP unit holders	\$ 88,771	\$ 89,253	\$ 86,016	\$ 89,048	\$ 83,793	
CALCULATION OF CORE FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS						
Nareit FFO attributable to stockholders and OP unit holders	\$ 88,771	\$ 89,253	\$ 86,016	\$ 89,048	\$ 83,793	
Adjustments:						
Depreciation and amortization of corporate assets	368	398	397	377	434	
Transaction and acquisition expenses	1,519	893	1,789	1,322	1,492	
Loss on extinguishment or modification of debt and other, net	89	—	—	1	60	
Adjustments related to unconsolidated joint ventures	424	13	7	25	5	
Realized performance income ⁽¹⁾	(30)	— —	—	—	—	
Core FFO attributable to stockholders and OP unit holders	\$ 91,141	\$ 90,557	\$ 88,209	\$ 90,773	\$ 85,784	
CALCULATION OF ADJUSTED FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS						
Core FFO attributable to stockholders and OP unit holders	\$ 91,141	\$ 90,557	\$ 88,209	\$ 90,773	\$ 85,784	
Adjustments:						
Straight-line rent and above- and below-market leases and contracts	(5,341)	(5,224)	(4,524)	(4,745)	(5,043)	
Non-cash debt adjustments	1,826	1,823	1,734	1,894	1,645	
Capital expenditures and leasing commissions ⁽²⁾	(16,656)	(16,142)	(16,310)	(15,484)	(19,661)	
Non-cash share-based compensation expense	3,221	3,171	3,172	2,701	2,777	
Adjustments related to unconsolidated joint ventures	(365)	(476)	(327)	(182)	(350)	
Adjusted FFO attributable to stockholders and OP unit holders	\$ 73,826	\$ 73,709	\$ 71,954	\$ 74,957	\$ 65,152	
NAREIT FFO/CORE FFO ATTRIBUTABLE TO STOCKHOLDERS AND OP UNIT HOLDERS PER DILUTED SHARE						
Weighted-average shares of common stock outstanding - diluted	138,845	138,860	138,910	138,640	137,437	
Nareit FFO attributable to stockholders and OP unit holders per share - diluted	\$ 0.64	\$ 0.64	\$ 0.62	\$ 0.64	\$ 0.61	
Core FFO attributable to stockholders and OP unit holders per share - diluted	\$ 0.66	\$ 0.65	\$ 0.64	\$ 0.65	\$ 0.62	

⁽¹⁾ Realized performance income includes fees received related to the achievement of certain performance targets in the Company's NRP joint venture.

⁽²⁾ Excludes development and redevelopment projects.

EBITDAre Metrics

Unaudited, in thousands

	Three Months Ended December 31,		Year Ended December 31,	
	2025	2024	2025	2024
CALCULATION OF EBITDAre				
Net income	\$ 52,595	\$ 20,181	\$ 122,968	\$ 69,696
Adjustments:				
Depreciation and amortization	64,294	63,310	266,374	253,016
Interest expense, net	28,403	25,036	110,338	96,990
(Gain) loss on disposal of property, net	(28,992)	(4)	(38,790)	30
Federal, state, and local tax expense	708	774	1,307	1,821
Adjustments related to unconsolidated joint ventures	1,904	1,088	6,200	4,025
EBITDAre	\$ 118,912	\$ 110,385	\$ 468,397	\$ 425,578
CALCULATION OF ADJUSTED EBITDAre				
EBITDAre	\$ 118,912	\$ 110,385	\$ 468,397	\$ 425,578
Adjustments:				
Transaction and acquisition expenses	1,519	1,492	5,523	4,993
Adjustments related to unconsolidated joint ventures	15	5	60	13
Realized performance income ⁽¹⁾	(30)	—	(30)	—
Adjusted EBITDAre	\$ 120,416	\$ 111,882	\$ 473,950	\$ 430,584

⁽¹⁾ Realized performance income includes fees received related to the achievement of certain performance targets in the Company's NRP joint venture.

EBITDAre Metrics

Unaudited, in thousands

	Three Months Ended					
	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024	
CALCULATION OF EBITDAre						
Net income	\$ 52,595	\$ 27,228	\$ 14,252	\$ 28,893	\$ 20,181	
Adjustments:						
Depreciation and amortization	64,294	65,603	71,203	65,274	63,310	
Interest expense, net	28,403	28,544	27,719	25,672	25,036	
(Gain) loss on disposal of property, net	(28,992)	(4,255)	66	(5,609)	(4)	
Federal, state, and local tax expense	708	219	234	146	774	
Adjustments related to unconsolidated joint ventures	1,904	1,652	1,366	1,278	1,088	
EBITDAre	\$ 118,912	\$ 118,991	\$ 114,840	\$ 115,654	\$ 110,385	
CALCULATION OF ADJUSTED EBITDAre						
EBITDAre	\$ 118,912	\$ 118,991	\$ 114,840	\$ 115,654	\$ 110,385	
Adjustments:						
Transaction and acquisition expenses	1,519	893	1,789	1,322	1,492	
Adjustments related to unconsolidated joint ventures	15	13	7	25	5	
Realized performance income ⁽¹⁾	(30)	—	—	—	—	
Adjusted EBITDAre	\$ 120,416	\$ 119,897	\$ 116,636	\$ 117,001	\$ 111,882	

⁽¹⁾ Realized performance income includes fees received related to the achievement of certain performance targets in the Company's NRP joint venture.

Same-Center Net Operating Income

Unaudited, in thousands

	Three Months Ended December 31,				Favorable (Unfavorable) % Change	Year Ended December 31,				Favorable (Unfavorable) % Change
	2025		2024			2025		2024		
SAME-CENTER NOI ⁽¹⁾										
Revenues:										
Rental income ⁽²⁾	\$	119,933	\$	116,091		\$	475,261	\$	460,618	
Tenant recovery income		40,978		39,407			154,059		147,687	
Reserves for uncollectibility ⁽³⁾		(1,433)		(876)			(4,939)		(4,844)	
Other property income		1,197		760			3,793		2,842	
Total revenues		160,675		155,382	3.4 %		628,174		606,303	3.6 %
Operating expenses:										
Property operating expenses		25,493		24,626			96,540		93,699	
Real estate taxes		19,260		18,435			76,955		74,533	
Total operating expenses		44,753		43,061	(3.9)%		173,495		168,232	(3.1)%
Total Same-Center NOI	\$	115,922	\$	112,321	3.2 %	\$	454,679	\$	438,071	3.8 %
Same-Center NOI margin		72.1%		72.3%			72.4%		72.3%	

⁽¹⁾ Same-Center NOI represents the NOI for the 272 properties that were wholly-owned for the entirety of both calendar year periods being compared.

⁽²⁾ Excludes straight-line rental income, net amortization of above- and below-market leases, and lease buyout income.

⁽³⁾ Includes billings that will not be recognized as revenue until cash is collected or the Neighbor resumes regular payments and/or the Company deems it appropriate to resume recording revenue on an accrual basis, rather than on a cash basis.

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
RECONCILIATION OF NET INCOME TO NOI AND SAME-CENTER NOI								
Net income	\$	52,595	\$	20,181	\$	122,968	\$	69,696
Adjusted to exclude:								
Fees and management income		(3,378)		(2,788)		(12,751)		(10,731)
Straight-line rental income ⁽¹⁾		(2,852)		(3,061)		(10,705)		(9,646)
Net amortization of above- and below-market leases		(2,367)		(1,855)		(8,643)		(6,587)
Lease buyout income		(455)		(23)		(2,517)		(867)
General and administrative expenses		13,878		11,551		51,638		45,611
Depreciation and amortization		64,294		63,310		266,374		253,016
Interest expense, net		28,403		25,036		110,338		96,990
(Gain) loss on disposal of property, net		(28,992)		(4)		(38,790)		30
Other expense, net		1,986		2,015		4,330		5,732
Property operating expenses related to fees and management income		1,219		995		4,111		3,323
NOI for real estate investments		124,331		115,357		486,353		446,567
Less: Non-same-center NOI ⁽²⁾		(8,409)		(3,036)		(31,674)		(8,496)
Total Same-Center NOI	\$	115,922	\$	112,321	\$	454,679	\$	438,071

⁽¹⁾ Includes straight-line rent adjustments for Neighbors for whom revenue is being recorded on a cash basis.

⁽²⁾ Includes operating revenues and expenses from non-same-center properties, which includes properties acquired or sold, and corporate activities.

Joint Venture Portfolio and Financial Summary

Unaudited, dollars and square feet in thousands

UNCONSOLIDATED JOINT VENTURE PORTFOLIO SUMMARY

Joint Venture	Investment Partner	As of December 31, 2025			
		Ownership Percentage	Number of Shopping Centers	ABR	GLA
Grocery Retail Partners I LLC ("GRP I")	The Northwestern Mutual Life Insurance Company	14%	20	\$33,528	2,221
Necessity Retail Venture LLC ("NRV")	Cohen & Steers Income Opportunities REIT, Inc.	20%	4	\$12,435	744
Neighborhood Grocery Catalyst Fund LLC ("NGCF")	LS BDC Holdings, LLC, a subsidiary of Lafayette Square USA, Inc. & The Northwestern Mutual Life Insurance Company	31%	3	\$4,273	225

UNCONSOLIDATED JOINT VENTURE FINANCIAL SUMMARY

	As of December 31, 2025			
	GRP I		NRV	NGCF
Total assets	\$	342,562	\$	193,305
Gross debt		173,770		102,656
Pro rata share of debt		24,322		20,531

	Year Ended December 31, 2025			
	GRP I		NRV	NGCF
Pro rata share of Nareit FFO ⁽¹⁾	\$	3,198	\$	531
Pro rata share of Same-Center NOI ⁽¹⁾		4,395		—
Pro rata share of NOI ⁽¹⁾		4,395		1,082

⁽¹⁾ PECO's shares of the Company's unconsolidated joint ventures' Nareit FFO and NOI results are all calculated based upon the respective ownership percentages presented in the Unconsolidated Joint Venture Portfolio Summary table above.

Supplemental Balance Sheets Detail

Unaudited, in thousands

	As of December 31,			
	2025		2024	
OTHER ASSETS, NET				
Deferred leasing commissions and costs	\$	61,479	\$	55,266
Deferred financing expenses ⁽¹⁾		16,308		9,037
Office equipment, capital lease assets, and other		30,062		26,557
Corporate intangible assets		6,703		6,703
Total depreciable and amortizable assets		114,552		97,563
Accumulated depreciation and amortization		(59,326)		(53,330)
Net depreciable and amortizable assets		55,226		44,233
Accounts receivable, net ⁽²⁾		52,032		46,099
Accounts receivable - affiliates		1,525		1,310
Secured loan receivable		17,395		—
Deferred rent receivable, net ⁽³⁾		80,669		71,954
Derivative assets		177		4,510
Prepaid expenses and other		14,029		13,071
Investment in third parties		6,876		6,731
Investment in marketable securities		16,355		7,420
Total other assets, net	\$	244,284	\$	195,328
ACCOUNTS PAYABLE AND OTHER LIABILITIES				
Accounts payable trade and other accruals	\$	40,155	\$	40,068
Accrued real estate taxes		38,201		34,909
Security deposits		18,972		17,593
Distribution accrual		16,604		15,615
Accrued compensation		19,708		14,167
Accrued interest		32,129		23,893
Capital expenditure accrual		13,363		15,934
Accrued income taxes and deferred tax liabilities, net		1,200		1,513
Total accounts payable and other liabilities	\$	180,332	\$	163,692

⁽¹⁾Deferred financing expenses per the above table are related to the Company's revolving credit facility, and as such it has elected to classify them as an asset rather than as a contra-liability.

⁽²⁾Net of \$2.6 million and \$2.2 million of general reserves for uncollectible amounts as of December 31, 2025 and 2024, respectively. Receivables that were removed for Neighbors considered to be non-creditworthy were \$6.5 million and \$6.8 million as of December 31, 2025 and 2024, respectively.

⁽³⁾Net of \$4.3 million and \$4.4 million of receivables removed as of December 31, 2025 and 2024, respectively, related to straight-line rent for Neighbors previously or currently considered to be non-creditworthy.

Supplemental Statements of Operations Detail

Unaudited, in thousands

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
REVENUES								
Rental income ⁽¹⁾	\$	132,882	\$	123,094	\$	520,360	\$	480,696
Recovery income ⁽¹⁾		46,880		42,650		173,965		155,982
Straight-line rent amortization		2,306		2,834		9,569		8,552
Amortization of lease assets		2,324		1,819		8,480		6,507
Lease buyout income		455		23		2,517		867
Adjustments for collectibility ⁽²⁾⁽³⁾		(1,604)		(965)		(5,705)		(5,015)
Fees and management income		3,378		2,788		12,751		10,731
Other property income		1,240		805		4,657		3,072
Total revenues	\$	187,861	\$	173,048	\$	726,594	\$	661,392

⁽¹⁾ Includes income related to lease payments before assessing for collectibility.
⁽²⁾ Includes revenue adjustments for non-creditworthy Neighbors.
⁽³⁾ Contains general reserves but excludes reserves for straight-line rent amortization; includes recovery of previous revenue reserved.

INTEREST EXPENSE, NET								
Interest on senior notes	\$	15,726	\$	11,660	\$	54,889	\$	27,180
Interest on unsecured term loans, net		6,406		7,348		26,324		36,628
Interest on secured debt		3,617		4,161		14,892		17,413
Interest on revolving credit facility, net		606		52		6,376		6,354
Non-cash amortization and other ⁽¹⁾		1,959		1,755		7,767		8,125
Loss on extinguishment or modification of debt and other, net		89		60		90		1,290
Total interest expense, net	\$	28,403	\$	25,036	\$	110,338	\$	96,990

⁽¹⁾ Amortization of debt-related items includes items such as deferred financing expenses, assumed market debt, and derivative adjustments, net.

OTHER EXPENSE, NET								
Transaction and acquisition expenses	\$	(1,519)	\$	(1,492)	\$	(5,523)	\$	(4,993)
Federal, state, and local income tax expense		(708)		(774)		(1,307)		(1,821)
Equity in net (loss) income of unconsolidated investments		(319)		93		(77)		86
Other income		560		158		2,577		996
Total other expense, net	\$	(1,986)	\$	(2,015)	\$	(4,330)	\$	(5,732)

Capital Expenditures

Unaudited, in thousands

	Three Months Ended December 31,				Year Ended December 31,			
	2025		2024		2025		2024	
CAPITAL EXPENDITURES FOR REAL ESTATE ⁽¹⁾⁽²⁾								
Capital improvements	\$	6,872	\$	9,960	\$	23,884	\$	21,793
Tenant improvements		4,421		6,461		27,074		25,184
Development and redevelopment		24,320		20,897		73,934		39,079
Total capital expenditures for real estate	\$	35,613	\$	37,318	\$	124,892	\$	86,056
Corporate asset capital expenditures		791		123		1,792		813
Capitalized indirect costs ⁽³⁾		2,261		1,925		7,040		4,977
Total capital spending activity	\$	38,665	\$	39,366	\$	133,724	\$	91,846
Cash paid for leasing commissions	\$	3,439	\$	1,454	\$	11,042	\$	10,418

⁽¹⁾ Includes landlord work.

⁽²⁾ Amounts reported are net of insurance proceeds for property damage claims for all periods presented.

⁽³⁾ Amount includes internal salaries and related benefits of personnel who work directly on capital projects as well as capitalized interest expense.

Active Capital Projects

Unaudited, dollars in thousands

Project	Location	Description	Target Stabilization Quarter ⁽¹⁾	Incurring to Date	Future Spend	Total Estimated Costs	Estimated Project Yield ⁽²⁾
GROUND UP EXPANSION DEVELOPMENT							
Spring Cypress Village	Houston, TX	Construction of 1K SF outparcel 100% leased with SWIG	Q2-2026	\$ 62	\$ 802	\$ 865	
Shaw's Plaza Easton	Easton, MA	Construction of 2K SF outparcel 100% leased with Chipotle	Q2-2026	2,066	207	2,273	
Sunridge Plaza	Rancho Cordova, CA	Ground lease for AutoZone	Q2-2026	37	175	212	
Contra Loma Plaza	Antioch, CA	Construction of 2K SF outparcel 100% leased with Starbucks	Q4-2026	1,159	1,435	2,593	
Golden Eagle Village	Clermont, FL	Construction of a 3K SF outparcel 100% leased with Operation Dental	Q4-2026	787	1,317	2,104	
Murphy Marketplace	Murphy, TX	Construction of 63K retail space 71% leased with Burlington and Nordstrom Rack	Q4-2027	1,904	13,725	15,628	
Total: Ground Up				\$ 6,015	\$ 17,661	\$ 23,675	7%-10%

Active Capital Projects

Unaudited, dollars in thousands

Project	Location	Description	Target Stabilization Quarter ⁽¹⁾	Incurring to Date	Future Spend	Total Estimated Costs	Estimated Project Yield ⁽²⁾
REDEVELOPMENT							
The Village Shopping Center	Mooresville, IN	Anchor redevelopment 100% leased with Goodwill	Q1-2026	\$ 80	\$ 961	\$ 1,041	
Sierra Vista Plaza	Murrieta, CA	Anchor redevelopment 100% leased with Dollar Tree	Q1-2026	287	536	823	
College Plaza	Normal, IL	Anchor redevelopment 100% leased with Daiso and Boot Barn Western and Work Wear	Q2-2026	1,564	1,072	2,636	
Publix at Seven Hills	Spring Hill, FL	Demolish and rebuild Publix plus additional leasing with Publix Liquors	Q2-2026	9,088	—	9,088	
Laguna 99 Plaza	Elk Grove, CA	Anchor redevelopment 100% leased with Planet Fitness	Q2-2026	670	635	1,305	
Savoy Plaza	Savoy, IL	Anchor redevelopment 100% leased with Planet Fitness	Q2-2026	97	920	1,017	
Murphy Marketplace	Murphy, TX	Anchor redevelopment 100% leased with EoS Fitness	Q3-2026	2,370	1,984	4,353	
Island Walk Shopping Center	Fernandina Beach, FL	Demolish and rebuild Publix plus additional leasing with Hallmark	Q3-2026	8,615	2,657	11,272	
Claremont Village	Everett, WA	Redevelopment of Chase Bank 46% leased with Starbucks	Q3-2026	615	1,558	2,174	
Riverpark Shopping Center	Sugar Land, TX	Anchor redevelopment 100% leased with Ace Pickleball Club and Dave & Buster's	Q3-2026	2,430	3,163	5,593	
Oak Mill Plaza	Niles, IL	Center redevelopment 100% leased with Dollar Tree and multiple inline units	Q4-2026	424	1,854	2,278	
West Village Center	Chanhassen, MN	Anchor redevelopment 100% leased with Ulta	Q4-2026	142	1,144	1,286	
The Oaks	Hudson, FL	Grocery anchor redevelopment 100% leased with MD Oriental Market	Q4-2026	243	750	993	
Five Town Plaza	Springfield, MA	Center redevelopment 100% leased with Ollie's Bargain Outlet and multiple inline units	Q4-2026	1,194	768	1,962	
Total: Redevelopment				\$ 27,819	\$ 18,002	\$ 45,821	11%-20%
Active Projects Total				\$ 33,834	\$ 35,663	\$ 69,496	9%-12%
2025 STABILIZED PROJECTS		23				\$53,752	13%

⁽¹⁾ The timing of the Company's projects and the targeted stabilization quarter may be impacted by factors outside of the Company's control.

