Form **8937**(December 2011) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Par	Reporting	ssuer			
1 ls:	suer's name				2 Issuer's employer identification number (EIN)
PHILL	IPS EDISON GROCE	RY CENTER REIT I	. INC.		27-1106076
	ame of contact for add			e No. of contact	5 Email address of contact
	T NEKOLNY	O hav if mail is not	dalivered to	513-618-4439 street address) of contact	SNEKOLNY@PHILLIPSEDISON.COM
0 141	umber and street (or F	.U. dox it maii is not	delivered to s	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501	NORTHLAKE DRIVE				CINCINNATI, OH 45249-1669
	ate of action		9 Class	sification and description	
	ARY 1,2016	I		N STOCK	
10 C	USIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
	71884V 102	N/A		N/A	N/A
Part			h additional		ack of form for additional questions.
		<u></u>			ainst which shareholders' ownership is measured for
					ITAL DISTRIBUTION TO ITS COMMON
					THE DISTRIBUTION, THE TAXPAYERS
					BUTION THAT WOULD BE TREATED AS A RETURN
					IE TAXPAYER PRESUMED 100% OF THE
					FILE A FORM 8937. THE TAXPAYER ESTIMATED
					E IT WAS DETERMINED THAT 71.78% OF ITS
					G THIS FORM 8937 ON THE EARLIER OF
		DATS AFTER DEGI	MIDER 31,20	16, THE DATE ON WHICH ITS E	ARNINGS AND PROFITS CALCULATION
WASI	ESTIMATED.				
		 			
15	Decaribe the avertical		::_	dan anaka basis aktor a asawita in	Harbanda eta 110 a
					the hands of a U.S. taxpayer as an adjustment per
		ige of old basis F	TE COMMON	ISTOCK DISTRIBUTION REDUC	ES THE BASIS OF EACH COMMON STOCK
BY U.	57 PER SHARE.				
				-	
					<u> </u>
					, such as the market values of securities and the
					ERMINED TO COMPRISE OF 71.78% RETRUN OF
CAPIT	AL AND 28.22% TAX	(ABLE DIVIDEND. T	HE ISSUER I	ESTIMATED THAT IT HAS CURF	RENT EARNINGS AND PROFITS EQUAL TO
28.229	6 OF THE CURRENT	YEAR DISTRIBUTI	ON.		
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(December 2011)

Report of Organizational Actions Affecting Basis of Securities

Department of the Treasury Internal Revenue Service			➤ See separate instruction:	g.	
	ng Issuer		000 0000101011101110111		<u>. </u>
1 Issuer's name	.9 100001			2 Issuer's employer iden	lification number (EIN)
PHILLIPS EDISON GRO	OCERY CENTER REIT I	INC.		27-1106	i076
3 Name of contact for	additional information	4 Telephone	No. of contact	5 Email address of contact	
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDI	
6 Number and street (or P.O. box if mail is not	delivered to s	treet address) of contact	7 City, town, or post office, sta	te, and Zip code of contact
44504 110001111 4140 000					
11501 NORTHLAKE DR	RIVE	. O Class	ification and description	CINCINNATI, OH 45249-166	9
o Date of action		e Class	meation and description		
February 1,2016		COMMO	N STOCK		
10 CUStP number	11 Serial number(12 Ticker symbol	13 Account number(s)	
	· ·			,,	
71884V 102	N/A		N/A	N/A	1
Part II Organiza	ational Action Attac	h additional	statements if needed.	See back of form for additional qu	estions.
				date against which shareholders' owne	
the action ► ON	FEBRUARY 1,2016 ISS	UER PAID A	NONTAXABLE RETURN	OF CAPITAL DISTRIBUTION TO ITS	COMMON
				ME OF THE DISTRIBUTION, THE TAX	
				DISTRIBUTION THAT WOULD BE TR	
				(C), THE TAXPAYER PRESUMED 10	
-				RED TO FILE A FORM 8937. THE TAX	
	-	•		AT TIME IT WAS DETERMINED THA	
				IS FILING THIS FORM 8937 ON THE	
WAS ESTIMATED.	45 DATS AFTER DECE	WIDER 31,20	IO, THE DATE ON WHICH	HITS EARNINGS AND PROFITS CAL	CULATION_
WAO COLIMATED.					
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	· · ·				
				curity in the hands of a U.S. taxpayer a	
share or as a perc	entage of old basis $ ightharpoonup$	IE COMMON	STOCK DISTRIBUTION I	REDUCES THE BASIS OF EACH CO	MMON STOCK
BY 0.057 PER SHARE.					
					
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	·····				
16 Describe the calcu	lation of the change in b	asis and the	data that supports the cald	culation, such as the market values of	securities and the
valuation dates >	THE 0.057 PER SHARE	COMMON S	TOCK DISTRIBUTION WA	AS DETERMINED TO COMPRISE OF	71.78% RETRUN OF
CAPITAL AND 28.22%	TAXABLE DIVIDEND. T	HE ISSUER E	STIMATED THAT IT HAS	CURRENT EARNINGS AND PROFI	TS EQUAL TO
28.22% OF THE CURRI					
			<u> </u>		
	 				
