UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): April 15, 2020

Phillips Edison & Company, Inc.
(Exact name of registrant as specified in its charter)

Maryland	**000-54691**	**27-1106076**
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

11501 Northlake Drive
Cincinnati, Ohio 45249
(Address of principal executive offices, including zip code)

Registrant's telephone number, including area code: **(513) 554-1110**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the Registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol	Name of each exchange on which registered
None	None	None

Indicate by check mark whether the Registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the Registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 7.01. Regulation FD Disclosure

Phillips Edison & Company, Inc. (the “Company”) will host a live conference call presentation on April 15, 2020 at 1:30 p.m. Eastern Time to discuss the Company’s previously announced mitigation plans in response to the COVID-19 pandemic and the impact of the COVID-19 pandemic on the Company. A copy of the investor presentation dated April 15, 2020 is attached hereto as Exhibit 99.1 and incorporated herein by reference.

A live webcast of the presentation can be accessed by visiting the Events & Presentations page on the Company’s website at http://investors.phillipsedison.com/event-calendar. The conference call can be accessed by dialing (888) 346-2646 (domestic) or (412) 317-5249 (international). A replay of the webcast will be available on the Company's website approximately one hour after the conclusion of the live presentation at http://investors.phillipsedison.com/event-calendar.

The information in this Current Report on Form 8-K, including Exhibit 99.1, is being furnished to the Securities and Exchange Commission (“SEC”), and shall not be deemed to be “filed” with the SEC for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any other filing with the SEC except as expressly set forth by specific reference in such filing.

Item 9.01. Financial Statements and Exhibits

(d) Exhibits.

Exhibit Number	Description of Exhibit
99.1	Investor Presentation dated April 15, 2020

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PHILLIPS EDISON & COMPANY, INC.

Dated: April 15, 2020	By:	*/s/ Tanya E. Brady*
		Tanya E. Brady
		General Counsel, Senior Vice President, and Secretary

PHILLIPS EDISON & COMPANY®

COVID-19 Mitigation Plan and Business Update

Wednesday, April 15, 2020

Forward-Looking Statement Disclosure

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Certain of the matters and included in this presentation and the accompanying webcast that are not purely historical are forward-statements within the meaning of Section 27A of the Securities Act of 1933, as amended, Section 21E of the Securities Exchange 1934, as amended, and the Private Securities Litigation Reform Act of 1995. Forward-looking statements generally can be identified use of forward-looking terminology such as "will," "continue," "plan," "believe," "focus," "priorities," "option," "estimated," "want," "strategy," "expect," "anticipate," "may," "future," "uncertainty," or similar expressions. Such forward-looking statements only spe the date of this presentation. You should not place undue reliance on these forward-looking statements. These statements are b current expectations of future events. These forward-looking statements are subject to risks and uncertainties that could caus results to differ materially from the statements made, including, but not limited to, the effects of COVID-19, including on the dem consumer goods and services and levels of consumer confidence in the safety of visiting shopping centers as a result of COVID measures taken by federal, state and local government agencies and tenants in response to COVID-19, including mandatory b shutdowns and stay-at-home orders; the impact of the COVID-19 pandemic on our tenants and their ability to pay rent on time or to renew their leases and, in the case of non-renewal, the Company's ability to re-lease the space at the same or more favorabl the length and severity of the COVID-19 pandemic in the United States; the pace of recovery following the COVID-19 pander ability to implement cost containment strategies; our ability to obtain loans under the CARES Act or similar state regulations; ou to pay down, refinance, restructure, or extend our indebtedness as it becomes due; and the impact of COVID-19 on our business of operations, financial conditions, and liquidity. Additional important factors that could cause actual results to differ are describe filings made from time to time by the Company with the U.S. Securities and Exchange Commission and include the risk factors an risks and uncertainties described in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2019 fil the SEC on March 11, 2020, as such factors may be updated from time to time in the Company's periodic and/or current repo with the SEC, which are accessible on the SEC's website at www.sec.gov. The Company undertakes no obligation to publicly up revise any forward-looking statement, whether as a result of new information, future events, or otherwise.