⁽²⁾ Project yield ranges are weighted averages.

Capitalization and Debt Ratios

Unaudited, in thousands (excluding per share amounts and leverage ratios)

	December 31,			
	2025		2024	
EQUITY CAPITALIZATION				
Common stock outstanding		125,788		125,120
OP units outstanding		12,724		13,035
Total shares and units outstanding		138,512		138,155
Share price	\$	35.57	\$	37.46
Total equity market capitalization	\$	4,926,872	\$	5,175,286
DEBT				
Debt obligations, net	\$	2,375,328	\$	2,109,543
Add: Discount on notes payable		23,633		22,211
Add: Market debt adjustments, net		(259)		(84)
Add: Deferred financing expenses, net		3,443		5,666
Total debt - gross		2,402,145		2,137,336
Less: Cash and cash equivalents		3,544		4,881
Total net debt - consolidated		2,398,601		2,132,455
Add: Prorated share from unconsolidated joint ventures		53,208		28,401
Total net debt	\$	2,451,809	\$	2,160,856
ENTERPRISE VALUE				
Total net debt	\$	2,451,809	\$	2,160,856
Total equity market capitalization		4,926,872		5,175,286
Total enterprise value	\$	7,378,681	\$	7,336,142
FINANCIAL LEVERAGE RATIOS				
Net debt to Adjusted EBITDAre - annualized:				
Net debt	\$	2,451,809	\$	2,160,856
Adjusted EBITDAre (trailing twelve month period)		473,950		430,584
Net debt to Adjusted EBITDAre - annualized		5.2x		5.0x
Net debt to Adjusted EBITDAre - current quarter annualized:				
Net debt	\$	2,451,809	\$	2,160,856
Adjusted EBITDAre (current quarter annualized)		481,664		447,528
Net debt to Adjusted EBITDAre - current quarter annualized		5.1x		4.8x
Net debt to total enterprise value:				
Net debt	\$	2,451,809	\$	2,160,856
Total enterprise value		7,378,681		7,336,142
Net debt to total enterprise value		33.2%		29.5%

Summary of Outstanding Debt

Unaudited, dollars in thousands

	Outstanding Balance	Contractual Interest Rate	Maturity Date	Percent of Total Indebtedness
SECURED DEBT				
Individual property mortgages ⁽¹⁾	\$ 29,915	3.45% - 6.15%	2027 - 2031	1%
Secured pool due 2027 (15 assets)	195,000	3.52%	2027	8%
Secured pool due 2030 (14 assets)	200,000	3.35%	2030	8%
Total secured debt	\$ 424,915			18%
UNSECURED DEBT				
Term loan due 2026 ⁽²⁾	\$ 161,750	SOFR + 1.10%	2026	7%
Term loan due 2027	158,000	SOFR + 1.10%	2027	7%
Term loan due 2027	165,000	SOFR + 1.10%	2027	7%
Revolving credit facility ⁽²⁾	92,000	SOFR + 0.78%	2029	4%
Senior unsecured notes due November 2031	350,000	2.63%	2031	15%
Senior unsecured notes due August 2032	350,000	5.25%	2032	15%
Senior unsecured notes due July 2034	350,000	5.75%	2034	15%
Senior unsecured notes due January 2035	350,000	4.95%	2035	15%
Total unsecured debt	\$ 1,976,750			82%
Finance leases, net	480			
Total debt obligations	\$ 2,402,145			
Assumed market debt adjustments, net \$	259			
Discount on notes payable	(23,633)			
Deferred financing expenses, net	(3,443)			
Debt obligations, net \$	2,375,328			

	Notional Amount	Fixed SOFR
INTEREST RATE SWAPS		
Interest rate swap expiring September 2026	200,000	3.36 %
Total notional amount	\$ 200,000	

⁽¹⁾ No individual property mortgages were repaid during the quarter ended December 31, 2025.

⁽²⁾ Excludes the impact of options to extend debt maturities. The revolving line of credit has two six-month extension options with an outside date of 2030 and the unsecured term loan has two one-year options with an outside date of 2028. The first extension on the unsecured term loan has been executed, extending the maturity date to 2027.

Debt Overview and Schedule of Maturities

Unaudited, dollars in thousands

Maturity Year	Secured Debt			Unsecured Debt ⁽²⁾			Total Consolidated Debt	Pro Rata Share of JV Debt	Total Debt	Weighted-Average Interest Rate ⁽¹⁾⁽²⁾
	Scheduled Mortgage Principal Payments	Mortgage Loans	Secured Portfolio Loans	Unsecured Term Loans	Senior Unsecured Notes	Revolving Line of Credit				
2026	1,904	—	—	—	—	—	1,904	24,322	26,226	3.6 %
2027	1,905	3,690	195,000	323,000	—	—	523,595	—	523,595	4.2 %
2028	767	16,600	—	161,750	—	—	179,117	—	179,117	4.9 %
2029	805	—	—	—	—	—	805	—	805	— %
2030	844	—	200,000	—	—	92,000	292,844	4,380	297,224	3.7 %
2031	560	2,840	—	—	350,000	—	353,400	—	353,400	2.7 %
2032	—	—	—	—	350,000	—	350,000	21,454	371,454	5.2 %
2033	—	—	—	—	—	—	—	—	—	— %
2034	—	—	—	—	350,000	—	350,000	4,632	354,632	5.8 %
2035	—	—	—	—	350,000	—	350,000	—	350,000	5.0 %
Net market debt adjustments / discounts / issuance costs	—	—	—	—	—	—	(26,817)	(572)	(27,389)	N/A
Finance leases, net	—	—	—	—	—	—	480	—	480	N/A
Total	\$ 6,785	\$ 23,130	\$ 395,000	\$ 484,750	\$ 1,400,000	\$ 92,000	\$ 2,375,328	\$ 54,216	\$ 2,429,544	4.5 %

	Total Debt	Percent of Total Indebtedness	Weighted-Average	
			Effective Interest Rate ⁽¹⁾	Years to Maturity ⁽²⁾
Fixed rate debt	\$ 2,024,915	82.5%	4.4%	6.5
Variable rate debt	376,750	15.3%	4.8%	1.8
Net debt market adjustments / discounts / issuance costs	(26,817)	N/A	N/A	N/A
Finance leases	480	N/A	N/A	N/A
Total consolidated debt	\$ 2,375,328	97.8%	4.5%	5.3
Pro rata share of JV Debt	54,788	2.2%	4.8%	4.0
Net debt market adjustments / discounts / issuance costs of JV Debt	(572)	N/A	N/A	N/A
Total consolidated + JV debt	\$ 2,429,544	100.0%	4.5%	5.3

⁽¹⁾ Includes the impact of a \$200 million of interest rate swap with a SOFR swap rate of 3.4%; see detail on previous page.

⁽²⁾ Includes the impact of options to extend debt maturities. The revolving line of credit has two six month extension options with an outside date of 2030 and the \$161.8 million unsecured term loan has two one year options with an outside date of 2028. The first extension on the unsecured term loan will be effective on 1/31/26, extending the maturity date to 2027.

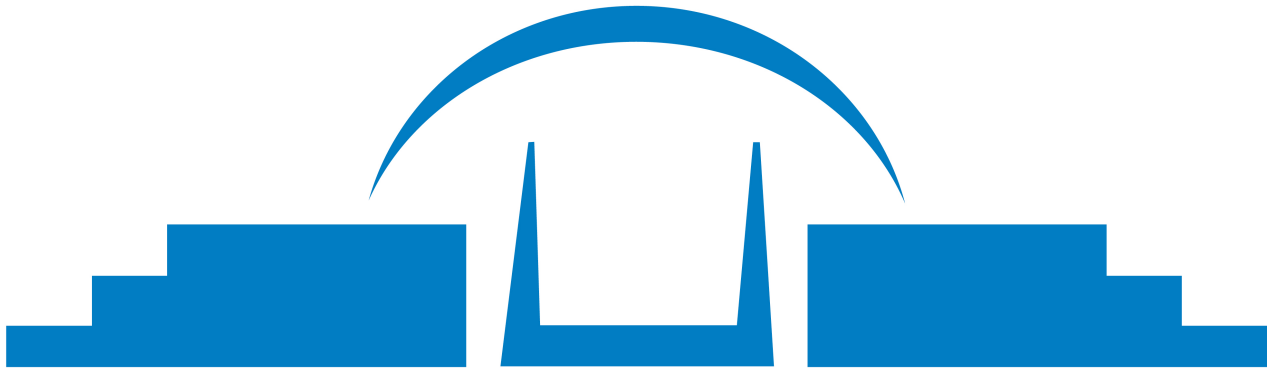
Debt Covenants

Unaudited, dollars in thousands

UNSECURED TERM LOANS DUE 2026 AND 2027 AND CREDIT FACILITY DUE 2029

	Covenant	December 31, 2025
LEVERAGE RATIO		
Total Indebtedness		\$2,499,589
Total Asset Value		\$7,895,315
Leverage Ratio	=<60%	31.7%
SECURED LEVERAGE RATIO		
Total Secured Indebtedness		\$480,167
Total Asset Value		\$7,895,315
Secured Leverage Ratio	=<35%	6.1%
FIXED CHARGE COVERAGE RATIO		
Adjusted EBITDA		\$447,029
Total Fixed Charges		\$109,797
Fixed Charge Coverage Ratio	=>1.5x	4.07x
MAXIMUM UNSECURED INDEBTEDNESS TO UNENCUMBERED ASSET VALUE		
Total Unsecured Indebtedness		\$2,019,582
Unencumbered Asset Value		\$6,600,901
Unsecured Indebtedness to Unencumbered Asset Value	=<60%	30.6%
MINIMUM UNENCUMBERED NOI TO INTEREST EXPENSE		
Unencumbered NOI		\$420,488
Interest Expense for Unsecured Indebtedness		\$90,497
Unencumbered NOI to Interest Expense	>=1.75x	4.65x
DIVIDEND PAYOUT RATIO		
Distributions		\$173,909
Funds From Operations		\$356,854
Dividend Payout Ratio	<95%	48.7%
SENIOR UNSECURED NOTES DUE 2031, 2032, 2034, AND 2035		
	Covenant	December 31, 2025
AGGREGATE DEBT TEST		
Total Indebtedness		\$2,428,374
Total Asset Value		\$6,869,280
Aggregate Debt Test	=<65%	35.4%
SECURED DEBT TEST		
Total Secured Indebtedness		\$425,395
Total Asset Value		\$6,869,280
Secured Debt Test	=<40%	6.2%
DEBT SERVICE TEST		
Consolidated EBITDA		\$469,709
Annual Debt Service Charge		\$105,215
Debt Service Test	=>1.5x	4.46x
MAINTENANCE OF TOTAL UNENCUMBERED ASSETS		
Unencumbered Asset Value		\$5,966,078
Total Unsecured Indebtedness		\$2,002,979
Maintenance of Total Unencumbered Assets	=>150%	298%

Note: Calculations are per covenant definitions as set forth in the applicable debt agreements.



PHILLIPS EDISON & COMPANY[®]

TRANSACTIONAL SUMMARY

Twelve Months Ended December 31, 2025

Acquisition Summary

Unaudited, dollars in thousands

Date	Property Name	Location	Total GLA	Contract Price	Leased Occupancy at Acquisition	Grocery Anchor	% of PECO Share
1/17/2025	Oak Grove Shoppes ⁽¹⁾	Altamonte Springs, FL	142,257	\$8,020	90.8%	Publix	20%
2/6/2025	Irmo Station	Irmo, SC	99,440	19,050	95.6%	Kroger	100%
2/26/2025	Market at Cross Creek Ranch	Fulshear, TX	59,803	32,125	100.0%	H-E-B ⁽³⁾	100%
3/7/2025	Foothill Park Plaza	Monrovia, CA	43,618	31,250	87.8%	Vons ⁽³⁾	100%
3/18/2025	Broomfield Marketplace	Broomfield, CO	114,800	19,000	86.1%	King Soopers	100%
3/28/2025	Westgate North Shopping Center	Tacoma, WA	74,818	37,000	93.3%	Safeway ⁽³⁾	100%
4/8/2025	Clayton Station	Clayton, CA	66,724	27,750	93.6%	Safeway ⁽³⁾	100%
5/5/2025	Oak Creek Center	Lewis Center, OH	104,124	19,625	84.4%	N/A	100%
5/8/2025	New Bern Plaza ⁽²⁾	Raleigh, NC	58,745	5,234	94.5%	Walmart ⁽³⁾	31%
5/13/2025	Cross Creek Centre	Boynton Beach, FL	37,192	16,350	97.5%	N/A	100%
5/30/2025	Westgate Shopping Center	Fairview Park, OH	216,822	51,500	98.1%	Target ⁽³⁾	100%
6/4/2025	Hampton Pointe	Hillsborough, NC	38,133	12,795	100.0%	Walmart ⁽³⁾	100%
7/2/2025	Village at Sandhill ⁽²⁾	Columbia, SC	117,257	7,609	95.8%	Lowes Foods	31%
7/11/2025	Golden Eagle Development Land	Clermont, FL	N/A	10	N/A	N/A	100%
7/29/2025	Shops at Butler Crossing	Kennesaw, GA	56,910	13,850	94.4%	N/A	100%
7/29/2025	Murray Development Land	Columbia, SC	N/A	479	N/A	N/A	100%
10/3/2025	Marion Oaks Station	Ocala, FL	N/A	10,000	N/A	N/A	100%
10/9/2025	Bel Air Town Center	Bel Air, MD	77,817	23,150	92.3%	N/A	100%
10/15/2025	Surprise Lake Square	Milton, WA	132,616	41,040	81.9%	Safeway ⁽³⁾	100%
10/30/2025	Rio Hill Shopping Center ⁽¹⁾	Charlottesville, VA	286,195	10,570	89.0%	Kroger	20%
11/17/2025	Quartz Hill Outparcel	Lancaster, CA	4,418	1,950	100.0%	N/A	100%
12/5/2025	Springs Plaza ⁽¹⁾	Bonita Springs, FL	195,353	7,150	98.8%	ALDI	20%
Total acquisitions			1,927,042	\$395,507			

Weighted-average cap rate

6.7 %

⁽¹⁾ Acquisition through the Company's Necessity Retail Venture LLC joint venture. Shown at PECO's 20% share.

⁽²⁾ Acquisition through the Company's Neighborhood Grocery Catalyst Fund LLC joint venture. Shown at PECO's 31% share.

⁽³⁾ Retailer is not part of the owned property.