					
					

		v. 12-2011)	Page 2
Part	11	Organizational Action (continued)	
17 L	ist the	e applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based	
IRC SE	CHO	N 301(C)(2)	
10 0	00 00	V requiting long he recognized 0. SUB	
18 C	an an	y resulting loss be recognized? ► N/A	
		·	
19 P	rovide	e any other information necessary to implement the adjustment, such as the reportable tax year ▶ N/A	
10	ovide	any other information necessary to implement the adjustment, such as the reportable tax year > N/A	
			<u> </u>
	Linde	er penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the	hant of my level-day
	belief	f, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any	best of my knowledge and knowledge.
Sign	i	11 Elm	_
Here	Signa	ature >	}
	0.5	T 0:	
	Print	yourname > Jeffrey S. Edison Title CEO	
Paid		Print/Type preparer's name Preparer's signature Date Check) if PTIN
Prepa	arer	self-emple	
Use C		Firm's name Firm's EIN	▶
		Firm's address ▶ Phone no.	
Send Fo	orm 89	937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84	

(December 2011)

Report of Organizational Actions Affecting Basis of Securities

Department of the Treasury Internal Revenue Service			➤ See separate instructions.	,	
Part I Reporting	Issuer				
1 issuer's name				2 Issuer's employer ident	ification number (EIN)
PHILLIPS EDISON GRO	CERY CENTER REIT I, I	NC.		<u>27-1</u> 106	076
3 Name of contact for a	additional information 4	Telephon	e No. of contact	5 Email address of contact	
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDIS	
6 Number and street (o	r P.O. box it mail is not d	elivered to s	street address) of contact	7 City, town, or post office, star	te, and Zip code of contact
44504 NODTHI AVE DDI	ME			OINOININATI OU 45040 400	•
11501 NORTHLAKE DRI 8 Date of action	VE	9 Class	sification and description	CINCINNATI, OH 45249-166	9
O Date of action		J Class	silication and description		
MARCH 1,2016		COMMO	N STOCK		
10 CUSIP number	11 Serial number(s)	1001111110	12 Ticker symbol	13 Account number(s)	
71884V 102	N/A		N/A	N/A	
Part II Organiza	tional Action Attach	additiona	statements if needed. S	ee back of form for additional que	estions.
				ate against which shareholders' owne	
the action ► ON N	ARCH 1,2016 ISSUER I	PAID A NOI	NTAXABLE RETURN OF C	APITAL DISTRIBUTION TO ITS COM	MMON_
STOCKHOLDERS OF RE	CORD IN THE AMOUN	T OF 0.053	PER SHARE. AT THE TIME	E OF THE DISTRIBUTION, THE TAX	PAYERS
EARNINGS AND PROFIT	S WERE NOT CALCUL	ATED AND	THE PORTION OF THE DI	STRIBUTION THAT WOULD BE TRI	EATED AS A RETURN
				C), THE TAXPAYER PRESUMED 10	
				D TO FILE A FORM 8937. THE TAX	
				T TIME IT WAS DETERMINED THAT	
				LING THIS FORM 8937 ON THE EAF	
	IS DAYS AFTER DECEN	IBER 31,20	16, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CAL	CULATION
WAS ESTIMATED.					
					
15 Describe the quanti	tative effect of the organi	zational act	ion on the basis of the secu	rity in the hands of a U.S. taxpayer as	s an adjustment per
				EDUCES THE BASIS OF EACH COM	
BY 0.053 PER SHARE.					
					·
					
		-			
de Describe the calcul	-lifibb i- b-	-1			
				ulation, such as the market values of s	
				S DETERMINED TO COMPRISE OF	
			ESTIMATED THAT IT HAS	CURRENT EARNINGS AND PROFIT	S EQUAL TO
28.22% OF THE CURRE	NI YEAR DISTRIBUTIO	W		•	
			<u> </u>		
					
				<u> </u>	
				- · · · · · · · · · · · · · · · · · · ·	
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Page 2

Form 8937 (Rev. 12-2011)

Form **8937** (December 2011)

Report of Organizational Actions Affecting Basis of Securities

Department of the Treasury Internal Revenue Service See separate instructions.

Part I Repor	ting Issuer			
1 Issuer's name	. =			2 Issuer's employer identification number (EIN)
PHILLIPS EDISON G	ROCERY CENTER REIT	. INC.		27-1106076
	for additional information	4 Telephone No. o	of contact	5 Email address of contact
SCOTT NEKOLNY		513	3-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
	et (or P.O. box if mail is no			7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE	DRIVE			CINCINNATI, OH 45249-1669
8 Date of action		9 Classificatio	n and description	
APRIL 1,2016		COMMON STO	СК	
10 CUSIP number	11 Serial number	(s) 12 T	licker symbol	13 Account number(s)
71884V 102	N/A	N/A		N/A
	izational Action Atta	ch additional state	ments if needed. S	ee back of form for additional questions.
	•			ite against which shareholders' ownership is measured for
the action > 0	N APRIL 1,2016 ISSUER	PAID A NONTAXAB	LE RETURN OF CAI	PITAL DISTRIBUTION TO ITS COMMON
				OF THE DISTRIBUTION, THE TAXPAYERS
				STRIBUTION THAT WOULD BE TREATED AS A RETURN
OF CAPITAL WAS U	NCERTAIN. PURSUANT	TO TREASURY REG	ULATION 1.6042-3(0	C), THE TAXPAYER PRESUMED 100% OF THE
DISTRIBUTION TO E	BE A TAXABLE DIVIDEND	, AND THERFORE,	WAS NOT REQUIRE	D TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
ITS EARNINGS AND	PROFITS CALCULATION	ON DECEMBER 31	, 2016 AND AT THA	T TIME IT WAS DETERMINED THAT 71.78% OF ITS
APRIL 1, 2016 DISTI	RIBUTION WAS A RETUR	N OF CAPITAL, THE	TAXPAYER IS FILI	NG THIS FORM 8937 ON THE EARLIER OF
JANUARY 15, 2017	OR 45 DAYS AFTER DEC	EMBER 31,2016, TH	E DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
				rity in the hands of a U.S. taxpayer as an adjustment per
BY 0.057 PER SHAR	E.			
			-	
		<u> </u>		
				lation, such as the market values of securities and the
				S DETERMINED TO COMPRISE OF 71.78% RETRUN OF
			ATED THAT IT HAS	CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CUF	RRENT YEAR DISTRIBUT	ION.		
	_	_ -		
	<u> </u>			
		_		

