

# Q3 2022 Highlights

97.1%

PORTFOLIO LEASED OCCUPANCY

15.4%

CORE FFO GROWTH

4.3%

SAME-CENTER NOI GROWTH

\$11.0 Million

NET INCOME ATTRIBUTABLE TO STOCKHOLDERS

## Our Differentiated Strategy

Our differentiated strategy of owning and operating small-format, neighborhood centers anchored by the #1 or #2 grocer in a market continues to result in strong financial and operating performance



#1 or #2 Grocery Anchor by Sales (86% of ABR)



71% ABR Necessity-Based Goods and Services



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



Last Mile Solution for Necessity-Based and Essential Retailers

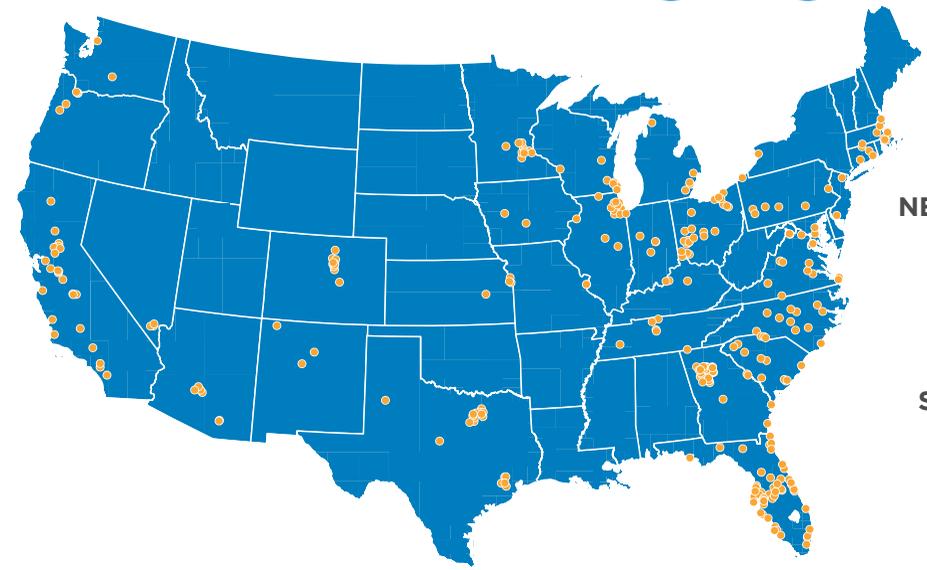


Format Drives Results: Small Format Centers with Strategic Neighborhood Locations



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

## Portfolio Highlights



270  
NEIGHBORHOOD  
CENTERS

31.1  
MILLION  
SQUARE FEET

31  
STATES

### INVESTMENT GRADE BALANCE SHEET

with significant liquidity position and net debt to annualized adjusted EBITDA at 5.4x

## Our Neighbors are thriving in our grocery-anchored centers



## Strength and Resiliency of our Grocers

- +8.4% | 2022 U.S. grocery sales growth through September
- \$638 | Average annual grocer sales per square foot as of September 30, 2022
- 2.4% | Grocer health ratio as of September 30, 2022

## Retailers Growing with PECO:



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