Disposition Summary

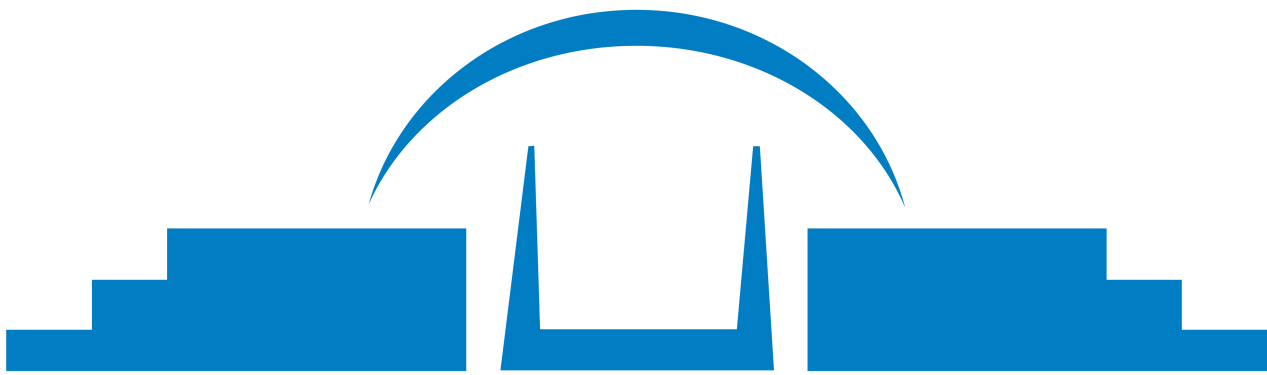
Unaudited, dollars in thousands

Date	Property Name	Location	Total GLA	Contract Price	Leased Occupancy at Dispositions	Grocery Anchor	% of PECO Share
1/24/2025	Pavilions at San Mateo	Albuquerque, NM	148,749	\$ 24,850	94.4%	Walmart Neighborhood Market	100%
5/13/2025	Harrison Pointe Development Land ⁽⁴⁾	Cary, NC	N/A	91	N/A	N/A	14%
8/13/2025	Monfort Heights	Cincinnati, OH	54,920	8,030	100.0%	Kroger	100%
8/15/2025	Plaza of the Oaks Development Land	Hudson, FL	N/A	1,200	N/A	N/A	100%
10/15/2025	Point Loomis	Milwaukee, WI	167,533	9,600	100.0%	Pick 'n Save	100%
11/10/2025	Sierra Del Oro Towne Centre	Corona, CA	110,486	38,200	100.0%	Ralphs	100%
11/21/2025	Kirkwood Market Place	Houston, TX	80,220	20,400	100.0%	N/A	100%
12/8/2025	12 West Marketplace	Litchfield, MN	82,911	3,480	98.7%	Family Fare	100%
12/18/2025	Northpark Village	Lubbock, TX	70,479	9,337	100.0%	United Supermarkets	100%
12/18/2025	Commerce Square	Brownwood, TX	150,459	16,429	100.0%	ALDI	100%
12/23/2025	Village Square of Delafield	Delafield, WI	81,639	13,800	95.2%	Pick 'n Save	100%
Total dispositions			947,396	\$ 145,417			

Weighted-average cap rate

6.9 %

⁽⁴⁾ Disposition through the Company's Grocery Retail Partners I LLC. Shown at PECO's 14% share.



PHILLIPS EDISON & COMPANY[®]

PORTFOLIO SUMMARY

Quarter Ended December 31, 2025

Wholly-Owned Portfolio Summary

Unaudited, dollars and square feet in thousands (excluding per square foot amounts)

As of
December 31, 2025

PORTFOLIO OVERVIEW:

Number of shopping centers		297
Number of states		31
Total GLA		33,495
Average shopping center GLA		112
Total ABR	\$	539,129
Total ABR from necessity-based goods and services ⁽¹⁾		69.8 %
Percent of ABR from non-grocery anchors		13.6 %
Percent of ABR from inline spaces		58.2 %

GROCERY METRICS:

Percent of ABR from omni-channel grocery-anchored shopping centers		95.0 %
Percent of ABR from grocery Neighbors ⁽¹⁾		28.2 %
Percent of GLA from grocery Neighbors		44.9 %
Grocer health ratio ⁽²⁾		2.3 %
Percent of ABR from centers with grocery anchors that are #1 or #2 by sales		83.3 %
Average annual sales per square foot of reporting grocers	\$	750

LEASED OCCUPANCY AS A PERCENTAGE OF RENTABLE SQUARE FEET:

Total portfolio		97.3 %
Anchor spaces		98.7 %
Inline spaces		95.1 %

AVERAGE REMAINING LEASE TERM (IN YEARS)⁽³⁾:

Total portfolio		4.5
Grocery anchor spaces		4.6
Non-grocery anchor spaces		5.6
Inline spaces		3.9

PORTFOLIO RETENTION RATE⁽⁴⁾:

Total portfolio		93.2 %
Anchor spaces		98.6 %
Inline spaces		80.4 %

AVERAGE ABR PER SQUARE FOOT:

Total portfolio	\$	16.54
Anchor spaces	\$	10.68
Inline spaces	\$	26.98

⁽¹⁾ Inclusive of the Company's prorated portion of shopping centers owned through the Company's unconsolidated joint ventures.

⁽²⁾ Based on the most recently reported sales data available.

⁽³⁾ The average remaining lease term in years is as of December 31, 2025. Including future options to extend the term of the lease, the average remaining lease term in years for the Company's total portfolio, grocery anchors, non-grocery anchors and inline spaces is 19.8, 31.1, 15.7, and 7.9, respectively.

⁽⁴⁾ For the three months ended December 31, 2025.

ABR by Neighbor Category

Unaudited

		As of December 31, 2025 % ABR ⁽¹⁾
NECESSITY RETAIL AND SERVICES		
Grocery		28.2 %
Quick service - restaurant		12.2 %
Medical		7.9 %
Beauty & hair care		6.0 %
Banks, insurance, & government services		3.5 %
Pet supply		2.2 %
Dollar stores		1.7 %
Education & training		1.6 %
Hardware & automotive		1.5 %
Wine, beer, & liquor		1.4 %
Telecommunications & cell phone services		1.3 %
Pharmacy		0.6 %
Other necessity-based		1.7 %
Total ABR from necessity-based goods and services		69.8 %
OTHER RETAIL STORES		
Full service - restaurant		8.1 %
Soft goods ⁽²⁾		7.6 %
Fitness & lifestyle services ⁽³⁾		5.8 %
Home		2.7 %
Off-price apparel		1.9 %
Other retail ⁽⁴⁾		4.1 %
Total ABR from other retail stores		30.2 %
Total ABR		100.0 %

⁽¹⁾ Inclusive of the Company's prorated portion of shopping centers owned through the Company's unconsolidated joint ventures.

⁽²⁾ Includes ABR contributions of 2% from apparel, shoes, accessories and department store Neighbors.

⁽³⁾ Includes ABR contribution of 4% from fitness Neighbors.

⁽⁴⁾ Includes ABR contribution of 1% from entertainment Neighbors.

Wholly-Owned Occupancy and ABR

Unaudited

	Quarter Ended				
	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024
OCCUPANCY					
Leased Basis					
Anchor	98.7 %	99.2 %	98.9 %	98.4 %	99.1 %
Inline	95.1 %	94.8 %	94.8 %	94.6 %	95.0 %
Total leased occupancy	97.3 %	97.6 %	97.4 %	97.1 %	97.7 %
Economic Basis					
Anchor	97.9 %	98.5 %	98.0 %	97.6 %	98.1 %
Inline	94.2 %	94.3 %	94.1 %	94.1 %	94.2 %
Total economic occupancy	96.5 %	97.0 %	96.6 %	96.4 %	96.7 %
ABR					
Leased Basis - \$					
Anchor	\$ 223,046	\$ 224,492	\$ 222,464	\$ 220,874	\$ 221,627
Inline	316,083	312,575	309,080	297,241	288,371
Total ABR	\$ 539,129	\$ 537,067	\$ 531,544	\$ 518,115	\$ 509,998
Leased Basis - PSF					
Anchor	\$ 10.68	\$ 10.46	\$ 10.40	\$ 10.42	\$ 10.38
Inline	26.98	26.61	26.40	26.23	25.79
Total ABR PSF	\$ 16.54	\$ 16.17	\$ 16.06	\$ 15.93	\$ 15.68
SAME-CENTER OCCUPANCY ⁽¹⁾					
Same-Center Leased Basis					
Anchor	99.0 %	99.4 %	99.1 %	98.6 %	99.3 %
Inline	95.1 %	94.9 %	94.8 %	94.6 %	95.0 %
Total same-center leased occupancy	97.6 %	97.8 %	97.6 %	97.2 %	97.8 %
Same-Center Economic Basis					
Anchor	98.2 %	98.6 %	98.1 %	97.7 %	98.2 %
Inline	94.3 %	94.4 %	94.1 %	94.1 %	94.2 %
Total same-center economic occupancy	96.8 %	97.1 %	96.7 %	96.5 %	96.8 %

⁽¹⁾ Same-Center Occupancy represents the occupancy for the 272 properties that were wholly-owned for the entirety of both calendar year periods being compared.

Top 25 Neighbors by ABR

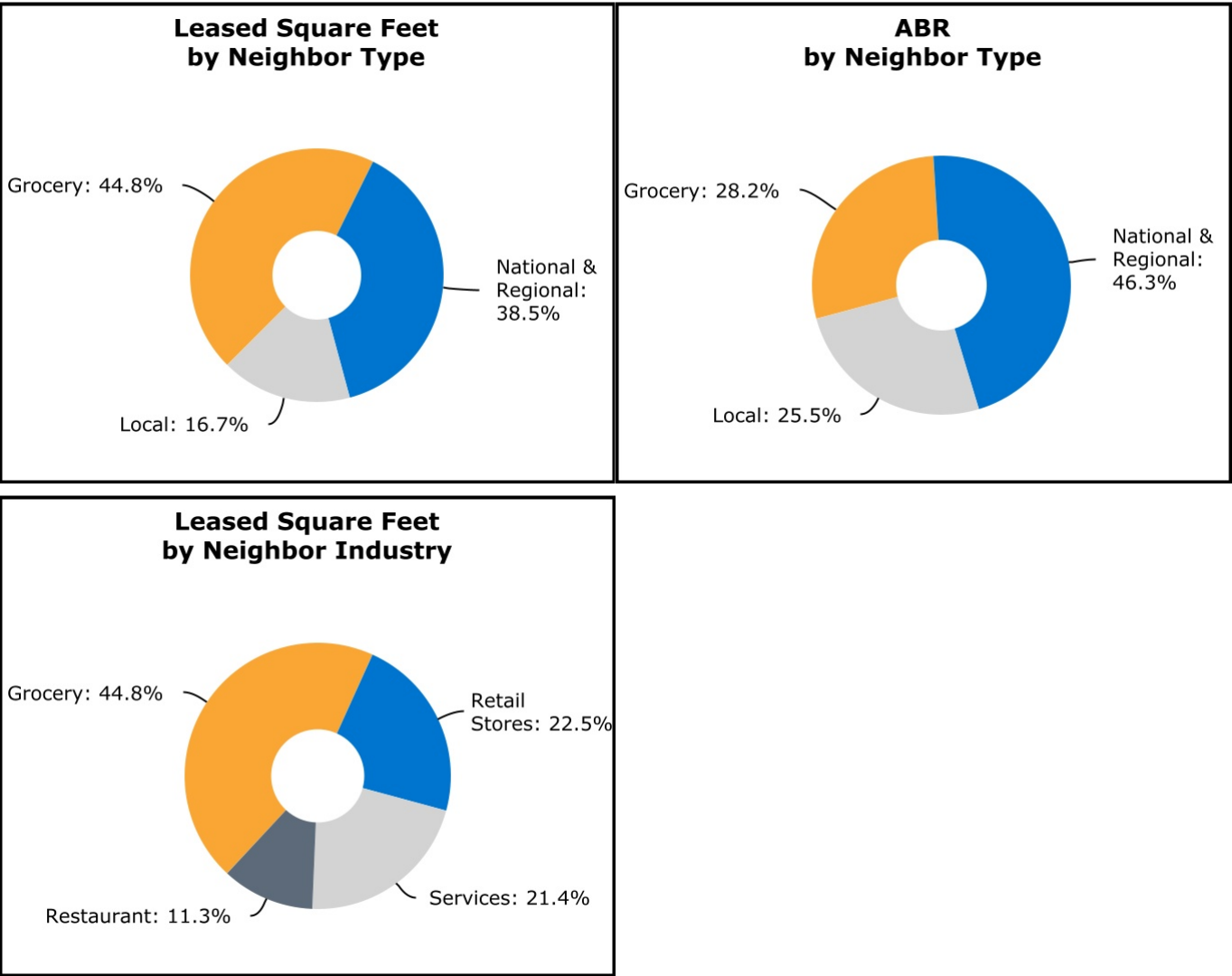
Dollars and square footage amounts in thousands

	Neighbor	Banners Leased at PECO Centers	Number of Locations		ABR ⁽²⁾	% ABR ⁽²⁾	Leased SF ⁽²⁾	
			Wholly-Owned	Joint Ventures				
1	Kroger	Kroger, Fry's Food Stores, King Soopers, Pick 'n Save, Smith's, Harris Teeter, Quality Food Centers, Mariano's, Food 4 Less, Metro Market	56	7	\$	28,327	5.2 %	3,467
2	Publix	Publix	52	10		27,013	4.9 %	2,482
3	Albertsons	Safeway, Market Street, Randalls, Tom Thumb, Jewel-Osco, Vons, Shaw's Supermarket, Albertsons	29	2		19,496	3.6 %	1,729
4	Ahold Delhaize	Martin's, Giant, Stop & Shop, Food Lion	23	—		18,138	3.3 %	1,249
5	Walmart	Walmart Neighborhood Market, Walmart	12	—		8,483	1.6 %	1,733
6	Giant Eagle	Giant Eagle	9	1		7,419	1.4 %	759
7	TJX Companies	Sierra, HomeGoods, T.J.Maxx, Marshalls	19	2		7,166	1.3 %	584
8	Sprouts Farmers Market	Sprouts Farmers Market	13	—		6,205	1.1 %	389
9	Raley's	Raley's	5	—		4,708	0.9 %	288
10	Dollar Tree	Dollar Tree	34	5		4,480	0.8 %	399
11	Planet Fitness, Inc.	Planet Fitness	15	1		3,894	0.7 %	315
12	Starbucks Corporation	Starbucks	41	1		3,890	0.7 %	82
13	UNFI (SuperValu)	Cub Foods	5	—		3,500	0.6 %	336
14	Big Y	Big Y	3	—		3,487	0.6 %	167
15	United Parcel Service	The UPS Store, WeShip Store	72	11		3,118	0.6 %	104
16	Subway Group ⁽³⁾	Subway	66	3		3,091	0.6 %	100
17	Pet Supplies Plus	Pet Supplies Plus	24	—		3,010	0.6 %	185
18	Great Clips, Inc.	Great Clips	75	9		2,879	0.5 %	95
19	Trader Joe's	Trader Joe's	9	—		2,860	0.5 %	122
20	Lowe's	Lowe's	3	1		2,748	0.5 %	369
21	H&R Block, Inc.	H&R Block	55	3		2,692	0.5 %	95
22	Anytime Fitness, Inc.	Anytime Fitness	26	2		2,569	0.5 %	139
23	EOS Fitness	EoS Fitness	3	—		2,558	0.5 %	128
24	Petco Animal Supplies, Inc.	Petco	10	1		2,503	0.5 %	135
25	H-E-B	H-E-B	2	—		2,492	0.5 %	164
	Total		661	59	\$	176,726	32.5 %	15,615

⁽¹⁾ Includes properties currently under redevelopment or ground-up development, as well as leases that have been executed but for which rent has not yet commenced.

⁽²⁾ Includes the prorated portion owned through the Company's unconsolidated joint ventures.

⁽³⁾ Brand of Roark Capital.



⁽¹⁾ We define national Neighbors as those Neighbors that operate in at least three states. Regional Neighbors are defined as those Neighbors that have at least three locations in fewer than three states.
⁽²⁾ Includes the prorated portion owned through the Company's unconsolidated joint ventures.

Properties by State⁽¹⁾

Dollars and square footage amounts in thousands (excluding per square foot amounts)

State	ABR	% ABR	ABR / Leased SF	GLA	% GLA	% Leased	Number of Properties
Florida	\$67,439	12.3 %	\$16.41	4,221	12.4 %	97.4 %	55
California	57,786	10.5 %	23.65	2,508	7.4 %	97.4 %	27
Texas	51,684	9.4 %	21.05	2,526	7.4 %	97.2 %	22
Georgia	46,857	8.6 %	14.78	3,247	9.5 %	97.6 %	33
Ohio	35,081	6.4 %	12.79	2,852	8.4 %	96.2 %	21
Illinois	32,311	5.9 %	17.12	1,934	5.7 %	97.6 %	17
Colorado	31,019	5.6 %	19.78	1,600	4.7 %	98.0 %	15
Virginia	24,462	4.5 %	18.07	1,420	4.2 %	95.4 %	14
Minnesota	22,877	4.2 %	17.82	1,307	3.8 %	98.2 %	13
Massachusetts	18,203	3.3 %	16.18	1,151	3.4 %	97.8 %	9
Nevada	16,037	2.9 %	24.48	663	1.9 %	98.8 %	5
Pennsylvania	13,040	2.4 %	13.09	1,000	2.9 %	99.6 %	6
South Carolina	12,901	2.4 %	12.94	1,010	3.0 %	98.7 %	10
Arizona	11,949	2.2 %	16.14	750	2.2 %	98.8 %	7
Maryland	11,857	2.2 %	22.61	541	1.6 %	97.0 %	5
North Carolina	10,435	1.9 %	14.65	722	2.1 %	98.6 %	12
Wisconsin	10,230	1.9 %	12.81	807	2.4 %	98.9 %	7
Tennessee	8,804	1.6 %	11.25	802	2.4 %	97.6 %	5
Connecticut	8,736	1.6 %	17.38	515	1.5 %	97.5 %	5
Washington	8,030	1.5 %	22.85	380	1.1 %	92.4 %	4
Indiana	7,654	1.4 %	9.67	832	2.5 %	95.2 %	5
Kentucky	7,208	1.3 %	11.82	616	1.8 %	99.0 %	4
Michigan	6,617	1.2 %	9.86	724	2.1 %	92.7 %	5
Oregon	5,303	1.0 %	17.41	315	0.9 %	96.8 %	4
Kansas	5,080	0.9 %	13.57	374	1.1 %	100.0 %	3
New Jersey	4,393	0.8 %	25.92	169	0.5 %	100.0 %	1
New Mexico	3,393	0.6 %	13.72	255	0.7 %	97.0 %	2
Missouri	2,957	0.5 %	13.47	246	0.7 %	89.3 %	3
Iowa	2,889	0.5 %	8.29	360	1.1 %	96.9 %	3
New York	1,951	0.4 %	12.61	163	0.5 %	94.7 %	1
Utah	461	0.1 %	31.70	15	0.1 %	100.0 %	1
Total	\$547,644	100.0 %	\$16.54	34,025	100.0 %	97.3 %	324

⁽¹⁾ Includes the prorated portion owned through the Company's unconsolidated joint ventures.