		v. 12-2011)			Page 2
Part	П	Organizational Action (continue	d)		
		applicable Internal Revenue Code secti	on(s) and subsection(s) upon w	hich the tax treatment is based	> ,
IRC SE	CTION	N 301(C)(2)	<u>-</u>		
			-		<u> </u>
			 		
				<u> </u>	
10 0	an an	system long long be recognized to a sufficient to			
18 C	an any	y resulting loss be recognized? ► N/A	 .		
			<u>.</u>		·
			·		
					
					
		<u> </u>		<u> </u>	
					
					
19 Pi	rovide	any other information necessary to imp	lement the adjustment, such as	the reportable toy year > BIA	
	Ovido	any other information necessary to imp	ernent the adjustment, such as	the reportable tax year P N/A	
					
_					
				<u> </u>	
				a	
			 		
	Unde	er penalties of periuny I declare that I have a	amined this return, including accor	mnanving schedules and statement	and to the heat of my knowledge, on
	belief	er penalties of perjury, I declare that I have ex f, it is true, correct, and complete. Declaration	of preparer (other than officer) is b	ased on all information of which pre	oarer has any knowledge.
Sign		· /	11 /Elin		
Here	Signa	ature ▶	Mry 1 won	Date ▶	3/17
		TO			
	Print	your name > Jeffrey S.	Edison	Title▶ CE	0
Paid		Print/Type preparer's name	Preparer's signature	Date	Check if PTIN
Prepa	arer				self-employed
Use C		Firm's name ▶			Firm's EIN ▶
		Firm's address ▶			Phone no.
Send Fo	orm 89	337 (including accompanying statements	s) to: Department of the Treasu	ry, Internal Revenue Service, Og	gden, UT 84201-0054

(December 2011)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reporting I	ssuer		· · · · · · · · · · · · · · · · · · ·	
1 Issuer's name				2 Issuer's employer identification number (EIN)
		(
PHILLIPS EDISON GROCE	DV CENTED DEIT I	INC		27-1106076
3 Name of contact for add			e No. of contact	5 Email address of contact
-				
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or P	.O. box if mail is not	delivered to s		7 City, town, or post office, state, and Zip code of contact
	TO THE POPULATION OF THE POPUL	40	most addition, or comment	only, town, or poor officer, and all poore of contact
11501 NORTHLAKE DRIVE				CINCINNATI, OH 45249-1669
8 Date of action	•	9 Class	ification and description	CHACHAIN, OH 43243-1003
		3 3.23		
MAY 1,2016		COMMO	N STOCK	
10 CUSIP number	11 Serial number(12 Ticker symbol	13 Account number(s)
io occinitation	TT CONG. NAMES OF	-,	in the transfer by the bar	7 to south Harrison (s)
71884V 102	N/A		N/A	N/A
		sh additiona	N/A statements if needed 5	N/A See back of form for additional questions.
				late against which shareholders' ownership is measured for
				PITAL DISTRIBUTION TO ITS COMMON
	·			IE OF THE DISTRIBUTION, THE TAXPAYERS
				DISTRIBUTION THAT WOULD BE TREATED AS A RETURN
				(C), THE TAXPAYER PRESUMED 100% OF THE
				ED TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
				AT TIME IT WAS DETERMINED THAT 71.78% OF ITS
			**	NG THIS FORM 8937 ON THE EARLIER OF
	DAYS AFTER DECE	EMBER 31,20	16, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
				urity in the hands of a U.S. taxpayer as an adjustment per
	ige of old basis > Ti	HE COMMON	STOCK DISTRIBUTION F	REDUCES THE BASIS OF EACH COMMON STOCK
BY 0.055 PER SHARE.				
	<u> </u>			
				<u> </u>
16 Describe the calculation	on of the change in b	asis and the	data that supports the calc	culation, such as the market values of securities and the
valuation dates ► THE	0.055 PER SHARE	COMMON S	TOCK DISTRIBUTION WA	AS DETERMINED TO COMPRISE OF 71.78% RETRUN OF
				CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT				
			·	
				
				

Form 893	37 (Rev	. 12-2011)					Page 2
Part	II I	Organizational Action (co	ontinued)	-		•	
							·
		applicable Internal Revenue Cod	de section(s	and subsection(s) upon v	vhich the tax treatn	nent is based	>
IRC SE	CTION	I 301(C)(2)					
							<u> </u>
							_
18 C	an any	resulting loss be recognized? ▶	N/A				
		····	-				
		· · · · · · · · · · · · · · · · · · ·					
	-						
10 D	ravida	any other information reconstruction			_ &		
19 P	rovide	any other information necessary	to impleme	ent the adjustment, such a	s trie reportable ta	x year ➤ <u>N/A</u>	
		···					
					<u></u>		
			1				
		· · ·					
							