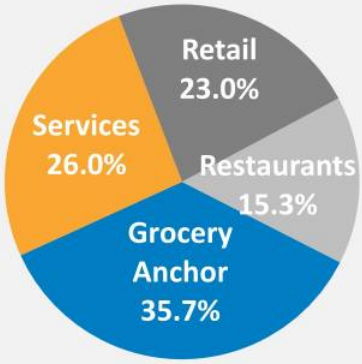
PECO Portfolio Overview

As of March 31, 2020*

312 Properties

- 32.4 million square feet across 31 states
- ABR from grocery-anchored properties: 97.0%
- Leased portfolio occupancy: 95.5%
- ABR from grocery, national & regional neighbors: 76.8%

ABR by Neighbor Industry



**77.0% of A
comes fro
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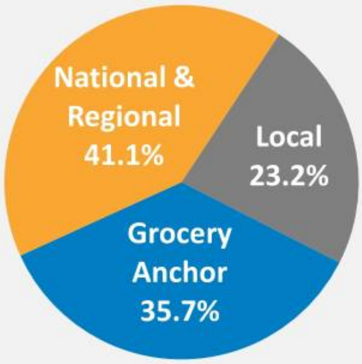
ABR by Neighbor Type

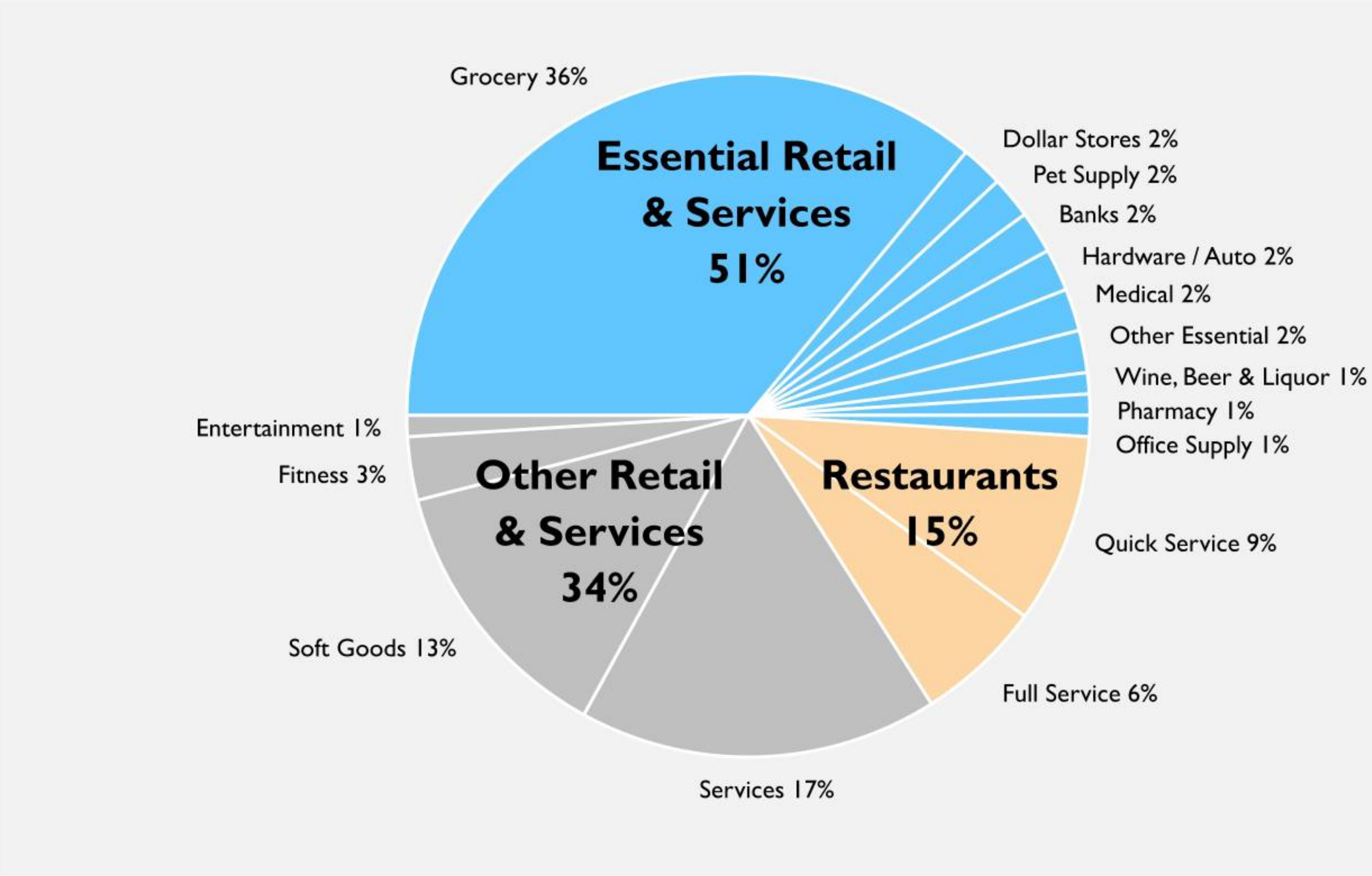


**35.7% of A
comes fro
our groce
anchors**

www.phillipsedison.com/investors *Preliminary statistics include pro rata ownership through joint ventures. ABR = Annualized Base Rent

PECO Portfolio Neighbor Details

As of March 31, 2020 by ABR



Essential Retail represents businesses generally deemed essential under most state and local stay at home orders
ABR = Annualized Base Rent. Statistics reflect percentage of ABR, including pro rata ownership through our joint ventures

Strong Track Record of Delivering Stockholder Value

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Cumulative Share Value + Distributions[1]

Our most recent estimated value per share plus cumulative cash distributions totals between **$15.21 per share** and **$17.36 per share**, depending on investment timing.