New, Renewal, and Option Lease Summary

Unaudited, dollars and square footage amounts in thousands (excluding per square foot amounts)

	Number of Leases Signed	GLA	ABR	ABR PSF ⁽¹⁾	Weighted-Average Lease Term (Years)	Cost of TI/TIA PSF ⁽²⁾	Comparable Only						
							Number of Leases	Increase in ABR PSF	Rent Spread %				
TOTAL - NEW, RENEWAL, AND OPTION LEASES													
Q4 2025	246	1,400	\$	24,917	\$	17.80	6.2	\$	6.02	197	\$	2.05	13.9 %
Q3 2025	270	1,664		27,519		16.54	6.3		4.45	220		1.78	12.7 %
Q2 2025	276	1,403		24,012		17.12	5.6		5.85	220		2.28	16.0 %
Q1 2025	234	1,542		24,289		15.75	5.4		3.34	190		1.66	11.7 %
Total	1,026	6,009	\$	100,737	\$	16.77	5.9	\$	4.86	827	\$	1.92	13.5 %
NEW LEASES													
Q4 2025	101	313	\$	7,847	\$	25.05	8.2	\$	26.19	53	\$	6.58	34.3 %
Q3 2025	89	276		6,650		24.12	8.8		23.72	42		6.55	24.5 %
Q2 2025	94	305		6,654		21.84	8.5		26.30	40		5.69	34.6 %
Q1 2025	78	326		6,289		19.30	8.3		15.27	35		5.55	28.1 %
Total	362	1,220	\$	27,440	\$	22.50	8.4	\$	22.74	170	\$	6.07	30.9 %
RENEWAL LEASES													
Q4 2025	95	282	\$	6,770	\$	24.01	5.4	\$	0.24	94	\$	4.01	20.0 %
Q3 2025	127	268		8,178		30.52	4.5		1.01	124		5.66	23.2 %
Q2 2025	142	376		9,198		24.49	4.0		0.49	140		3.93	19.1 %
Q1 2025	112	272		7,774		28.62	4.0		0.61	111		4.97	20.8 %
Total	476	1,198	\$	31,920	\$	26.66	4.4	\$	0.58	469	\$	4.57	20.7 %
OPTION LEASES													
Q4 2025	50	805	\$	10,300	\$	12.80	5.6	\$	0.20	50	\$	0.64	5.3 %
Q3 2025	54	1,120		12,691		11.33	6.1		0.54	54		0.57	5.3 %
Q2 2025	40	722		8,160		11.30	5.3		—	40		0.75	7.1 %
Q1 2025	44	944		10,226		10.83	4.9		—	44		0.31	2.9 %
Total	188	3,591	\$	41,377	\$	11.52	5.5	\$	0.21	188	\$	0.55	5.0 %

⁽¹⁾ Per square foot amounts may not recalculate exactly based on other amounts presented within the table due to rounding.

⁽²⁾ Excludes landlord work.

Lease Expirations⁽¹⁾

Unaudited, square footage amounts in thousands

	Number of Leases	GLA Expiring	% of Leased GLA ⁽²⁾		ABR PSF	% of ABR
TOTAL LEASES						
MTM	94	173	0.5 %	\$	21.43	0.7 %
2026	735	2,698	8.1 %		18.16	8.9 %
2027	922	4,015	12.1 %		16.94	12.4 %
2028	954	5,237	15.8 %		16.29	15.6 %
2029	914	5,075	15.3 %		17.04	15.8 %
2030	804	5,145	15.6 %		15.92	15.0 %
2031	469	3,125	9.5 %		15.82	9.0 %
2032	246	1,678	5.1 %		15.20	4.7 %
2033	227	1,080	3.3 %		19.69	3.9 %
2034	221	1,987	6.0 %		12.46	4.5 %
2035	220	1,017	3.0 %		20.62	3.8 %
2036 +	209	1,877	5.7 %		16.69	5.7 %
Total leases	6,015	33,107	100.0 %	\$	16.54	100.0 %
ANCHOR LEASES						
MTM	—	—	— %		N/A	— %
2026	35	1,285	3.9 %		9.70	2.3 %
2027	67	2,198	6.6 %		9.33	3.7 %
2028	82	3,411	10.3 %		10.25	6.4 %
2029	94	3,262	9.9 %		11.16	6.6 %
2030	88	3,635	11.0 %		10.99	7.3 %
2031	70	2,138	6.5 %		11.45	4.5 %
2032	28	1,123	3.4 %		9.88	2.0 %
2033	20	584	1.8 %		12.56	1.4 %
2034	33	1,539	4.6 %		7.93	2.2 %
2035	21	524	1.6 %		12.27	1.2 %
2036 +	54	1,507	4.5 %		13.89	3.8 %
Anchor leases	592	21,206	64.1 %	\$	10.69	41.4 %
INLINE LEASES						
MTM	94	173	0.5 %	\$	21.46	0.7 %
2026	700	1,413	4.2 %		25.85	6.6 %
2027	855	1,817	5.5 %		26.14	8.7 %
2028	872	1,826	5.5 %		27.57	9.2 %
2029	820	1,813	5.4 %		27.61	9.2 %
2030	716	1,510	4.6 %		27.80	7.7 %
2031	399	987	3.0 %		25.29	4.5 %
2032	218	555	1.7 %		25.93	2.7 %
2033	207	496	1.5 %		28.08	2.5 %
2034	188	448	1.4 %		28.03	2.3 %
2035	199	493	1.4 %		29.51	2.6 %
2036 +	155	370	1.2 %		28.09	1.9 %
Inline leases	5,423	11,901	35.9 %	\$	26.96	58.6 %

⁽¹⁾ Statistics include the Company's wholly-owned properties and the prorated portion owned through the Company's unconsolidated joint ventures.

⁽²⁾ Statistics are based on current terms and assume no exercise of renewal options.

⁽³⁾ Percentage amounts may not recalculate exactly based on other amounts presented within the table due to rounding.

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
51st & Olive Square	Glendale, AZ	100 %	Phoenix-Mesa-Chandler, AZ	1975 / 2007	88,225	100.0 %	\$ 1,118	\$ 12.67	Fry's Food Stores	N/A
Alameda Crossing	Avondale, AZ	100 %	Phoenix-Mesa-Chandler, AZ	2006 / 2025	141,721	100.0 %	\$ 2,793	\$ 19.71	Sprouts Farmers Market	Burlington; Uptown Jungle; Big 5 Sporting Goods
Arcadia Plaza	Phoenix, AZ	100 %	Phoenix-Mesa-Chandler, AZ	1980 / 2018	63,637	100.0 %	\$ 1,550	\$ 24.36	Sprouts Farmers Market	N/A
Broadway Plaza	Tucson, AZ	100 %	Tucson, AZ	1982 / 2003	84,298	97.3 %	\$ 1,589	\$ 19.38	Sprouts Farmers Market	N/A
South Point Plaza	Tempe, AZ	31 %	Phoenix-Mesa-Chandler, AZ	1987 / 2013	49,332	95.0 %	\$ 1,073	\$ 22.88	Fry's Food Stores ⁽¹⁾	Goodwill
Southern Palms	Tempe, AZ	100 %	Phoenix-Mesa-Chandler, AZ	1982 / 2018	256,346	100.0 %	\$ 3,731	\$ 14.55	Sprouts Farmers Market	Goodwill; Southwest Institute of Healing Arts; Habitat for Humanity ReStore; Planet Fitness; AutoZone
Sunburst Plaza	Glendale, AZ	100 %	Phoenix-Mesa-Chandler, AZ	1970 / 2022	99,913	93.9 %	\$ 833	\$ 8.88	Fry's Food Stores	Daiso
Atwater Marketplace	Atwater, CA	100 %	Merced, CA	2023	2,082	100.0 %	\$ 138	\$ 66.28	N/A	N/A
Boronda Plaza	Salinas, CA	100 %	Salinas, CA	2003 / 2021	93,071	98.4 %	\$ 2,407	\$ 26.29	Food 4 Less	N/A
Broadway Pavilion	Santa Maria, CA	100 %	Santa Maria-Santa Barbara, CA	1987	142,676	100.0 %	\$ 2,497	\$ 17.50	Food Maxx	Idler's Home; Dollar Tree
Central Valley Marketplace	Ceres, CA	100 %	Modesto, CA	2005	81,897	100.0 %	\$ 1,822	\$ 22.25	Food 4 Less	N/A
Clayton Station	Clayton, CA	100 %	San Francisco-Oakland-Berkeley, CA	1991	66,724	95.3 %	\$ 1,964	\$ 30.87	Safeway ⁽¹⁾	Walgreens
Commonwealth Square	Folsom, CA	100 %	Sacramento-Roseville-Folsom, CA	1987	141,310	96.8 %	\$ 2,457	\$ 17.96	Raley's	N/A
Contra Loma Plaza	Antioch, CA	100 %	San Francisco-Oakland-Berkeley, CA	1989 / 2022	74,616	97.3 %	\$ 956	\$ 13.17	Lucky Supermarkets	N/A
Del Paso Marketplace	Sacramento, CA	100 %	Sacramento-Roseville-Folsom, CA	2006 / 2016	59,796	100.0 %	\$ 1,723	\$ 28.81	Sprouts Farmers Market	N/A
Driftwood Village	Ontario, CA	100 %	Riverside-San Bernardino-Ontario, CA	1985 / 2025	95,421	100.0 %	\$ 2,087	\$ 21.87	Food 4 Less	N/A
Foothill Park Plaza	Monrovia, CA	100 %	Los Angeles-Long Beach-Anaheim, CA	1985 / 2001	43,618	93.5 %	\$ 1,949	\$ 47.77	Vons ⁽¹⁾	N/A
Herndon Place	Fresno, CA	100 %	Fresno, CA	2005	95,155	100.0 %	\$ 1,665	\$ 17.50	Save Mart Supermarkets	N/A
Laguna 99 Plaza	Elk Grove, CA	100 %	Sacramento-Roseville-Folsom, CA	1992 / 2025	89,188	100.0 %	\$ 2,170	\$ 24.33	Walmart Neighborhood Market	Planet Fitness
North Point Landing	Modesto, CA	100 %	Modesto, CA	1964 / 2008	152,769	99.0 %	\$ 2,472	\$ 16.35	Walmart	N/A
Quail Pointe	Fair Oaks, CA	100 %	Sacramento-Roseville-Folsom, CA	1987	98,015	94.2 %	\$ 3,184	\$ 34.50	Trader Joe's	Lamps Plus