					·		
	Unde	r penalties of perjury, I declare that I	have examir	ed this return, including acco	mpanying schedules	and statement	s, and to the best of my knowledge an
0:-	Deliet	, it is true, correct, and complete. De	claration of p	1 1 12 11		on of which pre	parer has any knowledge.
Sign Here			- //	La / Elin	~		B / 1 ~
пеге	Signa	ature •		my /	Dat	e▶ <u>\/</u>	13/17
	p., .	VOLUM DEFFER	S. E	Visa	 -	. 00	59
D-11	Print	your name ► JC7 TT EY Print/Type preparer's name		Preparer's signature	Title Da		T _ DTIN
Paid		Jee propositi Gilasio	[,			Check if self-employed
Prepa		Firm's name ▶	l,_				Firm's EIN ▶
Use C	Jilly	Firm's address ▶					Phone no.
Send Fo	orm 89	37 fincluding accompanying sta	tements) to	Department of the Treasu	ırv İnternal Reveni	ıe Service ∩	

(December 2011)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reporting I	lssuer			
1 Issuer's name				2 Issuer's employer identification number (EIN)
PHILLIPS EDISON GROCE	RY CENTER REIT I	INC.		27-1106076
3 Name of contact for add	_		e No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or F	P.O. box if mail is not	delivered to	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRIVE		0.01	Mination and department	CINCINNATI, OH 45249-1669
8 Date of action		9 Class	sification and description	
JUNE 1,2016			N STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
71884V 102	N/A		N/A	N/A
				ee back of form for additional questions.
				te against which shareholders' ownership is measured for
				PITAL DISTRIBUTION TO ITS COMMON
				OF THE DISTRIBUTION, THE TAXPAYERS
				STRIBUTION THAT WOULD BE TREATED AS A RETURN
				C), THE TAXPAYER PRESUMED 100% OF THE
				D TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
				T TIME IT WAS DETERMINED THAT 71.78% OF ITS
		•		IG THIS FORM 8937 ON THE EARLIER OF
	DAYS AFTER DEC	MBER 31,20	16, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
15 Describe the quantitat	tive effect of the oraș	nizational act	tion on the bacic of the cook	rity in the hands of a U.S. taxpayer as an adjustment per
				EDUCES THE BASIS OF EACH COMMON STOCK
BY 0.057 PER SHARE.	<u> </u>	TE COMMUNICIN	1310CK DISTRIBUTION K	EDUCES THE BASIS OF EACH COMMON STOCK
BT 0.007 I ER SHARE.	·			<u> </u>
	 -			

16 Describe the calculation	on of the change in b	asis and the	data that supports the calcu	lation, such as the market values of securities and the
				S DETERMINED TO COMPRISE OF 71.78% RETRUN OF
				CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT				
			·	
			·——	

		•		

Form 893		. 12-2011)					Page 2
Part I		Organizational Action (co	ontinued)				
		applicable Internal Revenue Cor	de section(s) and subsection(s) upon v	which the tax tre	atment is based ▶	·
IKC SEC	TION	301(0)(2)					
		-					
							
			•				
						-	
						-	
18 Ca	an any	resulting loss be recognized?	► <u>N/A</u>				
		·					
40 D.	مامانىم				4L4_L		
19 Pr	ovide	any other information necessar	y to implen	nent the adjustment, such a	as the reportable	e tax year ► <u>N/A</u>	
							· · ·
					·		
				 			
		_				· _	
							·
	Unde	r penalties of perjury, I declare that	I have exam	ined this return, including acc	ompanying schedu	les and statements,	and to the best of my knowledge and
	belief	, it is true, correct, and complete. De	eclaration of	preparer (other than officer) is	based on all inform	nation of which prepa	arer has any knowledge.
Sign				11 160.			
Here	Signa	ture ►	11	fry 1 was	\sim	Date ▶\/\	3/17
		TIM	cd b	11			
	Print	your name > JCHTEY	7 F	dison		Title > CE	<u>۵</u>
Paid		Print/Type preparer's name		Preparer's signature		Date	Check if PTIN
Prepa	ırer						self-employed
Use C		Firm's name ▶					Firm's EIN ▶
		Firm's address ▶					Phone no.
Send Fo	rm 89	37 (including accompanying sta	atements) t	o: Department of the Treas	ury, Internal Rev	enue Service, Og	den, UT 84201-0054

Form **8937** (December 2011)

Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part Reporting	ssuer			
1 Issuer's name				2 Issuer's employer identification number (EIN)
DUILLING EDISON CDOCE	DV CENTED DEIT I	INO		
PHILLIPS EDISON GROCE 3 Name of contact for add			e No. of contact	27-1106076 5 Email address of contact
That is or contact for act	and the state of t	+ Tolophol	ic No. of contact	J Linan address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or F	O. box if mail is not	delivered to	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRIVE	<u> </u>		<u>.</u>	CINCINNATI, OH 45249-1669
8 Date of action		9 Class	sification and description	
JULY 1,2016 10 CUSIP number	44 Carial number		N STOCK	10.1
10 Cosir number	11 Serial number(s	5)	12 Ticker symbol	13 Account number(s)
71884V 102	N/A		B1/A	21/2
		h additiona	N/A Letatements if needed Se	ee back of form for additional questions.
				te against which shareholders' ownership is measured for
				ITAL DISTRIBUTION TO ITS COMMON
				OF THE DISTRIBUTION, THE TAXPAYERS
				STRIBUTION THAT WOULD BE TREATED AS A RETURN
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				D TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
				T TIME IT WAS DETERMINED THAT 71.78% OF ITS
				G THIS FORM 8937 ON THE EARLIER OF
				TS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				The state of the s
15 Describe the quantitat	ive effect of the orga	nizational act	ion on the basis of the secur	ity in the hands of a U.S. taxpayer as an adjustment per
				DUCES THE BASIS OF EACH COMMON STOCK
BY 0.055 PER SHARE.				
			<u> </u>	
				ation, such as the market values of securities and the
valuation dates ► THE	0.055 PER SHARE	COMMON S	TOCK DISTRIBUTION WAS	DETERMINED TO COMPRISE OF 71.78% RETRUN OF
CAPITAL AND 28.22% TAX	ABLE DIVIDEND. T	HE ISSUER I	ESTIMATED THAT IT HAS (CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT	YEAR DISTRIBUTION	ON.		
				