Distribution Performan

- Total distributions fo PECO stockholders a between **$4.11/shar** **$6.26/share**, depend timing of investment
- **Over $1.3 Billion** r stockholders in the f monthly distributions
- Our distribution paid 2020, marked 111 mo consecutive distributi
- Estimated value per s $11.10 (as of our Ma 2019 financials), up fr offering price of $10.

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1) Chart reflects cumulative distributions paid to stockholders who participated in the Phillips Edison Grocery Center REIT I, Inc. public offe
2) Distributions are temporarily suspended due to the uncertainty around the COVID-19 pandemic. As of April 1, 2020, Phillips Edison & Company, Inc. and Phillips Edison Grocery Center REIT II, Inc. have paid a cumulative $1.3 billion in distributions

Fully Integrated Operating Platform has Driven Strong Performance

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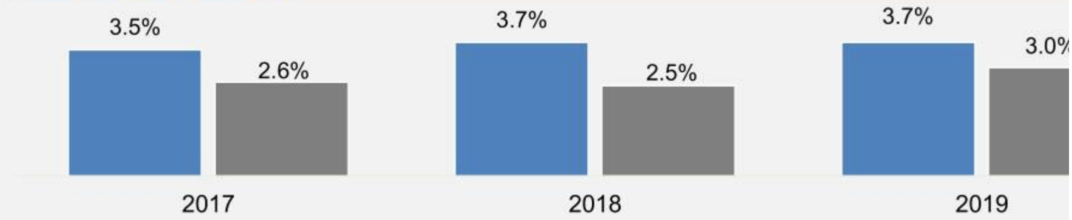
FULLY INTEGRATED PLATFORM

29 YEAR HISTORY OF GROCERY FOCUS AND STRONG GROWTH

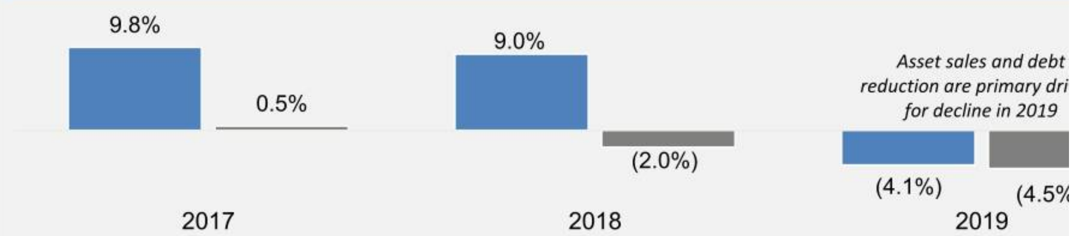
FULLY-INTEGRATED OPERATING PLATFORM WITH 100% IN-HOUSE CAPABILITIES, INCLUDING LEASING AND PORTFOLIO MANAGEMENT