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Quartz Hill Towne Centre	Lancaster, CA	100 %	Los Angeles-Long Beach-Anaheim, CA	1991 / 2012	114,724	100.0 %	\$ 2,147	\$ 18.71	Vons	CVS
Red Maple Village	Tracy, CA	100 %	Stockton, CA	2009	97,655	100.0 %	\$ 2,705	\$ 27.70	Raley's	N/A
Riverlakes Village	Bakersfield, CA	100 %	Bakersfield, CA	1997 / 2022	94,012	97.8 %	\$ 2,082	\$ 22.65	Vons	N/A
Rocky Ridge Town Center	Roseville, CA	100 %	Sacramento-Roseville-Folsom, CA	1996 / 2015	93,337	88.1 %	\$ 2,802	\$ 34.07	Sprouts Farmers Market	BevMo!
Shasta Crossroads	Redding, CA	100 %	Redding, CA	1989 / 2023	114,453	90.5 %	\$ 2,038	\$ 19.68	Food Maxx	N/A
Sierra Vista Plaza	Murrieta, CA	100 %	Riverside-San Bernardino-Ontario, CA	1991 / 2025	80,259	98.3 %	\$ 2,185	\$ 27.71	Stater Bros Markets ⁽¹⁾	Dollar Tree
Sterling Pointe Center	Lincoln, CA	100 %	Sacramento-Roseville-Folsom, CA	2004 / 2017	136,020	98.4 %	\$ 3,274	\$ 24.46	Raley's	N/A
Sunridge Plaza	Rancho Cordova, CA	100 %	Sacramento-Roseville-Folsom, CA	2017	87,856	95.9 %	\$ 2,804	\$ 33.27	Raley's	N/A
Town & Country Village	Sacramento, CA	100 %	Sacramento-Roseville-Folsom, CA	1950 / 2025	216,259	95.0 %	\$ 4,774	\$ 23.24	Sprouts Farmers Market; Trader Joe's	Bob's Discount Furniture; T.J. Maxx; Ross Dress for Less; Royal Flooring; Ulta
Village One Plaza	Modesto, CA	100 %	Modesto, CA	2007	105,658	100.0 %	\$ 2,617	\$ 24.77	Raley's	N/A
Vineyard Center	Templeton, CA	100 %	San Luis Obispo-Paso Robles, CA	2007	21,117	100.0 %	\$ 709	\$ 33.57	Trader Joe's	N/A
West Acres Shopping Center	Fresno, CA	100 %	Fresno, CA	1990 / 2015	83,414	97.9 %	\$ 965	\$ 11.82	Food Maxx	N/A
Windmill Marketplace	Clovis, CA	100 %	Fresno, CA	2001	27,486	100.0 %	\$ 1,192	\$ 43.37	Save Mart ⁽¹⁾	N/A
Arapahoe Marketplace	Greenwood Village, CO	100 %	Denver-Aurora-Lakewood, CO	1977 / 2024	194,215	97.5 %	\$ 4,866	\$ 25.71	Sprouts Farmers Market	The Tile Shop; Molly's Spirits; Kula Sport Performance; Office Depot
Broadlands Marketplace	Broomfield, CO	100 %	Denver-Aurora-Lakewood, CO	2002	103,883	100.0 %	\$ 1,522	\$ 14.65	Safeway	N/A
Broomfield Marketplace	Broomfield, CO	100 %	Denver-Aurora-Lakewood, CO	1999 / 2025	114,800	94.4 %	\$ 1,283	\$ 11.84	King Soopers	Ace Hardware
Fairfield Commons	Lakewood, CO	100 %	Denver-Aurora-Lakewood, CO	1985 / 2014	143,276	99.0 %	\$ 2,950	\$ 20.79	Sprouts Farmers Market	T.J. Maxx; Planet Fitness; Aaron's
Foxridge Plaza	Centennial, CO	100 %	Denver-Aurora-Lakewood, CO	1983 / 2022	54,592	100.0 %	\$ 1,462	\$ 26.78	King Soopers ⁽¹⁾	N/A
Golden Town Center	Golden, CO	100 %	Denver-Aurora-Lakewood, CO	1993 / 2003	117,882	100.0 %	\$ 2,073	\$ 17.59	King Soopers	N/A
Kipling Marketplace	Littleton, CO	100 %	Denver-Aurora-Lakewood, CO	1983 / 2009	90,124	100.0 %	\$ 1,427	\$ 15.83	Safeway	N/A
Meadows on the Parkway	Boulder, CO	100 %	Boulder, CO	1989	208,319	95.6 %	\$ 4,117	\$ 20.68	Safeway	Walgreens; Dollar Tree; Regus
Northpark Plaza	Westminster, CO	100 %	Denver-Aurora-Lakewood, CO	2001	52,192	97.5 %	\$ 1,442	\$ 28.34	King Soopers ⁽¹⁾	N/A
NorWood Shopping Center	Colorado Springs, CO	100 %	Colorado Springs, CO	2003 / 2025	75,242	100.0 %	\$ 1,320	\$ 17.54	Safeway	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Ridgeview Marketplace	Colorado Springs, CO	100 %	Colorado Springs, CO	2003	22,759	94.6 %	\$ 759	\$ 35.26	King Soopers ⁽¹⁾	N/A
Roxborough Marketplace	Littleton, CO	100 %	Denver-Aurora-Lakewood, CO	2005 / 2024	103,639	100.0 %	\$ 1,848	\$ 17.83	Safeway	N/A
Thompson Valley Towne Center	Loveland, CO	100 %	Fort Collins, CO	1999	125,099	97.9 %	\$ 2,409	\$ 19.68	King Soopers	Ace Hardware
Westwoods Shopping Center	Arvada, CO	100 %	Denver-Aurora-Lakewood, CO	2003 / 2011	90,855	100.0 %	\$ 1,521	\$ 16.74	King Soopers	N/A
Wheat Ridge Marketplace	Wheat Ridge, CO	100 %	Denver-Aurora-Lakewood, CO	1996 / 2024	103,115	95.8 %	\$ 2,021	\$ 20.46	Safeway	N/A
Bethel Shopping Center	Bethel, CT	100 %	Bridgeport-Stamford-Norwalk, CT	2007	101,205	89.3 %	\$ 2,254	\$ 24.94	Big Y	N/A
Everybody's Plaza	Cheshire, CT	100 %	New Haven-Milford, CT	1960 / 2014	49,975	100.0 %	\$ 1,075	\$ 21.51	Big Y	N/A
Montville Commons	Montville, CT	100 %	Norwich-New London, CT	2007	116,916	98.3 %	\$ 1,863	\$ 16.21	Stop & Shop	N/A
Stop & Shop Plaza	Enfield, CT	100 %	Hartford-East Hartford-Middletown, CT	1988 / 1998	117,718	100.0 %	\$ 2,113	\$ 17.95	Stop & Shop	N/A
Willimantic Plaza	Willimantic, CT	100 %	Worcester, MA-CT	1968 / 2024	129,670	100.0 %	\$ 1,430	\$ 11.03	BJ's Wholesale Club	Ollie's Bargain Outlet
Alico Commons	Fort Myers, FL	100 %	Cape Coral-Fort Myers, FL	2009 / 2020	100,720	93.8 %	\$ 1,736	\$ 18.37	Publix	Non Stop Fitness
Bloomingdale Hills	Riverview, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2002 / 2012	78,442	100.0 %	\$ 868	\$ 11.07	Walmart Neighborhood Market	N/A
Breakfast Point Marketplace	Panama City Beach, FL	100 %	Panama City, FL	2009 / 2010	97,938	100.0 %	\$ 1,617	\$ 16.51	Publix	Office Depot
Broadway Promenade	Sarasota, FL	100 %	North Port-Sarasota-Bradenton, FL	2007	49,271	100.0 %	\$ 1,027	\$ 20.84	Publix	N/A
ChampionsGate Village	Davenport, FL	100 %	Orlando-Kissimmee-Sanford, FL	2001	62,714	100.0 %	\$ 1,098	\$ 17.51	Publix	N/A
Cocoa Commons	Cocoa, FL	100 %	Palm Bay-Melbourne-Titusville, FL	1986 / 2000	90,116	100.0 %	\$ 1,345	\$ 14.93	Publix	N/A
Colonial Promenade	Winter Haven, FL	100 %	Lakeland-Winter Haven, FL	1986 / 2008	280,228	97.3 %	\$ 2,734	\$ 10.02	Walmart	Sanitas Medical Centers
Coquina Plaza	Southwest Ranches, FL	100 %	Miami-Fort Lauderdale-Pompano Beach, FL	1998	91,120	98.8 %	\$ 2,078	\$ 23.07	Publix	N/A
Cross Creek Centre	Boynton Beach, FL	100 %	Miami-Fort Lauderdale-Pompano Beach, FL	1988 / 2014	37,192	97.5 %	\$ 1,324	\$ 36.50	N/A	N/A
Crosscreek Village	St. Cloud, FL	100 %	Orlando-Kissimmee-Sanford, FL	2008 / 2019	69,660	100.0 %	\$ 1,214	\$ 17.43	Publix	N/A
Crystal Beach Plaza	Palm Harbor, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2010	59,015	100.0 %	\$ 1,125	\$ 19.06	Publix	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Deerwood Lake Commons	Jacksonville, FL	14 %	Jacksonville, FL	2003	67,528	100.0 %	\$ 1,308	\$ 19.37	Publix	N/A
French Golden Gate	Bartow, FL	100 %	Lakeland-Winter Haven, FL	1960 / 2011	140,276	98.9 %	\$ 1,926	\$ 13.88	Publix	Bealls Outlet; Walgreens
Golden Eagle Village	Clermont, FL	100 %	Orlando-Kissimmee-Sanford, FL	2011	64,051	96.0 %	\$ 1,048	\$ 17.04	Publix	N/A
Goolsby Pointe	Riverview, FL	14 %	Tampa-St. Petersburg-Clearwater, FL	2000	75,525	100.0 %	\$ 1,356	\$ 17.95	Publix	N/A
Harbour Village	Jacksonville, FL	100 %	Jacksonville, FL	2006 / 2021	113,069	97.0 %	\$ 2,135	\$ 19.47	The Fresh Market	Crunch Fitness; Lionshare Cowork
Heath Brook Commons	Ocala, FL	100 %	Ocala, FL	2002	79,590	100.0 %	\$ 1,179	\$ 14.81	Publix	N/A
Heron Creek Towne Center	North Port, FL	100 %	North Port-Sarasota-Bradenton, FL	2001	64,664	100.0 %	\$ 905	\$ 14.00	Publix	N/A
Island Walk Shopping Center	Fernandina Beach, FL	100 %	Jacksonville, FL	1987 / 2012	213,656	98.1 %	\$ 2,149	\$ 10.25	Publix	Bealls; Bealls Outlet; Hallmark; Staples
Kings Crossing	Sun City Center, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2000 / 2018	75,020	100.0 %	\$ 1,365	\$ 18.20	Publix	N/A
Lake Washington Crossing	Melbourne, FL	100 %	Palm Bay-Melbourne-Titusville, FL	1987 / 2023	122,912	95.4 %	\$ 2,314	\$ 19.74	Publix	BPC Plasma
Lakewood Plaza	Spring Hill, FL	14 %	Tampa-St. Petersburg-Clearwater, FL	1993 / 1997	106,999	86.9 %	\$ 1,529	\$ 16.44	Publix	N/A
Lutz Lake Crossing	Lutz, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2002	64,986	98.3 %	\$ 1,065	\$ 16.68	Publix	N/A
MetroWest Village	Orlando, FL	100 %	Orlando-Kissimmee-Sanford, FL	1990 / 2025	106,689	100.0 %	\$ 2,637	\$ 24.72	Publix	N/A
Oak Grove Shoppes	Altamonte Springs, FL	20 %	Orlando-Kissimmee-Sanford, FL	1983 / 2023	142,257	99.2 %	\$ 3,023	\$ 21.43	Publix	Marshalls; O2B Kids; Salons by JC
Oakhurst Plaza	Seminole, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	1974 / 2001	51,502	100.0 %	\$ 716	\$ 13.90	Publix	N/A
Ocean Breeze Plaza	Ocean Breeze, FL	100 %	Port St. Lucie, FL	1993 / 2010	96,192	97.5 %	\$ 1,812	\$ 19.32	Publix	RISE Center IRC
Orange Grove Shopping Center	North Fort Myers, FL	100 %	Cape Coral-Fort Myers, FL	1999	68,865	100.0 %	\$ 927	\$ 13.46	Publix	N/A
Ormond Beach Mall	Ormond Beach, FL	100 %	Deltona-Daytona Beach-Ormond Beach, FL	1967 / 2018	102,862	98.7 %	\$ 1,361	\$ 13.40	Publix	Bealls Outlet; Made New; Dollar Tree
Park Place Plaza	Port Orange, FL	100 %	Deltona-Daytona Beach-Ormond Beach, FL	1984 / 2012	87,050	97.2 %	\$ 1,187	\$ 14.03	N/A	Bealls
Parsons Village	Seffner, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	1983 / 1994	78,041	100.0 %	\$ 1,131	\$ 14.49	Winn-Dixie ⁽¹⁾	City Buffet; Family Dollar

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Publix at Northridge	Sarasota, FL	14 %	North Port-Sarasota-Bradenton, FL	2003	65,320	100.0 %	\$ 1,339	\$ 20.50	Publix	N/A
Publix at Seven Hills	Spring Hill, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	1991 / 2006	23,830	100.0 %	\$ 637	\$ 26.73	Publix	N/A
Publix at St. Cloud	St. Cloud, FL	14 %	Orlando-Kissimmee-Sanford, FL	2003	78,779	97.9 %	\$ 1,307	\$ 16.95	Publix	N/A
Rockledge Square	Rockledge, FL	100 %	Palm Bay-Melbourne-Titusville, FL	1985 / 2022	78,879	100.0 %	\$ 1,401	\$ 17.76	Publix	Health First Medical Group
Sanibel Beach Place	Fort Myers, FL	100 %	Cape Coral-Fort Myers, FL	2003 / 2022	74,286	100.0 %	\$ 1,078	\$ 14.51	Publix	N/A
Shoppes at Avalon	Spring Hill, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2009 / 2022	62,786	100.0 %	\$ 1,061	\$ 16.90	Publix	N/A
Shoppes at Glen Lakes	Weeki Wachee, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2008	66,601	96.8 %	\$ 1,016	\$ 15.75	Publix	N/A
Shoppes at Lake Mary	Lake Mary, FL	100 %	Orlando-Kissimmee-Sanford, FL	2000 / 2024	74,234	98.4 %	\$ 2,073	\$ 28.38	Publix ⁽¹⁾	HomeSense
Shoppes of Lake Village	Leesburg, FL	100 %	Orlando-Kissimmee-Sanford, FL	1987 / 2021	133,283	93.9 %	\$ 2,144	\$ 17.13	Publix	Sproutfitters
Shoppes of Paradise Lakes	Miami, FL	100 %	Miami-Fort Lauderdale-Pompano Beach, FL	1999	83,555	100.0 %	\$ 1,530	\$ 18.31	Publix	N/A
Shops at Sunset Lakes	Miramar, FL	100 %	Miami-Fort Lauderdale-Pompano Beach, FL	1999	70,274	100.0 %	\$ 1,169	\$ 16.63	Publix	N/A
South Oaks Shopping Center	Live Oak, FL	100 %	N/A	1976 / 2022	102,816	54.9 %	\$ 555	\$ 9.83	N/A	Bealls Outlet; Farmers Home Furniture
Springs Plaza	Bonita Springs, FL	20 %	Cape Coral-Fort Myers, FL	1983 / 2015	195,353	98.8 %	2,903	\$ 15.05	ALDI	Athletica Health & Fitness; Ollie's Bargain Outlet; Ross Dress for Less; Harbor Freight Tools
St. Charles Plaza	Davenport, FL	100 %	Lakeland-Winter Haven, FL	2007 / 2011	65,000	100.0 %	\$ 1,183	\$ 18.20	Publix	N/A
St. Johns Plaza	Titusville, FL	14 %	Palm Bay-Melbourne-Titusville, FL	1985 / 2025	126,468	91.5 %	\$ 1,557	\$ 13.45	Publix	Bealls Outlet; Dollar Tree
The Oaks	Hudson, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	1981 / 2025	177,180	99.2 %	\$ 2,359	\$ 13.43	MD Oriental Market	EoS Fitness; Bealls; Ross Dress for Less; Five Below; Dollar Tree
Town Center at Jensen Beach	Jensen Beach, FL	100 %	Port St. Lucie, FL	2000	108,826	100.0 %	\$ 1,715	\$ 15.76	Publix	Home School and Virtual Learning Co-Op

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Towne Centre at Wesley Chapel	Wesley Chapel, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	2000	69,425	100.0 %	\$ 1,146	\$ 16.51	Winn-Dixie	N/A
Valrico Commons	Valrico, FL	100 %	Tampa-St. Petersburg-Clearwater, FL	1986 / 2021	137,316	99.2 %	\$ 2,318	\$ 17.01	Publix	Ross Dress for Less; Five Below
Vineyard Shopping Center	Tallahassee, FL	100 %	Tallahassee, FL	2002	62,671	97.9 %	\$ 828	\$ 13.50	Publix	N/A
West Creek Commons	Coconut Creek, FL	14 %	Miami-Fort Lauderdale-Pompano Beach, FL	2003	58,537	100.0 %	\$ 978	\$ 16.71	Publix	N/A
West Creek Plaza	Coconut Creek, FL	100 %	Miami-Fort Lauderdale-Pompano Beach, FL	2006 / 2013	37,616	92.3 %	\$ 1,042	\$ 30.01	Publix ⁽¹⁾	N/A
Windover Square	Melbourne, FL	100 %	Palm Bay-Melbourne-Titusville, FL	1984 / 2010	81,516	100.0 %	\$ 1,370	\$ 16.81	Publix	Dollar Tree
Winter Springs Town Center	Winter Springs, FL	14 %	Orlando-Kissimmee-Sanford, FL	2002	117,970	89.7 %	\$ 2,087	\$ 19.72	Publix	N/A
Bartow Marketplace	Cartersville, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1995 / 2025	382,050	99.4 %	\$ 3,105	\$ 8.18	Walmart	Lowe's
Bethany Village	Alpharetta, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2001	81,674	100.0 %	\$ 1,235	\$ 15.12	Publix	N/A
Butler Creek	Acworth, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1989 / 2021	101,597	97.2 %	\$ 1,533	\$ 15.52	Kroger	N/A
Dean Taylor Crossing	Suwanee, GA	14 %	Atlanta-Sandy Springs-Alpharetta, GA	2000	92,318	98.8 %	\$ 1,343	\$ 14.73	Kroger	N/A
Evans Towne Centre	Evans, GA	100 %	Augusta-Richmond County, GA-SC	1995 / 2017	75,668	100.0 %	\$ 1,187	\$ 15.69	Publix	N/A
Everson Pointe	Snellville, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1999	81,428	97.7 %	\$ 1,161	\$ 14.60	Kroger	N/A
Fairview Oaks	Ellenwood, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996	77,052	98.1 %	\$ 1,050	\$ 13.90	Kroger	N/A
Flynn Crossing	Alpharetta, GA	14 %	Atlanta-Sandy Springs-Alpharetta, GA	2004	95,002	96.4 %	\$ 1,961	\$ 21.41	Publix	N/A
Grassland Crossing	Alpharetta, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996	90,906	100.0 %	\$ 1,086	\$ 11.95	Kroger	N/A
Grayson Village	Loganville, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2002 / 2019	87,155	100.0 %	\$ 1,392	\$ 15.97	Publix	N/A
Hamilton Mill Village	Dacula, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996 / 2016	88,710	100.0 %	\$ 1,462	\$ 16.48	Publix	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Hamilton Ridge	Buford, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2002 / 2024	96,941	98.6 %	\$ 1,647	\$ 17.24	Kroger	N/A
Hickory Flat Commons	Canton, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2008 / 2020	113,995	98.9 %	\$ 1,639	\$ 14.53	Kroger	N/A
Loganville Crossing	Loganville, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2008	149,133	100.0 %	\$ 2,459	\$ 16.49	Kroger	N/A
Loganville Town Center	Loganville, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1997 / 2023	84,978	100.0 %	\$ 1,477	\$ 17.38	Publix	N/A
Mableton Crossing	Mableton, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1997	86,819	100.0 %	\$ 1,259	\$ 14.50	Kroger	N/A
Macland Pointe	Marietta, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1992	79,699	92.1 %	\$ 929	\$ 12.66	Publix	N/A
Mansell Village	Roswell, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2003 / 2013	89,688	100.0 %	\$ 1,381	\$ 15.40	Kroger	N/A
Market Walk	Savannah, GA	100 %	Savannah, GA	2014 / 2022	263,829	94.3 %	\$ 3,665	\$ 14.73	Kroger	Dick's Sporting Goods; Guitar Center; West Marine
Mountain Crossing	Dacula, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1997	93,396	100.0 %	\$ 1,351	\$ 14.47	Kroger	N/A
Mountain Park Plaza	Roswell, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1988 / 2003	80,511	85.9 %	\$ 997	\$ 14.41	Publix	N/A
Old Alabama Square	Johns Creek, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2000	102,867	100.0 %	\$ 2,557	\$ 24.86	The Fresh Market	Walgreens
Paradise Crossing	Lithia Springs, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2000	67,470	100.0 %	\$ 1,037	\$ 15.37	Publix	N/A
Richmond Plaza	Augusta, GA	14 %	Augusta-Richmond County, GA-SC	1979 / 2024	174,585	76.9 %	\$ 1,748	\$ 13.02	N/A	Ashley HomeStore and Ashley Outlet; Harbor Freight Tools; Chuck E. Cheese; Chow Time Buffet & Grill
Rivermont Station	Johns Creek, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996 / 2022	128,308	98.4 %	\$ 2,137	\$ 16.92	Kroger	Kids Empire
Shiloh Square Shopping Center	Kennesaw, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996 / 2003	136,920	91.5 %	\$ 1,758	\$ 14.04	Kroger	ATL Fitness 24/7
Shops at Butler Crossing	Kennesaw, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1996	56,910	94.3 %	\$ 933	\$ 17.38	N/A	Planet Fitness
Shops at Westridge	McDonough, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2006 / 2020	72,420	98.1 %	\$ 1,296	\$ 18.25	Publix	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Southampton Village	Tyrone, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2003 / 2024	80,988	100.0 %	\$ 1,206	\$ 14.89	Publix	N/A
Spivey Junction	Stockbridge, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1998	81,475	100.0 %	\$ 1,165	\$ 14.30	Kroger	N/A
Village At Glynn Place	Brunswick, GA	100 %	Brunswick, GA	1992 / 2009	123,437	97.1 %	\$ 1,653	\$ 13.79	Publix	Goodwill
Villages at Eagles Landing	Stockbridge, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	1995	67,019	96.4 %	\$ 939	\$ 14.53	Publix	N/A
Village Shoppes at Windermere	Suwanee, GA	100 %	Atlanta-Sandy Springs-Alpharetta, GA	2008	73,352	95.8 %	\$ 1,453	\$ 20.68	Publix	N/A
CitiCentre Plaza	Carroll, IA	100 %	Carroll, IA	1991 / 2018	63,518	95.3 %	\$ 514	\$ 8.49	Hy-Vee	N/A
Duck Creek Plaza	Bettendorf, IA	100 %	Davenport-Moline-Rock Island, IA-IL	2005 / 2023	134,379	93.8 %	\$ 1,349	\$ 10.70	N/A	Malibu Jack's
Southgate Shopping Center	Des Moines, IA	100 %	Des Moines-West Des Moines, IA	1972 / 2014	161,792	100.0 %	\$ 1,027	\$ 6.35	Hy-Vee	Planet Fitness; Jay's CD & Hobby; BioLife Plasma Services; Dollar General
Baker Hill	Glen Ellyn, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1998 / 2018	135,355	100.0 %	\$ 2,375	\$ 17.55	Pete's Fresh Market	N/A
Brentwood Commons	Bensenville, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1981 / 2015	125,497	97.4 %	\$ 1,717	\$ 14.05	Jewel-Osco	Dollar Tree
Burbank Plaza	Burbank, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1972 / 2018	99,395	100.0 %	\$ 1,219	\$ 12.26	Jewel-Osco	dd's Discounts
College Plaza	Normal, IL	100 %	Bloomington, IL	2002 / 2018	177,741	100.0 %	\$ 2,418	\$ 13.60	N/A	Ross Dress for Less; Office Depot; Michaels; Shoe Carnival; Sierra; Boot Barn; Petco; Daiso
Glenbrook Marketplace	Glenview, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1992 / 2014	47,832	100.0 %	\$ 1,230	\$ 25.72	N/A	N/A
Heritage Plaza	Carol Stream, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1988 / 2018	128,870	100.0 %	\$ 1,988	\$ 15.43	Jewel-Osco	Charter Fitness
Hilander Village	Roscoe, IL	100 %	Rockford, IL	1994 / 2022	120,694	93.8 %	\$ 1,206	\$ 10.65	Schnucks	N/A
Hoffman Village	Hoffman Estates, IL	14 %	Chicago-Naperville-Elgin, IL-IN-WI	1987 / 2021	159,708	96.8 %	\$ 2,975	\$ 19.25	Mariano's	Goodwill
Lemont Plaza	Lemont, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1983 / 2025	119,013	98.0 %	\$ 1,502	\$ 12.88	Pete's Fresh Market	Goodwill; NAPA Auto Parts; Ace Hardware; Dollar Tree
Maple View	Grayslake, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1999	114,668	97.8 %	\$ 2,157	\$ 19.24	Jewel-Osco	N/A
Naperville Crossings	Naperville, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	2007 / 2021	151,203	98.7 %	\$ 4,729	\$ 31.70	ALDI	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Oak Mill Plaza	Niles, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1977 / 2023	163,800	96.5 %	\$ 2,468	\$ 15.62	Jewel-Osco	N/A
Rolling Meadows Shopping Center	Rolling Meadows, IL	14 %	Chicago-Naperville-Elgin, IL-IN-WI	2010 / 2016	130,304	100.0 %	\$ 1,509	\$ 11.58	Jewel-Osco	Northwest Community Hospital; Dollar Tree
Savoy Plaza	Savoy, IL	100 %	Champaign-Urbana, IL	1999 / 2025	140,624	97.7 %	\$ 1,886	\$ 13.72	Schnucks	Goodwill; Planet Fitness
Shorewood Crossing	Shorewood, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	2001 / 2020	173,981	93.1 %	\$ 2,647	\$ 16.34	Mariano's	Marshalls; Staples; Petco
The Shoppes at Windmill Place	Batavia, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1991 / 2022	124,576	95.6 %	\$ 2,044	\$ 17.16	Jewel-Osco	N/A
The Shops of Uptown	Park Ridge, IL	100 %	Chicago-Naperville-Elgin, IL-IN-WI	2006	70,081	97.3 %	\$ 2,099	\$ 30.78	Trader Joe's	N/A
Dyer Town Center	Dyer, IN	100 %	Chicago-Naperville-Elgin, IL-IN-WI	2004 / 2005	102,415	98.7 %	\$ 2,041	\$ 20.19	Jewel-Osco	N/A
Lafayette Square	Lafayette, IN	100 %	Lafayette-West Lafayette, IN	1963 / 2025	249,956	87.1 %	\$ 1,614	\$ 7.41	N/A	Rural King Supply; Fun City Adventure Park; Dollar Tree; Harvest Chapel
Riverplace Centre	Noblesville, IN	100 %	Indianapolis-Carmel-Anderson, IN	1992 / 2020	74,189	95.7 %	\$ 784	\$ 11.04	Kroger	N/A
The Village Shopping Center	Moorestown, IN	100 %	Indianapolis-Carmel-Anderson, IN	1965 / 2024	155,502	97.9 %	\$ 1,144	\$ 7.51	Kroger	Black Friday - The Shopping Network; Goodwill; Moorestown Mattress; Player's Performance Factory
Town & Country Shopping Center	Noblesville, IN	100 %	Indianapolis-Carmel-Anderson, IN	1998 / 2023	249,833	100.0 %	\$ 2,072	\$ 8.29	Walmart	Planet Fitness; Dollar Tree
Falcon Valley	Lenexa, KS	100 %	Kansas City, MO-KS	2008 / 2009	76,784	100.0 %	\$ 1,065	\$ 13.87	Price Chopper	N/A
Quivira Crossings	Overland Park, KS	100 %	Kansas City, MO-KS	1996 / 2025	123,908	100.0 %	\$ 1,869	\$ 15.08	Price Chopper	N/A
Wyandotte Plaza	Kansas City, KS	100 %	Kansas City, MO-KS	1961 / 2015	173,757	100.0 %	\$ 2,146	\$ 12.35	Price Chopper	Marshalls; PetSmart; Dollar Tree
Central Station	Louisville, KY	100 %	Louisville/Jefferson County, KY-IN	2005 / 2018	152,463	97.0 %	\$ 1,656	\$ 11.20	Kroger	Planet Fitness
Chinoe Center	Lexington, KY	100 %	Lexington-Fayette, KY	1984 / 2023	111,781	98.6 %	\$ 1,452	\$ 13.17	Kroger	Exceptional Living Centers
Meadowthorpe Manor Shoppes	Lexington, KY	100 %	Lexington-Fayette, KY	1989 / 2022	117,126	100.0 %	\$ 1,297	\$ 11.07	Kroger	N/A
Town Fair Center	Louisville, KY	100 %	Louisville/Jefferson County, KY-IN	1988 / 2019	234,291	100.0 %	\$ 2,803	\$ 11.96	N/A	Malibu Jack's; Staples; Michaels; Petco; Five Below
Atlantic Plaza	North Reading, MA	100 %	Boston-Cambridge-Newton, MA-NH	1959 / 2014	126,384	100.0 %	\$ 2,545	\$ 20.14	Stop & Shop	Cowabunga's; One Stop Liquors