				

Form 893	37 (Rev	. 12-2011)						Page :
Part I		Organizational Action (co	ntinued)					
		applicable Internal Revenue Cod	le section	(s) and subsection(s) upo	n which the tax tre	eatment is ba	sed ▶	
IRC SE	CTION	l 301(C)(2)						
					<u> </u>			
		<u></u>						
								
						,		
								
						_		
18 Ca	an any	resulting loss be recognized? ▶	N/A					
								
								 -
								
			-					
			1000					
				-				
19 Pr	rovide	any other information necessary	to impler	nent the adjustment, such	as the reportable	e tax year ▶ I	N/A	

								•
							_	
								-
	Unde	or penalties of perjury, I declare that I f, it is true, correct, and complete. Dec	have exam	nined this return, including a	companying schedu	ules and stater	nents,	and to the best of my knowledge ar
Sian	Delici	, it is due, correct, and complete. De	Siel alloit O			nation of willor	ı bı aba	rei ras any knowledge.
Sign Here			· //	11. 182	co~		1/	12/17
Here	Signa	ature -	- 1	prog 1 4		Date ►	1/	13/17
	Print	your name)effrey	2.2	260		Title ▶ (E	0
Paid		Print/Type preparer's name		Preparer's signature		Date		Check if PTIN
Prepa	arer	L		<u></u>				self-employed
Use C		Firm's name ▶						Firm's EIN ▶
	- · · · y	Firm's address ▶						Phone no.
Send Fo	orm 89	337 (including accompanying stat	tements) t	o: Department of the Tre	asury Internal Rev	venue Service	e Odo	len LIT 84201-0054

Form 8937 (December 2011) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

raitu neporting	ssuer			
1 Issuer's name		2 Issuer's employer identification number (EIN)		
PHILLIPS EDISON GROCE	RY CENTER REIT I.	INC.		27-1106076
3 Name of contact for add			ne No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or F	O. box if mail is not	delivered to		7 City, town, or post office, state, and Zip code of contact
•			,	, and <u>and ap</u>
11501 NORTHLAKE DRIVE	<u>:</u>			CINCINNATI, OH 45249-1669
8 Date of action		9 Class	sification and description	
AUGUST 1,2016		СОММО	N STOCK	
10 CUSIP number	11 Serial number(s	s)	12 Ticker symbol	13 Account number(s)
71884V 102	N/A		N/A	N/A
				ee back of form for additional questions.
				te against which shareholders' ownership is measured for
the action ► ON AUC	GUST 1,2016 ISSUEI	R PAID A NO	NTAXABLE RETURN OF C	APITAL DISTRIBUTION TO ITS COMMON
STOCKHOLDERS OF REC	ORD IN THE AMOUN	NT OF 0.057	PER SHARE. AT THE TIME	OF THE DISTRIBUTION, THE TAXPAYERS
EARNINGS AND PROFITS	WERE NOT CALCU	LATED AND	THE PORTION OF THE DIS	TRIBUTION THAT WOULD BE TREATED AS A RETURN
OF CAPITAL WAS UNCER	TAIN. PURSUANT T	O TREASUR	Y REGULATION 1.6042-3(C), THE TAXPAYER PRESUMED 100% OF THE
DISTRIBUTION TO BE A TA	AXABLE DIVIDEND,	AND THER	ORE, WAS NOT REQUIRE	TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
ITS EARNINGS AND PROF	ITS CALCULATION	ON DECEM	BER 31, 2016 AND AT THAT	TIME IT WAS DETERMINED THAT 71.78% OF ITS
AUGUST 1, 2016 DISTRIBL	JTION WAS A RETU	RN OF CAPI	TAL. THE TAXPAYER IS FI	LING THIS FORM 8937 ON THE EARLIER OF
JANUARY 15, 2017 OR 45	DAYS AFTER DECE	MBER 31,20	16, THE DATE ON WHICH I	TS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
	<u></u>			·
15 Describe the quantitat	ive effect of the organ	nizational act	tion on the basis of the securi	ity in the hands of a U.S. taxpayer as an adjustment per
	ige of old basis P	IE COMMON	STOCK DISTRIBUTION RE	DUCES THE BASIS OF EACH COMMON STOCK
BY 0.057 PER SHARE.				
				
				
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40 5 9 0 1 1 1	***			
				ation, such as the market values of securities and the
valuation dates ► THE	0.057 PER SHARE	COMMON S	TOCK DISTRIBUTION WAS	DETERMINED TO COMPRISE OF 71.78% RETRUN OF
			ESTIMATED THAT IT HAS C	CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT	YEAR DISTRIBUTION	ON.		