VETERAN EXECUTIVE MANAGEMENT TEAM WITH AVERAGE OF 27 YEARS EXPERIENCE WITH AVERAGE 14 YEARS AT PECO

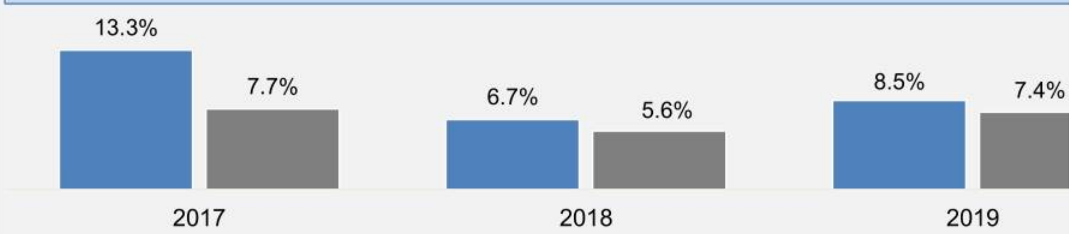
Same Center Net Operating Income (NOI) Growth[1,2] Three-year Averages **PECO: 3.6%** Peers



Core FFO Growth per Share[1] Three-year Averages **PECO: 4.9%** Peers:



Renewal Spreads[4] Three-year Averages **PECO: 9.5%** Peer



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1) See Non-GAAP Reconciliations at the end of this presentation.
2) 2017 – 2019 Same-Center NOI is Pro Forma, reflecting the impact of transactions that took place in 2017 and 2018.
3) 12/31/19 SEC Filings. Peers: REG, BRX, KIMCO, WRI, RPAI, R RPT, CDR
4) Renewal spread represents cash spread renewal leases each ye

COVID-19's Impact on Shopping Centers

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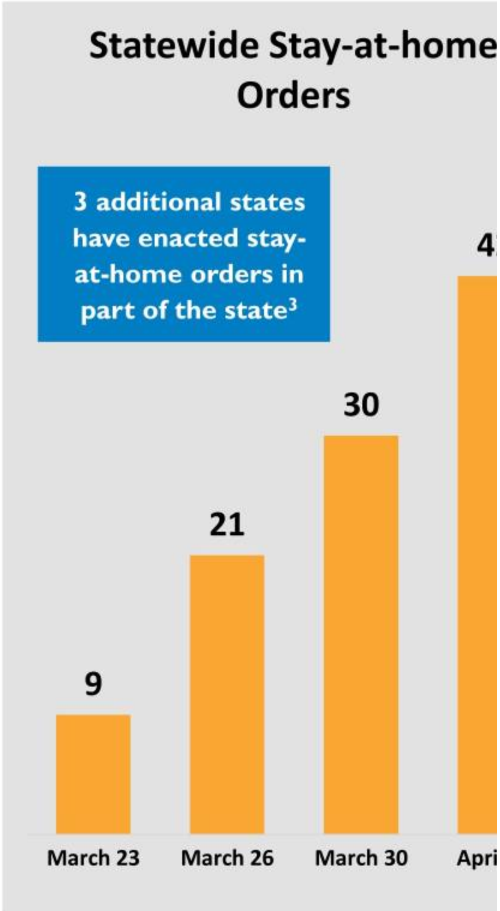
- Unprecedented situation - mandatory closures have created tremendous uncertainty for retail businesses, particularly small businesses.
- Our grocery anchors are seeing remarkable foot traffic and sales. March 2020 sales:
  - Kroger: Identical-store sales up 30%[1]
  - Walmart: Total sales up 20%[2]
- Stay-at-home mandates[3]:
  - 42 states – state-wide
  - 3 states – partial (certain cities/counties)
  - 316 million Americans ordered to stay at home



1) Public Filings
2) Wall Street Journal, April 3, 2020
3) NY Times, See Which States and Cities Have Told Residents to Stay at Home