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Carriagetown Marketplace	Amesbury, MA	100 %	Boston-Cambridge-Newton, MA-NH	2000	96,472	100.0 %	\$ 1,886	\$ 19.55	Stop & Shop	N/A
Cushing Plaza	Cohasset, MA	14 %	Boston-Cambridge-Newton, MA-NH	1997 / 2000	71,210	100.0 %	\$ 1,392	\$ 19.55	Shaw's Supermarket	Walgreens
Five Town Plaza	Springfield, MA	100 %	Springfield, MA	1970 / 2025	327,303	97.7 %	\$ 4,457	\$ 13.94	Big Y	Burlington; Ollie's Bargain Outlet; Best Fitness
Northwoods Crossing	Taunton, MA	100 %	Providence-Warwick, RI-MA	2003 / 2022	158,978	100.0 %	\$ 2,186	\$ 13.75	BJ's Wholesale Club	Tractor Supply; Dollar Tree
Shaw's Plaza Easton	Easton, MA	100 %	Providence-Warwick, RI-MA	1984 / 2024	107,160	100.0 %	\$ 1,616	\$ 15.08	Shaw's Supermarket	Planet Fitness
Shaw's Plaza Hanover	Hanover, MA	100 %	Boston-Cambridge-Newton, MA-NH	1994 / 2000	57,181	100.0 %	\$ 832	\$ 14.55	Shaw's Supermarket	N/A
Shaw's Plaza Raynham	Raynham, MA	100 %	Providence-Warwick, RI-MA	1965 / 2022	177,324	91.1 %	\$ 2,807	\$ 17.38	Shaw's Supermarket	Marshalls; PetSmart; CVS
Sudbury Crossing	Sudbury, MA	100 %	Boston-Cambridge-Newton, MA-NH	1984 / 2021	89,952	97.6 %	\$ 1,681	\$ 19.14	Sudbury Farms ⁽¹⁾	T.J. Maxx; The Goddard School; Dollar Tree
Bel Air Town Center	Bel Air, MD	100 %	Baltimore-Columbia-Towson, MD	1990	77,817	92.3 %	1,897	\$ 26.42	N/A	N/A
Burwood Village Center	Glen Burnie, MD	100 %	Baltimore-Columbia-Towson, MD	1971 / 2002	101,144	93.1 %	\$ 1,719	\$ 18.26	Food Lion	Dollar General; CVS
Collington Plaza	Bowie, MD	100 %	Washington-Arlington-Alexandria, DC-VA-MD-VV	1996	121,932	97.6 %	\$ 2,749	\$ 23.11	Giant	N/A
LaPlata Plaza	La Plata, MD	100 %	Washington-Arlington-Alexandria, DC-VA-MD-VV	2003 / 2019	123,561	100.0 %	\$ 2,892	\$ 23.41	Safeway	Petco
Rosewick Crossing	La Plata, MD	100 %	Washington-Arlington-Alexandria, DC-VA-MD-VV	2008	116,057	100.0 %	\$ 2,599	\$ 22.39	Giant	N/A
Bear Creek Plaza	Petoskey, MI	100 %	N/A	1998 / 2024	311,933	93.6 %	\$ 1,815	\$ 6.22	Walmart	Marshalls; OfficeMax; HomeGoods; Five Below
Cherry Hill Marketplace	Westland, MI	100 %	Detroit-Warren-Dearborn, MI	1992 / 2017	120,568	97.1 %	\$ 1,484	\$ 12.68	Kroger	Ace Hardware; CVS
Livonia Plaza	Livonia, MI	100 %	Detroit-Warren-Dearborn, MI	1988 / 2014	137,205	82.7 %	\$ 1,621	\$ 14.29	Kroger	N/A
Milan Plaza	Milan, MI	100 %	Ann Arbor, MI	1960 / 2018	61,357	91.2 %	\$ 332	\$ 5.93	Kroger	Ace Hardware
Orchard Square	Washington Township, MI	100 %	Detroit-Warren-Dearborn, MI	1999 / 2011	92,450	100.0 %	\$ 1,363	\$ 14.74	Kroger	N/A
Albertville Crossing	Albertville, MN	14 %	Minneapolis-St. Paul-Bloomington, MN-VI	2002 / 2018	99,013	100.0 %	\$ 1,512	\$ 15.27	Coborn's	N/A
Apache Shoppes	Rochester, MN	100 %	Rochester, MN	2005 / 2025	57,491	100.0 %	\$ 879	\$ 15.29	Trader Joe's	Sierra

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Cahill Plaza	Inver Grove Heights, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1995 / 2020	69,000	100.0 %	\$ 780	\$ 11.30	Cub Foods	N/A
Centennial Lakes Plaza	Edina, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1989 / 2022	193,764	100.0 %	\$ 4,686	\$ 24.18	Whole Foods Market	HomeGoods; La-Z-Boy Furniture Galleries; Office Depot; JUUT SalonSpa
Crossroads of Shakopee	Shakopee, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1998	140,949	99.1 %	\$ 2,274	\$ 16.28	Cub Foods	N/A
Hastings Marketplace	Hastings, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	2002	97,535	100.0 %	\$ 1,390	\$ 14.25	Cub Foods	N/A
New Prague Commons	New Prague, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	2008 / 2019	73,415	98.4 %	\$ 1,241	\$ 17.18	Coborn's	N/A
Normandale Village	Bloomington, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1973 / 2017	140,400	96.6 %	\$ 1,964	\$ 14.49	Lunds & Byerlys	Ace Hardware
Northstar Marketplace	Ramsey, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	2004 / 2025	103,428	93.5 %	\$ 1,715	\$ 17.73	Coborn's	N/A
Rue de France	Edina, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1973 / 2009	61,515	95.6 %	\$ 1,972	\$ 33.53	N/A	Ethan Allen
Savage Town Square	Savage, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	2003	87,181	100.0 %	\$ 1,398	\$ 16.04	Cub Foods	N/A
Waterford Park Plaza	Plymouth, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1989 / 2023	127,468	95.0 %	\$ 1,819	\$ 15.03	Cub Foods	Dollar Tree
West Village Center	Chanhausen, MN	100 %	Minneapolis-St. Paul-Bloomington, MN-WI	1994 / 2021	140,960	100.0 %	\$ 2,548	\$ 18.08	Lunds & Byerlys	OfficeMax
Des Peres Corners	Des Peres, MO	20 %	St. Louis, MO-IL	2009	120,673	88.9 %	\$ 2,993	\$ 27.89	Schnucks	N/A
South Oaks Plaza	St. Louis, MO	100 %	St. Louis, MO-IL	1969 / 2021	112,300	83.7 %	\$ 725	\$ 7.71	N/A	Kloss Furniture; Walgreens
Southfield Center	St. Louis, MO	100 %	St. Louis, MO-IL	1987 / 2021	109,397	95.1 %	\$ 1,633	\$ 15.70	Schnucks	N/A
Chapel Hill North Center	Chapel Hill, NC	100 %	Durham-Chapel Hill, NC	1998	96,290	100.0 %	\$ 1,736	\$ 18.03	Harris Teeter	N/A
Crossroads Plaza	Asheboro, NC	100 %	Greensboro-High Point, NC	1984 / 2016	51,440	100.0 %	\$ 445	\$ 8.65	Food Lion	N/A
Cureton Town Center	Waxhaw, NC	100 %	Charlotte-Concord-Gastonia, NC-SC	2006 / 2025	101,977	100.0 %	\$ 2,168	\$ 21.26	Harris Teeter	N/A
Edgecombe Square	Tarboro, NC	100 %	Rocky Mount, NC	1990 / 2013	81,070	100.0 %	\$ 513	\$ 6.33	Food Lion	Farmers Home Furniture
Hampton Pointe	Hillsborough, NC	100 %	Durham-Chapel Hill, NC	2005	38,133	100.0 %	\$ 964	\$ 25.28	Walmart ⁽¹⁾	N/A
Harrison Pointe	Cary, NC	14 %	Raleigh-Cary, NC	2002 / 2024	136,447	100.0 %	\$ 2,431	\$ 17.82	Harris Teeter	Altitude Trampoline Park
Lumina Commons	Wilmington, NC	100 %	Wilmington, NC	1974 / 2007	80,772	100.0 %	\$ 1,342	\$ 16.61	Harris Teeter	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors	
New Bern Plaza	Raleigh, NC	31 %	Raleigh-Cary, NC	2005	58,745	94.5 %	\$ 1,262	\$ 22.73	Walmart ⁽¹⁾	N/A	
Northside Plaza	Clinton, NC	100 %	N/A	1982 / 2015	79,865	95.0 %	\$ 674	\$ 8.88	Food Lion	Farmers Home Furniture	
The Shoppes at Ardrey Kell	Charlotte, NC	14 %	Charlotte-Concord-Gastonia, NC-SC	2008	82,119	100.0 %	\$ 1,619	\$ 19.72	Harris Teeter	N/A	
Tramway Crossing	Sanford, NC	100 %	Sanford, NC	1996	62,382	100.0 %	\$ 877	\$ 14.06	Food Lion	N/A	
Windsor Center	Dallas, NC	100 %	Charlotte-Concord-Gastonia, NC-SC	1974 / 2015	81,423	93.8 %	\$ 755	\$ 9.88	N/A	Southern States Cooperative; Kintegra Health; Workout Anytime	
Plaza 23	Pompton Plains, NJ	100 %	New York-Newark-Jersey City, NY-NJ-PA	1963 / 2025	169,478	100.0 %	\$ 4,393	\$ 25.92	Stop & Shop	T.J. Maxx; HomeGoods	
Coronado Center	Santa Fe, NM	100 %	Santa Fe, NM	1964 / 2023	116,005	93.5 %	\$ 1,941	\$ 17.90	Trader Joe's	New Mexico Bike N Sport; Empire Sushi Buffet; Dollar Tree	
Plaza Farmington	Farmington, NM	100 %	Farmington, NM	2004	138,955	100.0 %	\$ 1,453	\$ 10.46	Safeway	T.J. Maxx; Best Buy; Petco	
Crossroads Towne Center	North Las Vegas, NV	100 %	Las Vegas-Henderson-Paradise, NV	2007 / 2021	148,719	100.0 %	\$ 4,883	\$ 32.83	Walmart ⁽¹⁾	Planet Fitness; Oasis Jiu Jitsu; Salon Boutique	
Green Valley Plaza	Henderson, NV	100 %	Las Vegas-Henderson-Paradise, NV	1978 / 1982	89,332	98.0 %	\$ 2,210	\$ 25.25	Trader Joe's	Dollar Tree; Big 5 Sporting Goods	
Rainbow Plaza	Las Vegas, NV	100 %	Las Vegas-Henderson-Paradise, NV	1989 / 2022	144,845	95.7 %	\$ 2,549	\$ 18.39	Albertsons	Ross Dress for Less	
Southwest Marketplace	Las Vegas, NV	100 %	Las Vegas-Henderson-Paradise, NV	2008 / 2022	167,793	100.0 %	\$ 3,987	\$ 23.76	Smith's	EoS Fitness	
Sprouts Plaza	Las Vegas, NV	100 %	Las Vegas-Henderson-Paradise, NV	1995 / 2022	112,580	100.0 %	\$ 2,408	\$ 21.39	Sprouts Farmers Market	Goodwill; Uptown Jungle	
University Plaza	Amherst, NY	100 %	Buffalo-Cheektowaga, NY	1980 / 2020	163,388	94.7 %	\$ 1,951	\$ 12.60	Tops Markets	Amherst Theatre; DaVita Dialysis; CalofDeals	
Beavercreek Towne Center	Beavercreek, OH	100 %	Dayton-Kettering, OH	1994 / 2019	366,416	94.6 %	\$ 3,706	\$ 10.69	Fresh Thyme	Lowe's; Kohl's; Ashley Furniture HomeStore; T.J. Maxx; Shoe Carnival and Shoe Station	
East Side Square	Springfield, OH	100 %	Springfield, OH	2007	8,400	100.0 %	\$ 170	\$ 20.24	Walmart ⁽¹⁾	N/A	
Fairfield Crossing	Beavercreek, OH	100 %	Dayton-Kettering, OH	1994	71,170	93.0 %	\$ 1,400	\$ 21.16	Walmart ⁽¹⁾	Office Depot; Pet Supplies Plus	
Fairlawn Town Centre	Fairlawn, OH	100 %	Akron, OH	1962 / 2025	341,652	97.1 %	\$ 4,867	\$ 14.66	Giant Eagle; Marc's	U.S. Post Office; Ashley Furniture HomeStore; HomeGoods; Lucky Shoes; Get Fit 24/7; Chuck E. Cheese; Pet Supplies Plus	
Flag City Station	Findlay, OH	100 %	Findlay, OH	1992 / 2020	250,449	100.0 %	\$ 1,538	\$ 6.14	Walmart	T.J. Maxx; PetSmart	
Phillips Edison & Company											54