Form 89	37 (Re	v. 12-2011)						Page 2
Part	11	Organizational	Action (continue	ed)				
		applicable Internal F	levenue Code seci	tion(s) and subsec	ction(s) upon which	n the tax treat	ment is based	>
IRC SE	CTIO	N 301(C)(2)						
								
								
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18 C	an an	y resulting loss be re	cognized? ► N/A					
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19 Pr	rovide	any other informatio	n necessary to imp	olement the adjus	tment, such as the	e reportable ta	ax year ► N/A	
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	Unde	er penalties of perjury, I	declare that I have e	xamined this return	, including accompar	nying schedules	and statements	s, and to the best of my knowledge and parer has any knowledge.
0:	Delle	i, it is true, contect, and	zompiete. Decidiation	in dir pregaler (other		on all informat	ion of which prep	parer has any knowledge.
Sign				11.11.	1 Elisa	J	1.10	7 11
Here	Signa	ature 🕨		1777	1	Da	te ▶ <u>\</u>	3117
		Ta	OC. 1º	HV.			10	- >
	Print	your name ► Je-	Firey J.	Edison	· · ·			٥
Paid		Print/Type preparer's	name /	Preparer's sign	nature	□	ate	Check if PTIN
Prepa	arer				<u> </u>			self-employed
Use C		Firm's name ▶			<u> </u>			Firm's EIN ▶
		Firm's address ▶						Phone no.
Send Fo	orm 89	937 (including accom	panying statement	s) to: Departmen	t of the Treasury, li	nternal Rever	ue Service, Og	gden, UT 84201-0054

(December 2011) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reporting I	ssuer			
1 Issuer's name				2 Issuer's employer identification number (EIN)
PHILLIPS EDISON GROCE	RY CENTER REIT I	INC.		27-1106076
3 Name of contact for add			e No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or P	.O. box if mail is not	delivered to :	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRIVE				CINCINNATI, OH 45249-1669
8 Date of action		9 Class	sification and description	
SEPTEMBER 1,2016			N STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
71884V 102	N/A		N/A	N/A
Part II Organization	nal Action Attac	h additiona	statements if needed.	See back of form for additional questions.
				date against which shareholders' ownership is measured for
the action ► ON SEP	TEMBER 1,2016 IS	SUER PAID	A NONTAXABLE RETURN	OF CAPITAL DISTRIBUTION TO ITS COMMON
STOCKHOLDERS OF RECO	ORD IN THE AMOU	NT OF 0.057	PER SHARE. AT THE TIM	IE OF THE DISTRIBUTION, THE TAXPAYERS
EARNINGS AND PROFITS	WERE NOT CALCU	LATED AND	THE PORTION OF THE D	ISTRIBUTION THAT WOULD BE TREATED AS A RETURN
OF CAPITAL WAS UNCERT	TAIN. PURSUANT T	O TREASUR	Y REGULATION 1.6042-3	(C), THE TAXPAYER PRESUMED 100% OF THE
				ED TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
ITS EARNINGS AND PROF	ITS CALCULATION	ON DECEMI	BER 31, 2016 AND AT TH	AT TIME IT WAS DETERMINED THAT 71.78% OF ITS
				R IS FILING THIS FORM 8937 ON THE EARLIER OF
	DAYS AFTER DECE	MBER 31,20	16, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
				<u> </u>
				urity in the hands of a U.S. taxpayer as an adjustment per
	ge of old basis P	HE COMMON	STOCK DISTRIBUTION F	REDUCES THE BASIS OF EACH COMMON STOCK
BY 0.057 PER SHARE.				
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16 Describe the calculation	n of the change in h	seie and the	data that supports the calc	ulation, such as the market values of securities and the
				AS DETERMINED TO COMPRISE OF 71.78% RETRUN OF
				CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT			ESTIMATED THAT IT HAS	CURRENT EARNINGS AND PROFITS EQUAL TO
20.22 % OF THE CORRENT	TEAK DISTRIBUTE	<u> </u>		
				
			· -	
				

Form 893		v. 12-2011)				Page 2
Part	П	Organizational Action (conti	nued)			
17 Li	st the	applicable Internal Revenue Code s	ection(s) and subsection(s)	upon which the tax treat	ment is based I	•
IRC SE	CTION	1 301(C)(2)				
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18 C	an any	y resulting loss be recognized? ► N	I/A			
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		W W				
19 Pi	rovide	any other information necessary to	implement the adjustment,	such as the reportable ta	x year ► <u>N/A</u>	 -
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		<u> </u>				
	I					
	Unde belief	r penalties of perjury, I declare that I hav f, it is true, correct, and complete. Declara	e examined this return, includir	ig accompanying schedules	and statements,	and to the best of my knowledge and
Sign		,			on or union prop	ary knowledge.
Here	Class.	duma N	1. Mary 12	elim	. \ / (3/17
	Signa	ature >	MA	Da	te • _ \ / \	3/1
	Print	yourname Jeffrey S	. Edison	Titl	· CE	8
Paid		Print/Type preparer's name	Preparer's signature		ate	DTIN
Prepa	ror					Check if self-employed
Use C		Firm's name ▶				Firm's EIN ▶
	, iliy	Firm's address ▶				Phone no.
Send Fo	orm 89	37 (including accompanying statem	ents) to: Department of the	Treasury, Internal Reven	ue Service, Og	