COVID-19's Impact on PECO

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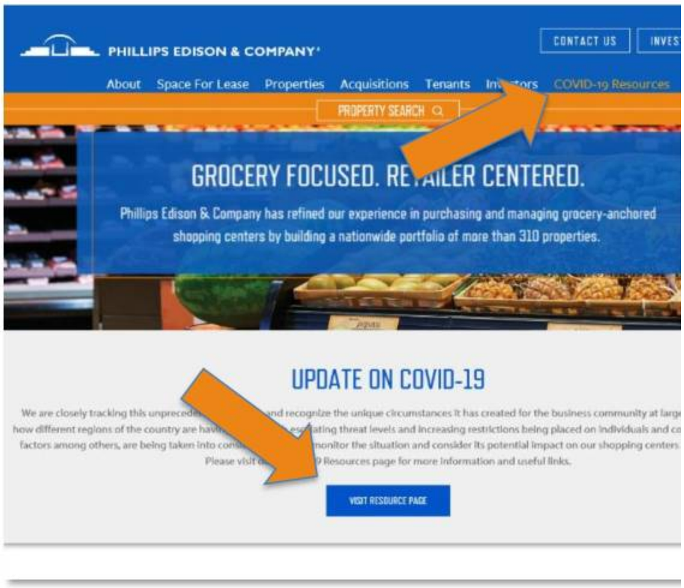
- Our non-grocery neighbors have been severely impacted
- As of April 13, 2020*:
  - 36% of neighbors closed temporarily
    - 25% of our total ABR
    - 20% of our total GLA
  - 1,850 rent relief requests out of 5,550 total neighbors (33%)
  - Collected 70% of April 2020 rent
- Equity values of our publicly traded peers have been severely impacted[1]:
  - Average YTD decrease: 49%
  - Average discount to NAV: 52%
- We expect to update our estimated value per share as of March 31, 2020, to be announced in May 2020
  - We believe this current environment will have an adverse effect on our valuation

*Statistics are approximate and include our pro rata ownership through joint ventures. ABR = Annualized Base Rent GLA = Gross Leasable Area. 1) SNL Financial, as of April 13, 2020. Peers: REG, BRX, KIMCO, WRI, RPAI, ROIC, KRG, RPT

Working with our Neighbors

Many of our inline and small shop neighbors are faced with mandated or voluntary closures and great uncertainty

- We are working with our neighbors to fully understand their current financial position to ensure they are aware of and understand the available assistance programs:
    - Contacting every neighbor to discuss their business and future plans
    - PECO task force dedicated to understanding the CARES Act and SBA programs that may help our neighbors
    - Created a resource page on our website
    - Open channel of communications with neighbors via our proprietary communications platform – DashComm



Business Continuity

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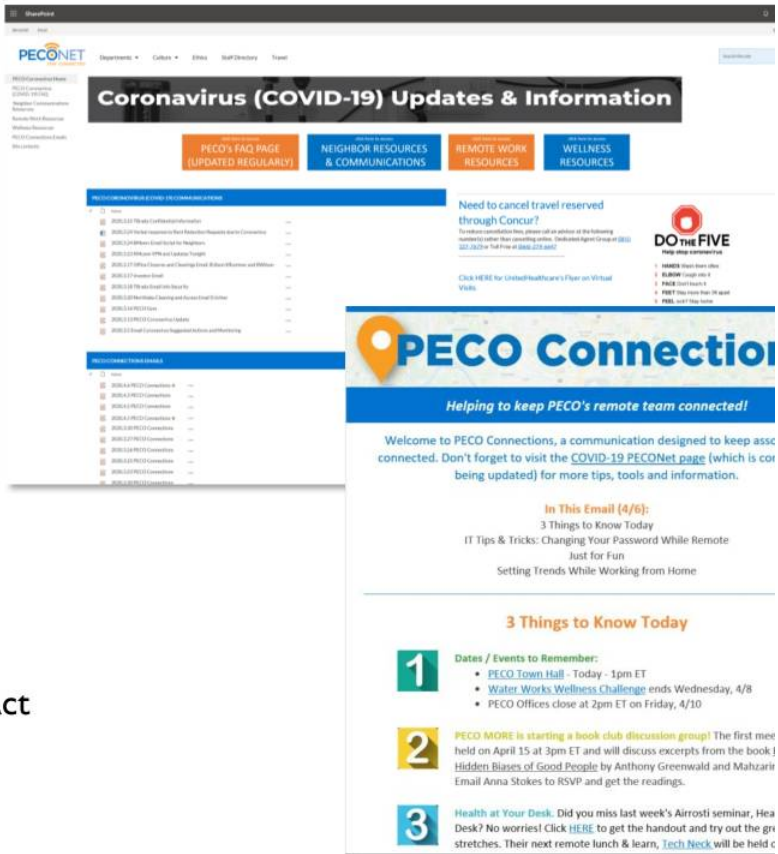
Taking care of our associates so we can take care of our neighbors