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Forest Park Square	Cincinnati, OH	100 %	Cincinnati, OH-KY-IN	1988 / 2018	92,824	100.0 %	\$ 1,066	\$ 11.48	Kroger	N/A
Georgesville Square	Columbus, OH	14 %	Columbus, OH	1996 / 2017	270,045	100.0 %	\$ 2,620	\$ 9.70	Kroger	Lowe's; Nationwide Children's Hospital
Glenwood Crossing	Cincinnati, OH	100 %	Cincinnati, OH-KY-IN	1999 / 2015	101,021	100.0 %	\$ 841	\$ 8.33	Kroger	Dollar Tree
Goshen Station	Goshen, OH	100 %	Cincinnati, OH-KY-IN	1973 / 2003	53,802	97.0 %	\$ 577	\$ 11.05	Kroger	N/A
Harpers Station	Cincinnati, OH	100 %	Cincinnati, OH-KY-IN	1994 / 2022	229,060	77.2 %	\$ 2,711	\$ 15.34	Fresh Thyme	Painted Tree Marketplace; T.J. Maxx; HomeGoods
Hartville Centre	Hartville, OH	100 %	Canton-Massillon, OH	1988 / 2008	124,258	100.0 %	\$ 1,385	\$ 11.15	Giant Eagle	Aultman Medical
Harvest Plaza	Akron, OH	100 %	Akron, OH	1974 / 2015	75,866	100.0 %	\$ 778	\$ 10.25	Giant Eagle	N/A
Lakewood City Center	Lakewood, OH	100 %	Cleveland-Elyria, OH	1991 / 2011	67,280	100.0 %	\$ 1,221	\$ 18.15	Marc's	Pet Supplies Plus
Oak Creek Center	Lewis Center, OH	100 %	Columbus, OH	2000	104,124	91.7 %	\$ 1,653	\$ 17.31	N/A	N/A
Sheffield Crossing	Sheffield Village, OH	100 %	Cleveland-Elyria, OH	1989 / 2024	110,688	98.9 %	\$ 1,614	\$ 14.74	Giant Eagle	N/A
Shoregate Town Center	Willowick, OH	100 %	Cleveland-Elyria, OH	1958 / 2025	287,816	99.5 %	\$ 2,789	\$ 9.74	Giant Eagle; Marc's	Goodwill; Planet Fitness; Ace Hardware; Aaron's; Dollar General; Pet Supplies Plus
Sidney Towne Center	Sidney, OH	100 %	Sidney, OH	1981 / 2007	115,776	100.0 %	\$ 636	\$ 5.49	Kroger	N/A
Snow View Plaza	Parma, OH	100 %	Cleveland-Elyria, OH	1981 / 2023	101,450	92.6 %	\$ 1,282	\$ 13.65	Giant Eagle	Kumo Japanese
Sulphur Grove	Huber Heights, OH	100 %	Dayton-Kettering, OH	2004	19,570	100.0 %	\$ 359	\$ 18.34	Walmart ⁽¹⁾	N/A
Trader Joe's Center	Dublin, OH	100 %	Columbus, OH	1986	75,506	100.0 %	\$ 1,538	\$ 20.37	Trader Joe's	N/A
Westgate Shopping Center	Fairview Park, OH	100 %	Cleveland-Elyria, OH	2007 / 2023	216,832	99.2 %	\$ 4,582	\$ 21.30	Target ⁽¹⁾	Planet Fitness; Petco; Books-A-Million
East Burnside Plaza	Portland, OR	100 %	Portland-Vancouver-Hillsboro, OR-WA	1955 / 1999	38,363	97.1 %	\$ 791	\$ 21.23	Quality Food Centers	N/A
Highland Fair	Gresham, OR	100 %	Portland-Vancouver-Hillsboro, OR-WA	1984 / 2013	70,795	92.4 %	\$ 1,094	\$ 16.72	Safeway	N/A
Hilfiker Shopping Center	Salem, OR	100 %	Salem, OR	1984 / 2024	38,667	100.0 %	\$ 778	\$ 20.12	Trader Joe's	Petco; Ulta
Sunset Shopping Center	Corvallis, OR	100 %	Corvallis, OR	1998 / 2023	166,873	97.8 %	\$ 2,641	\$ 16.18	Safeway	BI-MART; Personal Touch Car Wash
Edgewood Towne Center	Edgewood, PA	100 %	Pittsburgh, PA	1990 / 2021	342,610	100.0 %	\$ 4,432	\$ 12.94	Giant Eagle	Giant Eagle; Planet Fitness; Aaron's; BioLife Plasma Services; Citi Trends; Fox Beauty Supply
Fairview Plaza	New Cumberland, PA	100 %	York-Hanover, PA	1992 / 1999	71,979	100.0 %	\$ 1,029	\$ 14.30	Giant	N/A
Northtowne Square	Gibsonia, PA	14 %	Pittsburgh, PA	1993 / 2003	113,372	96.9 %	\$ 1,071	\$ 9.75	Giant Eagle	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Palmer Town Center	Easton, PA	100 %	Allentown-Bethlehem-Easton, PA-NJ	2005	153,020	100.0 %	\$ 2,957	\$ 19.32	Giant	Marshalls
Townfair Center	Indiana, PA	100 %	Indiana, PA	1995 / 2016	218,610	100.0 %	\$ 2,190	\$ 10.02	Giant Eagle	Lowe's; Michaels
Yorktown Centre	Millcreek Township, PA	100 %	Erie, PA	1989 / 2020	198,418	98.0 %	\$ 2,283	\$ 11.74	Giant Eagle	Saint Vincent Hospital; A Bridge to Independence
Centerpoint	Easley, SC	100 %	Greenville-Anderson, SC	2002	72,287	100.0 %	\$ 987	\$ 13.65	Publix	N/A
Hampton Village	Taylors, SC	100 %	Greenville-Anderson, SC	1959 / 2019	133,688	100.0 %	\$ 1,934	\$ 14.47	Publix	Burkes Outlet
Irmo Station	Irmo, SC	100 %	Columbia, SC	1980 / 1981	99,440	95.2 %	\$ 1,362	\$ 14.39	Kroger	Pet Supplies Plus
Murray Landing	Columbia, SC	100 %	Columbia, SC	2003 / 2016	75,714	98.1 %	\$ 1,318	\$ 17.74	Publix	N/A
North Pointe Plaza	North Charleston, SC	100 %	Charleston-North Charleston, SC	1989 / 2024	373,520	100.0 %	\$ 3,037	\$ 8.13	Walmart	Carpet To Go Flooring; FIT Life Health Clubs; Dollar Tree; Atlantic Bedding & Furniture; Petco; City Gear
Palmetto Pavilion	North Charleston, SC	100 %	Charleston-North Charleston, SC	2003	66,428	100.0 %	\$ 1,069	\$ 16.09	Publix	N/A
Stockbridge Commons	Fort Mill, SC	14 %	Charlotte-Concord-Gastonia, NC-SC	2003 / 2012	99,473	98.7 %	\$ 1,885	\$ 19.20	Harris Teeter	N/A
Summerville Galleria	Summerville, SC	100 %	Charleston-North Charleston, SC	1989 / 2014	106,391	95.0 %	\$ 1,592	\$ 15.76	Food Lion	N/A
The Fresh Market Commons	Pawleys Island, SC	100 %	Georgetown, SC	2011 / 2014	32,325	100.0 %	\$ 733	\$ 22.68	The Fresh Market	N/A
Village at Sandhill	Columbia, SC	31 %	Columbia, SC	2006 / 2025	117,257	95.8 %	\$ 1,938	\$ 17.26	Lowes Foods	N/A
Hamilton Village	Chattanooga, TN	100 %	Chattanooga, TN-GA	1989 / 2021	429,325	99.3 %	\$ 3,763	\$ 8.83	ALDI; Walmart	Urban Air Adventure Park; Gabe's; Southeast Pickleball Partners; Savers; Boot Barn
Hickory Plaza	Nashville, TN	100 %	Nashville-Davidson--Murfreesboro--Franklin, TN	1974 / 2020	72,136	100.0 %	\$ 932	\$ 12.92	Kroger	N/A
Lynnwood Place	Jackson, TN	100 %	Jackson, TN	1986 / 2013	96,613	83.5 %	\$ 878	\$ 10.88	Kroger	N/A
Providence Commons	Mt. Juliet, TN	100 %	Nashville-Davidson--Murfreesboro--Franklin, TN	2009	110,137	100.0 %	\$ 2,095	\$ 19.02	Publix	Five Below
Willowbrook Commons	Nashville, TN	100 %	Nashville-Davidson--Murfreesboro--Franklin, TN	2005	93,600	100.0 %	\$ 1,136	\$ 12.14	Kroger	N/A
Cinco Ranch at Market Center	Katy, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2007 / 2023	104,794	100.0 %	\$ 2,393	\$ 22.84	Super Target ⁽¹⁾	HomeGoods; Michaels; OfficeMax
Coppell Market Center	Coppell, TX	100 %	Dallas-Fort Worth-Arlington, TX	2008	90,225	100.0 %	\$ 1,581	\$ 17.52	Market Street	N/A
Hickory Creek Plaza	Denton, TX	100 %	Dallas-Fort Worth-Arlington, TX	2007	28,421	100.0 %	\$ 830	\$ 29.20	Kroger ⁽¹⁾	N/A

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Kleinwood Center	Spring, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2003	152,900	95.9 %	\$ 3,325	\$ 22.68	H-E-B	N/A
Lake Pointe Market	Rowlett, TX	100 %	Dallas-Fort Worth-Arlington, TX	2002	40,608	100.0 %	\$ 1,139	\$ 28.05	Tom Thumb ⁽¹⁾	N/A
Lakeland Village Center	Cypress, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2016	83,542	97.6 %	\$ 2,256	\$ 27.67	N/A	CVS
Mansfield Market Center	Mansfield, TX	100 %	Dallas-Fort Worth-Arlington, TX	2015	55,353	100.0 %	\$ 1,485	\$ 26.83	Sprouts Farmers Market	N/A
Market at Cross Creek Ranch	Fulshear, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2017 / 2021	59,803	100.0 %	\$ 2,240	\$ 37.46	H-E-B ⁽¹⁾	N/A
Mayfair Village	Hurst, TX	100 %	Dallas-Fort Worth-Arlington, TX	1981 / 2025	230,778	95.0 %	\$ 2,961	\$ 13.51	Tom Thumb	Ollie's Bargain Outlet; Up and Air Trampoline and Adventure Park; Planet Fitness
McKinney Market Street	Mckinney, TX	100 %	Dallas-Fort Worth-Arlington, TX	2003 / 2019	97,486	100.0 %	\$ 2,204	\$ 22.61	Market Street	N/A
Memorial at Kirkwood	Houston, TX	100 %	Houston-The Woodlands-Sugar Land, TX	1979 / 2025	104,887	92.3 %	\$ 2,101	\$ 21.71	N/A	Dollar Tree
Murphy Marketplace	Murphy, TX	100 %	Dallas-Fort Worth-Arlington, TX	2008 / 2025	227,203	92.1 %	\$ 5,226	\$ 24.98	Sprouts Farmers Market	EoS Fitness; Michaels
Oak Meadows Marketplace	Georgetown, TX	100 %	Austin-Round Rock-Georgetown, TX	2018	78,841	100.0 %	\$ 1,618	\$ 20.52	Randalls	N/A
Plano Market Street	Plano, TX	100 %	Dallas-Fort Worth-Arlington, TX	2009	166,978	94.2 %	\$ 3,731	\$ 23.73	Market Street	Tint School of Makeup & Cosmetology
Riverpark Shopping Center	Sugar Land, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2003 / 2025	317,330	99.5 %	\$ 6,761	\$ 21.41	H-E-B	LA Fitness; Ace Pickleball Club; Dave & Buster's; Dollar Tree; Walgreens
Seville Commons	Arlington, TX	100 %	Dallas-Fort Worth-Arlington, TX	1987 / 2022	112,421	100.0 %	\$ 1,793	\$ 15.95	Walmart Neighborhood Market	N/A
Shops at Cross Creek	Fulshear, TX	100 %	Houston-The Woodlands-Sugar Land, TX	2015	24,188	100.0 %	\$ 803	\$ 33.20	N/A	N/A
Spring Cypress Village	Houston, TX	100 %	Houston-The Woodlands-Sugar Land, TX	1982 / 2024	103,758	93.4 %	\$ 2,145	\$ 22.12	Sprouts Farmers Market	Spec's Liquor; Lumiere Nail Studios & Salon Park
Stone Gate Plaza	Crowley, TX	100 %	Dallas-Fort Worth-Arlington, TX	2003	90,675	98.5 %	\$ 1,130	\$ 12.66	Kroger	N/A
Suntree Square	Southlake, TX	100 %	Dallas-Fort Worth-Arlington, TX	2000 / 2025	99,269	100.0 %	\$ 1,794	\$ 18.07	Tom Thumb	N/A
Towne Crossing Shopping Center	Mesquite, TX	100 %	Dallas-Fort Worth-Arlington, TX	1984 / 2024	165,419	98.9 %	\$ 2,200	\$ 13.45	Kroger	WSS; Citi Trends; Kids Empire; CSL Plasma
Walden Park	Austin, TX	100 %	Austin-Round Rock-Georgetown, TX	2002 / 2014	90,888	96.9 %	\$ 1,966	\$ 22.33	Super Target ⁽¹⁾	HomeGoods
Hillside - West	Hillside, UT	100 %	Salt Lake City, UT	2006	14,550	100.0 %	\$ 461	\$ 31.68	N/A	Walgreens