(December 2011)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reporting	ssuer			
1 Issuer's name	<u> </u>			2 Issuer's employer Identification number (EIN)
PHILLIPS EDISON GROCE	RY CENTER REIT I	. INC.		27-1106076
3 Name of contact for add			e No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or F	O. box if mail is not	delivered to	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRIVE		0.01	-4- 1- 1-1	CINCINNATI, OH 45249-1669
8 Date of action		9 Class	sification and description	
OCTOBER 1,2016		COMMO	N STOCK	
10 CUSIP number	11 Serial number(12 Ticker symbol	13 Account number(s)
		-,		10 710000111110011001100
71884V 102	N/A		N/A	N/A
Part II Organization	onal Action Attac	ch additiona		ee back of form for additional questions.
				te against which shareholders' ownership is measured for
the action ► ON OC	TOBER 1,2016 ISSU	IER PAID A N	IONTAXABLE RETURN OF	CAPITAL DISTRIBUTION TO ITS COMMON
				OF THE DISTRIBUTION, THE TAXPAYERS
				STRIBUTION THAT WOULD BE TREATED AS A RETURN
), THE TAXPAYER PRESUMED 100% OF THE
				D TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
				T TIME IT WAS DETERMINED THAT 71.78% OF ITS
				FILING THIS FORM 8937 ON THE EARLIER OF
WAS ESTIMATED.	DAYS AFTER DECI	MBER 31,20	16, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
		•		
15 Describe the quantitat	ive effect of the orga	inizational act	ion on the basis of the secui	ity in the hands of a U.S. taxpayer as an adjustment per
				DUCES THE BASIS OF EACH COMMON STOCK
BY 0.055 PER SHARE.				

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16 Describe the calculation	on of the change in t	asis and the	data that supports the calcu	lation, such as the market values of securities and the
				DETERMINED TO COMPRISE OF 71.78% RETRUN OF
				CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT				TOTAL TOTAL CONTROL OF THE PROPERTY OF THE PRO

Form 8	937 (Re	v. 12-2011)				Page 2
Part	11	Organizational Action (continue	d)			
	List the	applicable Internal Revenue Code section		upon which the tax tre	eatment is based	
IRC S	ECTIO	N 301(C)(2)				
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18	Can an	y resulting loss be recognized? ► N/A		 -		
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			1.00			· · · · · · · · · · · · · · · · · · ·
						
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				* VV		
10	Dvanida					
19	Provide	any other information necessary to impl	ement the adjustment,	such as the reportable	e tax year ► <u>N/A</u>	
						
		<u> </u>				
	Lind	er penalties of perjury, I declare that I have ex	professed this yesture. In about			
	belie	f, it is true, correct, and complete. Declaration	of preparer (other than of	ing accompanying scried. iger) is based on all Inform	nes and statements, nation of which prepa	and to the best of my knowledge and are has any knowledge.
Sign			11 11 17			
Here	Slan	ature ▶	Man 1 4	elin-	Date ▶ /	3/17
	3	T.((A	11_//			
	Print	your name > Jettry S.	Edicon		Title▶ C.E	50
Paid		Print/Type preparer's name	Preparer's signature		Date	Check if PTIN
Prep						self-employed
Use		Firm's name ▶				Firm's EIN ▶
		Firm's address ▶				Phoпе по.
Send F	orm 8	937 (including accompanying statements) to: Department of the	Treasury, Internal Rev	enue Service, Oge	den, UT 84201-0054

Form 8937 (Rev. 12-2011)

(December 2011)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reporting	ssuer			·
1 Issuer's name				2 Issuer's employer identification number (EIN)
PHILLIPS EDISON GROCE	RY CENTER REIT !	INC.		27-1106076
3 Name of contact for add	ditional information	4 Telephor	ne No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
6 Number and street (or F	O. box if mail is not	delivered to		7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRIVE 8 Date of action	<u> </u>	O Cloor	sification and description	CINCINNATI, OH 45249-1669
b Date of action		9 Class	sincation and description	
NOVEMBER 1,2016		соммо	N STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
71884V 102 Part II Organization	N/A	h additions	N/A	N/A see back of form for additional questions.
				ate against which shareholders' ownership is measured for
STOCKHOLDEDE OF DEC	VEWBER 1,2016 ISS	UER PAID A	NONTAXABLE RETURN	OF CAPITAL DISTRIBUTION TO ITS COMMON
				E OF THE DISTRIBUTION, THE TAXPAYERS
				STRIBUTION THAT WOULD BE TREATED AS A RETURN
				C), THE TAXPAYER PRESUMED 100% OF THE
				ED TO FILE A FORM 8937. THE TAXPAYER ESTIMATED
				T TIME IT WAS DETERMINED THAT 71.78% OF ITS
			-·· -	IS FILING THIS FORM 8937 ON THE EARLIER OF
	DAYS AFTER DECE	MBER 31,20	116, THE DATE ON WHICH	ITS EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
			<u>.</u>	
				
				rity in the hands of a U.S. taxpayer as an adjustment per
BY 0.057 PER SHARE.				
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				ulation, such as the market values of securities and the S DETERMINED TO COMPRISE OF 71.78% RETRUN OF
				CURRENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRENT			LOTHINITED THAT IT THAT	OOKKENT EAKHINGO AND I KOI II S EQUAL IO
				