We are fully operational as a remote workforce

IT infrastructure enabled us to fully deploy our workforce remotely
- Cloud-based software systems
- Microsoft video conference technology

Communications team working diligently to connect associates through:
- Weekly townhall meetings
- Twice-weekly internal emails
- Associate resources page available on our intranet

We have applied for a Payroll Protection Program loan available through the CARES Act



PECO's Response

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**PECO has taken the following steps to maximize its financial flexibility and preserve
given the uncertainty and fluidity of the COVID-19 pandemic:**

1. Expense reductions have been implemented at the property and corporate levels.

2. Capital projects are being delayed to the extent possible.

3. We drew $200 million on our $500 million revolving credit facility.

4. Monthly distributions have been temporarily suspended.

5. The Share Repurchase Program for DDI (death, qualifying disability or determination of incompetence) has been temporarily suspended. The Share Repurchase Program for standard requests remains suspended.

We expect to reevaluate distributions and share repurchases once the pandemic has stabilized and we are able to fully assess the impact of COVID-19 on our business.

Alignment with Stockholders

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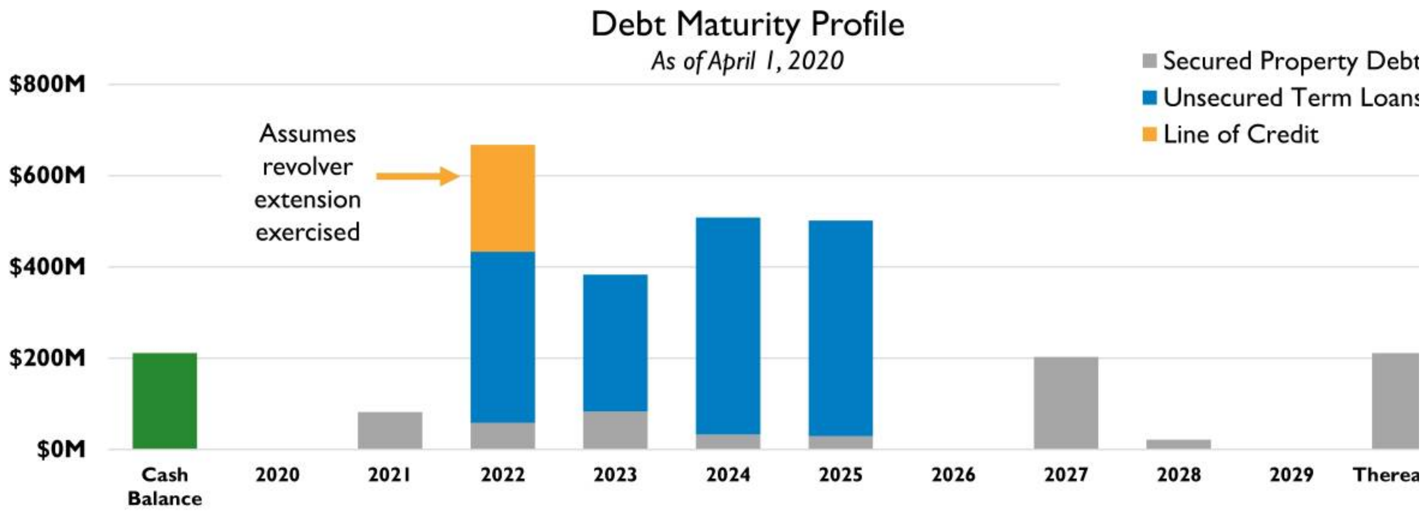
- Compensation for PECO's chief executive officer and executive management team is highly incentive based
    - 83% of CEO compensation and 65% of other executive officers' compensation is based on Company performance; as such, we believe this pandemic will have a negative impact on executive compensation
- The distribution suspension affects executives as well (Company's largest stockholder at ~8% combined)
- In 2017, we merged with our external advisor to become a fully internally-managed REIT
    - No asset management fees, or any other management fees, are being paid to a third party

Debt and Liquidity Profile

- Our delevering strategy has given us flexibility and optionality
- Revolving credit facility, maturing in October 2021, has extension options to October 2022
- Strong cash and liquidity position bolstered by recent draw on revolving credit facility
  - We have approximately $210 million in cash and approximately $250 million available on our revolving line of credit (as of April 1, 2020)
- Solid relationships with lenders and maintaining continuous dialogue in this environment
- We are in compliance with our debt covenants
- No material maturities until 2022