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

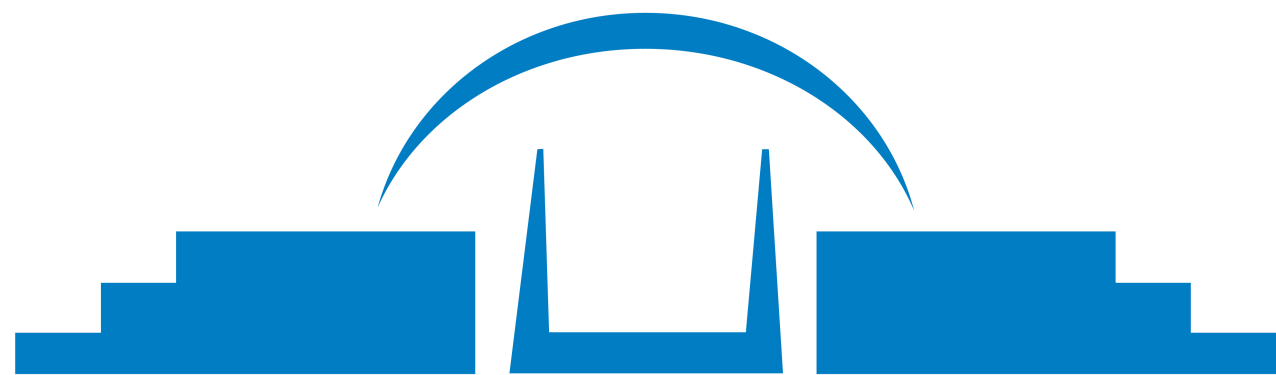
Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Ashburn Farm Market Center	Ashburn, VA	100 %	Washington-Arlington-Alexandria, DC-VA-MD-WV	2000	91,905	100.0 %	\$ 3,011	\$ 32.76	Giant	N/A
Birdneck Shopping Center	Virginia Beach, VA	100 %	Virginia Beach-Norfolk-Newport News, VA-NC	1987 / 2017	65,554	100.0 %	\$ 692	\$ 10.56	Food Lion	N/A
Cascades Overlook	Sterling, VA	100 %	Washington-Arlington-Alexandria, DC-VA-MD-WV	2016	150,525	95.2 %	\$ 4,380	\$ 30.56	Harris Teeter	N/A
Courthouse Marketplace	Virginia Beach, VA	100 %	Virginia Beach-Norfolk-Newport News, VA-NC	2005 / 2024	102,120	95.2 %	\$ 1,968	\$ 20.25	Harris Teeter	N/A
Dunlop Village	Colonial Heights, VA	100 %	Richmond, VA	1987 / 2012	77,315	97.5 %	\$ 848	\$ 11.25	Food Lion	Ace Hardware
Lakeside Plaza	Salem, VA	100 %	Roanoke, VA	1988 / 2025	87,784	94.8 %	\$ 987	\$ 11.86	Kroger	NAPA Auto Parts
Nordan Shopping Center	Danville, VA	100 %	Danville, VA	1961 / 2015	135,058	78.8 %	\$ 887	\$ 8.33	Walmart Neighborhood Market	It's Fashion Metro; Dept. of Social Services; Virginia Dept. of Corrections
Rio Hill Shopping Center	Charlottesville, VA	20 %	Charlottesville, VA	1989 / 2021	286,195	89.0 %	3,516	\$ 13.80	Kroger	T.J. Maxx; Burlington; Planet Fitness; Sierra; Dollar Tree
Statler Square	Staunton, VA	100 %	Staunton, VA	1989 / 1997	134,660	93.9 %	\$ 1,257	\$ 9.94	Kroger	Staples; Petco
Staunton Plaza	Staunton, VA	100 %	Staunton, VA	2006	80,266	98.3 %	\$ 1,426	\$ 18.07	Martin's	N/A
Stonewall Plaza	Winchester, VA	100 %	Winchester, VA-WV	2007	118,584	100.0 %	\$ 2,697	\$ 22.74	Martin's	Dollar Tree
Village at Waterford	Midlothian, VA	100 %	Richmond, VA	1991 / 2016	78,611	98.0 %	\$ 876	\$ 11.37	Food Lion	N/A
Waynesboro Plaza	Waynesboro, VA	100 %	Staunton, VA	2005	76,534	100.0 %	\$ 1,460	\$ 19.08	Martin's	N/A
Winchester Gateway	Winchester, VA	100 %	Winchester, VA-WV	2006	163,585	99.3 %	\$ 3,270	\$ 20.14	Martin's	East Coast Gymnastics and Cheer; Ridgeside K9 Winchester
Claremont Village	Everett, WA	100 %	Seattle-Tacoma-Bellevue, WA	1994 / 2012	86,649	100.0 %	\$ 1,466	\$ 16.92	Quality Food Centers	Ace Hardware
Surprise Lake Square	Milton, WA	100 %	Seattle-Tacoma-Bellevue, WA	1984 / 2020	132,616	81.9 %	\$ 2,636	\$ 24.27	Grocery Outlet; Safeway ⁽¹⁾	Dollar Tree
The Orchards	Yakima, WA	100 %	Yakima, WA	2002	86,407	100.0 %	\$ 1,410	\$ 16.32	Rosauers Supermarkets	N/A
Westgate North Shopping Center	Tacoma, WA	100 %	Seattle-Tacoma-Bellevue, WA	1960 / 2017	74,818	93.3 %	\$ 2,518	\$ 36.09	Safeway ⁽¹⁾	N/A
Fairacres Shopping Center	Oshkosh, WI	100 %	Oshkosh-Neenah, WI	1992 / 2016	85,523	98.5 %	\$ 1,044	\$ 12.39	Pick 'n Save	O-Town Iron
Franklin Centre	Franklin, WI	100 %	Milwaukee-Waukesha, WI	1994 / 2018	120,068	97.4 %	\$ 1,273	\$ 10.89	Pick 'n Save	Planet Fitness
Glenwood Crossings	Kenosha, WI	100 %	Chicago-Naperville-Elgin, IL-IN-WI	1992 / 2018	87,115	98.2 %	\$ 1,127	\$ 13.18	Pick 'n Save	Dollar Tree
Greentree Centre	Racine, WI	100 %	Racine, WI	1989 / 2018	78,011	100.0 %	\$ 1,177	\$ 15.09	Pick 'n Save	N/A
Kohl's Onalaska	Onalaska, WI	100 %	La Crosse-Onalaska, WI-MN	1992 / 2021	86,432	100.0 %	\$ 581	\$ 6.72	N/A	Kohl's

Property List

Unaudited, dollars in thousands (excluding per square foot amounts; statistics for properties owned through our unconsolidated joint ventures have not been prorated)

Property Name	Location	Ownership Percentage	CBSA	Year Constructed/ Renovated	GLA	% Leased	ABR	ABR PSF	Grocery Anchor	Additional Anchors
Market Place at Pabst Farms	Oconomowoc, WI	100 %	Milwaukee-Waukesha, WI	2005 / 2020	109,438	100.0 %	\$ 2,290	\$ 20.93	Metro Market	N/A
Village Center	Racine, WI	100 %	Racine, WI	2002 / 2021	240,847	98.7 %	\$ 2,739	\$ 11.52	Festival Foods	Kohl's; Ulta
Total					36,685,761		\$ 589,365	\$ 16.54		

⁽¹⁾ Retailer is not part of the owned property.



PHILLIPS EDISON & COMPANY[®]

ADDITIONAL DISCLOSURES

Three and Twelve Months Ended December 31, 2025

Earnings Guidance

Unaudited, in thousands (excluding per share amounts)

The following guidance is based upon PECO's current view of existing market conditions and assumptions for the year ending December 31, 2026. The following statements are forward-looking and actual results could differ materially depending on market conditions and the factors set forth under "Forward-Looking Statements" below.

	2025A	2026E
Net Income per Share	\$0.89	\$0.74 - \$0.77
Nareit FFO per Share	\$2.54	\$2.65 - \$2.71
Core FFO per Share	\$2.60	\$2.71 - \$2.77
Same-Center NOI Growth ⁽¹⁾	3.8%	3.00% - 4.00%
Portfolio Activity		
Acquisitions, gross ⁽²⁾	\$395,507	\$400,000 - \$500,000
Other		
Interest expense, net	\$110,338	\$117,000 - \$127,000
G&A expense	\$51,638	\$49,000 - \$53,000
Non-cash revenue items ⁽³⁾	\$19,335	\$19,000 - \$21,000
Adjustments for collectibility	\$5,705	\$5,000 - \$8,000

	Low End	2026E	High End
Reconciliation			
Net income per common share	\$	0.74	\$ 0.77
Depreciation and amortization of real estate assets		1.87	1.89
Adjustments related to unconsolidated joint ventures		0.04	0.05
Nareit FFO per common share	\$	2.65	\$ 2.71
Depreciation and amortization of corporate assets		0.01	0.01
Transaction costs and other		0.05	0.05
Core FFO per common share	\$	2.71	\$ 2.77

¹⁾ The Company does not provide a reconciliation for Same-Center NOI estimates on a forward-looking basis because it is unable to provide a meaningful or reasonably accurate calculation or estimation of certain reconciling items which could be significant to the Company's results without unreasonable effort.

²⁾ Includes the prorated portion owned through the Company's unconsolidated joint ventures.

³⁾ Represents straight-line rental income and net amortization of above- and below-market leases.

Components of Net Asset Value

Unaudited, dollars and shares in thousands

	Three Months Ended December 31, 2025	Supplement Page
NOI FOR REAL ESTATE INVESTMENTS ⁽¹⁾	\$ 124,331	20
ADJUSTMENTS TO NOI		
NOI adjustments for Q4 acquisitions/dispositions ⁽²⁾	(1,228)	
Quarterly impact of ABR from leases signed but not yet paying rent as of December 31, 2025	2,647	
Pro rata NOI from Joint Ventures	1,896	
Pro rata NOI adjustments for Q4 acquisitions/dispositions from Joint Ventures ⁽²⁾	122	
INVESTMENT MANAGEMENT BUSINESS		
Fees and management income	\$ 3,378	14
Property operating expenses related to fees and management income	1,219	20
Share of unconsolidated investment loss recorded in Other Expense, Net	(319)	23

	As of December 31, 2025	Supplement Page
OTHER ASSETS		
Cash and cash equivalents	\$ 3,544	13
Restricted cash	39,768	13
Accounts receivable, net	52,032	22
Prepaid expenses and other assets	15,554	22
Derivative assets	177	22
Investment in third parties	6,876	22
Investment in marketable securities	16,355	22
Total value of other assets	\$ 134,306	
LIABILITIES		
Debt obligations	\$ 2,402,145	28
Accounts payable and other liabilities	180,332	22
Total value of liabilities	\$ 2,582,477	
EQUITY		
Common shares and OP units outstanding	138,512	27
JOINT VENTURES		
Pro rata share of debt	\$ 54,788	29
DEVELOPMENT AND REDEVELOPMENT		
Costs incurred to date	\$ 33,834	25
Estimated remaining costs to be incurred	35,663	25
Underwritten incremental unlevered yield	9%-12%	25
Land held for future development	27,830	

⁽¹⁾ Represents total operating revenues, adjusted to exclude non-cash revenue items and lease buyout income, less property operating expenses and real estate taxes for all real estate properties.

⁽²⁾ Removes NOI related to disposed properties and adjusts NOI for acquired properties to represent a full period.

Glossary of Terms

Term	Definition
Anchor space	A space greater than or equal to 10,000 square feet of gross leasable area (GLA).
Annualized base rent (ABR)	Refers to the monthly contractual base rent as of the end of the applicable reporting period multiplied by twelve months.
ABR Per Square Foot (PSF)	ABR divided by leased GLA. Increases in ABR PSF can be an indication of our ability to create rental rate growth in our centers, as well as an indication of demand for our spaces, which generally provides us with greater leverage during lease negotiations.
Cap rate	Estimated in-place NOI for the property divided by the property's contractual purchase or sale price.
Comparable lease	Refers to a lease with consistent terms that is executed for substantially the same space that has been vacant less than twelve months.
Comparable rent spread	Calculated as the percentage increase or decrease in first-year ABR (excluding any free rent or escalations) on new, renewal, and option leases where the lease was considered a comparable lease. This metric provides an indication of our ability to generate revenue growth through leasing activity.
Cost of executing new leases	Refers to certain costs associated with new leasing, namely, tenant improvement costs and tenant concessions.
EBITDAre, and Adjusted EBITDAre (collectively, "EBITDAre metrics") ⁽¹⁾	Nareit defines EBITDAre as net income (loss) computed in accordance with GAAP before: (i) interest expense; (ii) income tax expense; (iii) depreciation and amortization; (iv) gains or losses from disposition of depreciable property; and (v) impairment write-downs of depreciable property. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect EBITDAre on the same basis. To arrive at Adjusted EBITDAre, we exclude certain recurring and non-recurring items from EBITDAre, including, but not limited to: (i) changes in the fair value of the earn-out liability; (ii) other impairment charges; (iii) adjustments related to our investments in unconsolidated joint ventures; (iv) transaction and acquisition expenses; and (v) realized performance income. We use EBITDAre and Adjusted EBITDAre as additional measures of operating performance which allow us to compare earnings independent of capital structure and evaluate debt leverage and fixed cost coverage.
Equity market capitalization	The total dollar value of all outstanding shares and OP Units using the closing price for the applicable date.
Grocer health ratio	Amount of annual rent and expense recoveries paid by the Neighbor as a percentage of gross sales. Low grocer health ratios provide us with the knowledge to manage our rents effectively while seeking to ensure the financial stability of our grocery anchors.
Gross leasable area (GLA)	The total occupied and unoccupied square footage of a building that is available for Neighbors or other retailers to lease.
Inline space	A space containing less than 10,000 square feet of GLA.
Leased occupancy	Calculated as the percentage of total GLA for which a lease has been signed regardless of whether the lease has commenced or the Neighbor has taken possession. High occupancy is an indicator of demand for our spaces, which generally provides us with greater leverage during lease negotiations.
Nareit	National Association of Real Estate Investment Trusts.

Glossary of Terms

Nareit Funds from Operations Attributable to Stockholders and OP Unit Holders (Nareit FFO), Core FFO Attributable to Stockholders and OP Unit Holders (Core FFO), and Adjusted FFO Attributable to Stockholders and OP Unit Holders (Adjusted FFO)⁽¹⁾

Nareit defines Funds from Operations (“FFO”) as net income (loss) computed in accordance with GAAP, excluding: (i) gains (or losses) from sales of property and gains (or losses) from change in control; (ii) depreciation and amortization related to real estate; (iii) impairment losses on real estate and impairments of in-substance real estate investments in investees that are driven by measurable decreases in the fair value of the depreciable real estate held by the unconsolidated partnerships and joint ventures; and (iv) adjustments for unconsolidated partnerships and joint ventures, calculated to reflect FFO on the same basis. We believe FFO provides insight into our operating performance as it excludes certain items that are not indicative of such performance.

Core FFO is calculated as Nareit FFO adjusted to exclude certain recurring and non-recurring items including, but not limited to: (i) depreciation and amortization of corporate assets; (ii) changes in the fair value of the earn-out liability; (iii) adjustments related to our investments in unconsolidated joint ventures; (iv) gains or losses on the extinguishment or modification of debt and other; (v) other impairment charges; (vi) transaction and acquisition expenses; and (vii) realized performance income. Core FFO provides further insight into the sustainability of our operating performance and provides an additional measure to compare our performance across reporting periods on a consistent basis by excluding items that may cause short-term fluctuations in net income (loss).

Adjusted FFO is calculated as Core FFO adjusted to exclude: (i) straight-line rent and non-cash adjustments, such as amortization of market lease adjustments, debt discounts, deferred financing costs, and market debt adjustments; (ii) recurring capital expenditures, tenant improvement costs, and leasing commissions; (iii) non-cash share-based compensation expenses; and (iv) our prorated share of the aforementioned adjustments for our unconsolidated joint ventures. Adjusted FFO provides further insight into our portfolio performance by focusing on the revenues and expenditures directly involved in our operations and the management of our entire real estate portfolio. Recurring property-related capital expenditures are costs to maintain properties and their common areas, including new roofs, paving of parking lots, and other general upkeep items, and recurring corporate capital expenditures are primarily costs for computer software and equipment.

Neighbor

In reference to one of our tenants.

Net debt

Total debt, excluding discounts, market adjustments, and deferred financing expenses, less cash and cash equivalents.

Net debt to Adjusted EBITDAre⁽¹⁾

Calculated by dividing net debt by Adjusted EBITDAre (included on an annualized basis within the calculation). It provides insight into our leverage rate based on earnings and is not impacted by fluctuations in our equity price.

Net debt to total enterprise value⁽¹⁾

Ratio is calculated by dividing net debt by total enterprise value. It provides insight into our capital structure and usage of debt.

Net operating income (NOI)⁽¹⁾

Calculated as total operating revenues, adjusted to exclude non-cash revenue items, less property operating expenses and real estate taxes. NOI provides insight about our financial and operating performance because it provides a performance measure of the revenues and expenses directly involved in owning and operating real estate assets and provides a perspective not immediately apparent from net income (loss).

Portfolio retention rate

Calculated by dividing (i) the total square feet of retained Neighbors with current period lease expirations by (ii) the total square feet of leases expiring during the period. The portfolio retention rate provides insight into our ability to retain Neighbors at our shopping centers as their leases approach expiration. Generally, the costs to retain an existing Neighbor are lower than costs to replace with a new Neighbor.

Recovery rate

Calculated by dividing (i) total recovery income by (ii) total recoverable expenses during the period. A high recovery rate is an indicator of our ability to recover certain property operating expenses and capital costs from our Neighbors.

Redevelopment

Larger scale projects that typically involve substantial demolition of a portion of the shopping center to accommodate new retailers. These projects typically are accompanied with new construction and site infrastructure costs.

Same-Center

Refers to a property, or portfolio of properties, owned for the entirety of both calendar year periods being compared.

Total enterprise value

Net debt plus equity market capitalization on a fully diluted basis.

Glossary of Terms

Underwritten incremental unlevered yield	Reflects the yield we target to generate from a project upon expected stabilization and is calculated as the estimated incremental NOI for a project at stabilization divided by its estimated net project investment. The estimated incremental NOI is the difference between the estimated annualized NOI we target to generate by a project upon stabilization and the estimated annualized NOI without the planned improvements. Underwritten incremental unlevered yield does not include peripheral impacts, such as lease rollover risk or the impact on the long-term value of the property upon sale or disposition. Actual incremental unlevered yields may vary from our underwritten incremental unlevered yield range based on the actual total cost to complete a project and its actual incremental NOI at stabilization.
--	--

⁽¹⁾ Supplemental, non-GAAP performance measures. See the “Introductory Notes” section above for more information on the limitations of non-GAAP performance measures.

Investor Information

ANALYST COVERAGE		
BofA Securities	Samir Khanal	Samir.Khanal@bofa.com
Barclays	Richard Hightower	Richard.Hightower@barclays.com
BMO Capital Markets	Juan Sanabria	Juan.Sanabria@bmo.com
Deutsche Bank	Tayo Okusanya	Omotayo.Okusanya@db.com
Evercore ISI	Steve Sakwa	Steve.Sakwa@evercoreisi.com
Goldman Sachs	Caitlin Burrows	Caitlin.Burrows@gs.com
Green Street Advisors	Paulina Rojas-Schmidt	PRojasschmidt@greenstreet.com
JPMorgan	Michael Mueller	Michael.W.Mueller@jpmorgan.com
KeyBanc	Todd Thomas	TThomas@key.com
Ladenburg Thalmann	Floris van Dijkum	FvanDijkum@ladenburg.com
Mizuho Securities USA	Haendel St. Juste	Haendel.St.Juste@mizuhogroup.com
Morgan Stanley	Ronald Kamdem	Ronald.Kamdem@morganstanley.com
UBS Global Research	Michael Goldsmith	Michael.Goldsmith@ubs.com
Wells Fargo	Cooper Clark	Cooper.Clark@wellsfargo.com
Wolfe Research	Andrew Rosivach	ARosivach@wolferesearch.com

CONTACT INFORMATION		
Investor Relations		
Kimberly Green	Hannah Harper	
Head of Investor Relations	Director of Investor Relations	
kgreen@phillipsedison.com	hharper@phillipsedison.com	
(513) 538-4380	(513) 824-7122	