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Form 893		v. 12-2011)				Page 2
Part I	П	Organizational Action (conti	nued)			
		applicable Internal Revenue Code s	section(s) and subsecti	on(s) upon which the tax t	reatment is based	—
IRC SE	CTION	V 301(C)(2)				
				<u></u>		
						
		· · · ·				· · · · · · · · · · · · · · · · · · ·
18 C	an any	resulting loss be recognized? ► 1	N/A			<u></u>
						
						
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19 Pi	مانام	any other information recognite	inominancement the englishment			
19 1	rovide	any other information necessary to	implement the adjustr	ient, such as the reportat	ole tax year ➤ N/A	· · · · · · · · · · · · · · · · · · ·
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			**			
	Undo	u noncitico of movime. I declare black i has				
	belief	er penalties of perjury, I declare that I have f, it is true, correct, and complete. Declar	ve examined this return, ii ation of prepare: (other th	nctuding accompanying sche an office) in based on all info	oules and statements rmation of which prej	s, and to the best of my knowledge and parer has any knowledge.
Sign				1 16.11		
Here	Signs	ature >	Why	1 Elin	Date ► \ /\	3/17
	Signe	TOO	1111	• · · · · · · · · · · · · · · · · · · ·		
	Print	your name Jeffrey	J. Edison		Title CE	0
Paid		Print/Type preparer's name	Preparer's signa	ure	Date	Check ☐ if PTIN
Prepa	arer					self-employed
Use (Firm's name ▶				Firm's EIN ▶
		Firm's address ▶				Phone no.
Send Fo	orm 89	37 (including accompanying statem	ents) to: Department (of the Treasury Internal Ro	evenue Service Or	rden LIT 9/201-005/

(December 2011)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

Part I Reportin	g Issuer			
1 Issuer's name				2 Issuer's employer identification number (EIN)
PHILLIPS EDISON GRO	CERY CENTER REIT I	. INC.		27-1106076
3 Name of contact for		i -	e No. of contact	5 Email address of contact
SCOTT NEKOLNY			513-618-4439	SNEKOLNY@PHILLIPSEDISON.COM
	r P.O. box if mail is not	delivered to s	street address) of contact	7 City, town, or post office, state, and Zip code of contact
11501 NORTHLAKE DRI 8 Date of action	<u>VE</u>	O Class	Mination and James Min	CINCINNATI, OH 45249-1669
• Date of action		9 Class	dification and description	
DECEMBER 1,2016		соммо	N STOCK	
10 CUSIP number	11 Serial number	s)	12 Ticker symbol	13 Account number(s)
71884V 102 Part II Organiza	N/A	ah additional	N/A	ack of form for additional questions.
				gainst which shareholders' ownership is measured for
				APITAL DISTRIBUTION TO ITS COMMON
			·	THE DISTRIBUTION, THE TAXPAYERS
				BUTION THAT WOULD BE TREATED AS A RETURN
				HE TAXPAYER PRESUMED 100% OF THE
DISTRIBUTION TO BE A	TAXABLE DIVIDEND	<u>, AND THERF</u>	ORE, WAS NOT REQUIRED TO	FILE A FORM 8937. THE TAXPAYER ESTIMATED
				ME IT WAS DETERMINED THAT 71.78% OF ITS
DECEMBER 1, 2016 DIS	TRIBUTION WAS A R	ETURN OF C	APITAL. THE TAXPAYER IS FIL	ING THIS FORM 8937 ON THE EARLIER OF
JANUARY 15, 2017 OR	<u>45 DAYS AFTER DEÇI</u>	EMBER 31,20	16, THE DATE ON WHICH ITS I	EARNINGS AND PROFITS CALCULATION
WAS ESTIMATED.				
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				the hands of a U.S. taxpayer as an adjustment per
BY 0.055 PER SHARE.				
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16 Describe the calcul	ation of the change in b	asis and the	data that supports the calculation	n, such as the market values of securities and the
				TERMINED TO COMPRISE OF 71.78% RETRUN OF
				RENT EARNINGS AND PROFITS EQUAL TO
28.22% OF THE CURRE			ESTIMATED THAT IT HAS CUR	RENT EARNINGS AND PROFITS EQUAL TO
26.22% OF THE CURKE	NI TEAR DISTRIBUTI	UN.		
	 			
				
	 			
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		<u>/</u> . 12-2011)			Page 2
Part	H	Organizational Action (continu	ued)		
		applicable Internal Revenue Code sec	ction(s) and subsection(s) upon	which the tax treatment is based	
IKC SE	CHO	V 301(C)(2)			
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18 C	an anv	resulting loss be recognized? ► N/A	λ		
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19 P	rovide	any other information necessary to im-	plement the adjustment, such	as the reportable tax year ▶ N/A	<u> </u>
					
			 -		
					
	I				
	Unde belief	r penalties of perjury, I declare that I have , it is true, correct, and complete. Declara	examined this return, including acc on of preparer (other than officer) is	companying schedules and statements based on all information of which prej	s, and to the best of my knowledge and parer has any knowledge.
Sign		//	11 181		, 3
Here	Signa	iture ▶	My / Elisa	Date ► \/\	3/17
	3.10	T or la	14:		
	Print	your name > Jettray S.	Edison	Title ► CE	0
Paid		Print/Type preparer's name	Preparer's signature	Date	Check if PTIN
Prepa					self-employed
Use C	Only	Firm's name ► Firm's address ►			Firm's EIN ▶
Send Fo	orm 89	137 (including accompanying statemer	its) to: Department of the Treas	surv. Internal Revenue Service. Or	Phone no.