

# PECO HIGHLIGHTS

## Third Quarter 2024

PECO  
Nasdaq Listed



**97.8%** PORTFOLIO LEASED OCCUPANCY


**9.6%** CORE FFO PER SHARE GROWTH


**3.2%** SAME-CENTER NOI GROWTH


**\$11.6M** NET INCOME ATTRIBUTABLE TO STOCKHOLDERS


### Our Differentiated Strategy


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


 #1 or #2 Grocery Anchor by Sales (84% of ABR)

 70% of Rents From Necessity-Based Goods and Services

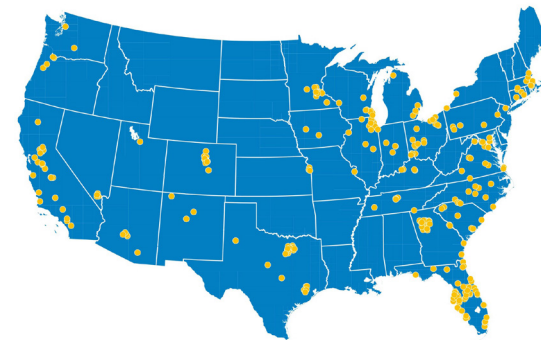
 97% of ABR from Omni-Channel Grocery-Anchored Centers

 Last Mile Solution for Necessity-Based and Essential Retailers

 Format Drives Results: Small-Format Centers With Strategic Neighborhood Locations

 Targeted Trade Areas Where Leading Grocers and Small Shop Neighbors Are Successful

### Portfolio Highlights



**290** Neighborhood Centers  
**31** States  
**32.9M** Square Feet

### Investment Grade Balance Sheet

Net Debt To Annualized Adjusted EBITDA are at 5.1x

Significant Liquidity Position of \$752M

### Third Quarter 2024 Highlights:

3.3% Dividend Yield\*

\$7.3B Total Enterprise Value

92% Portfolio Retention Rate

19.8% Renewal Rent Spread

55.0% Record-High New Rent Spread

95.0% Inline Leased Occupancy

Kroger is PECO's #1 Neighbor

Publix is PECO's #2 Neighbor

### Strength and Resiliency of Our Grocers

**+36%**

Grocer Sales per Square Foot Growth Since 2019

**\$711**

Average Annual Grocer Sales per Square Foot as of September 30, 2024

**2.4%**

Grocer Health Ratio as of September 30, 2024

### Retailers Growing with PECO



SALON LOFTS\*



Learn more about PECO at <https://investors.phillipsedison.com>. Certain matters included in this presentation may be forward looking statements within the meaning of federal securities laws. Actual future performance and results may differ materially from those included in forward looking statements. Please refer to our most recent annual report on Form 10-K and quarterly report on Form 10-Q filed with the SEC which include risk factors and other information that could cause actual results to differ from what is included in forward looking statements. This presentation includes certain non-GAAP financial measures that the company considers meaningful measures of financial performance. Additional information regarding these non-GAAP measures, including reconciliations to GAAP, as well as definitions of terms in this presentation, are included in documents we have filed with the SEC.  
\*Dividend yield as of September 30, 2024 and is based on an annualized rate of \$1.23 per share.