Summary

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- Our strong performance and the execution of our strategic plans have improved our ability to handle this unprecedented situation
- Best-in-class grocery anchored shopping center operators with 29 years of experience
- Our investment thesis of owning well-located shopping centers anchored by leading grocers has resulted in strong historical performance
- Immediate focus is to preserve cash as the duration and impact of COVID-19 on our neighbors remains uncertain
- We are seeking to preserve cash to be positioned to capitalize on potential future growth opportunities
- We are working relentlessly to protect PECO and the long-term value of our stockholders' investment

Investor Operations

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- April 1, 2020: Monthly distributions were paid at the annualized rate of $0.67 per share
  - 100% distributions were paid in cash
  - Dividend Reinvestment Program ("DRP") suspended – no reinvestments took place
  - Investors in the DRP will automatically reinvest future distributions once reinstated – no need to submit paperwork
- Monthly distributions are temporarily suspended
- For the latest updates, visit: www.phillipsedison.com/investors

Question and Answer Session

If you are logged in to the webcast presentation you can submit a question by typing it into the text box and clicking "Submit Question".

For More Information:

InvestorRelations@PhillipsEdison.com
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Investors and NIGO Servicing: (888) 518-8073
Phillips Edison Advisor Services: (833) 347-5717

Non-GAAP Reconciliations

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Same-Center Net Operating Income ("NOI")

We present Pro Forma Same-Center NOI as a supplemental measure of our performance. We define NOI as total operating revenu adjusted to exclude non-cash revenue items, less property operating expenses and real estate taxes. Same-center NOI represents th the properties that were wholly-owned and operational for the entire portion of both comparable reporting periods. For purposes evaluating Same-Center NOI on a comparative basis, and in light of the Phillips Edison Limited Partnership ("PELP") transaction on 2017, and Merger with REIT II on November 16, 2018, we are presenting Same-Center NOI on a pro forma basis as if each transacti occurred on January 1st of the earliest comparable reporting period prior to their respective acquisition dates. We believe Pro Form Center NOI provides useful information to our investors about our financial and operating performance because it provides a perfo measure of the revenues and expenses directly involved in owning and operating real estate assets and provides a perspective not in apparent from net income (loss).

Because Pro Forma Same-Center NOI excludes the change in NOI from properties acquired or disposed after December 31st of th prior to the earliest comparable reporting period, it highlights operating trends such as occupancy levels, rental rates, and operating properties that were operational for both comparable periods. Other REITs may use different methodologies for calculating Pro For Center NOI, and accordingly, our Pro Forma Same-Center NOI may not be comparable to other REITs.

Pro Forma Same-Center NOI should not be viewed as an alternative measure of our financial performance because it does not refle operations of our entire portfolio, nor does it reflect the impact of general and administrative expenses, depreciation and amortizati 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.

Non-GAAP Reconciliations

PHILLIPS EDISON &

Below is a reconciliation of Net (Loss) Income to NOI for real estate investments and Pro Forma Same-Center NOI for the years
December 31, 2019 and 2018 (dollars in thousands):

	2019	2018	Change $	Ch
Net (loss) income	$ (72,826)	$ 46,975		
Adjusted to exclude:				
Fees and management income	(11,680)	(32,926)		
Straight-line rental income	(9,079)	(5,173)		
Net amortization of above- and below-market leases	(4,185)	(3,949)		
Lease buyout income	(1,166)	(519)		
General and administrative expenses	48,525	50,412		
Depreciation and amortization	236,870	191,283		
Impairment of real estate assets	87,393	40,782		
Interest expense, net	103,174	72,642		
Gain on sale or contribution of property, net	(28,170)	(109,300)		
Other	676	4,720		
Property operating expenses related to fees and management income	6,264	17,503		
NOI for real estate investments	355,796	272,450		
Less: Non-same-center NOI[1]	(16,175)	(44,194)		
NOI from same-center properties acquired in the merger with REIT II, prior to acquisition[2]	—	99,387		
Total Pro Forma Same-Center NOI	$ 339,621	$ 327,643	$ 11,978	

1) Includes operating revenues and expenses from non-same-center properties which includes properties acquired, sold, or contributed, and corporate activ
2) Includes REIT II Same-Center NOI for non-ownership periods.

Non-GAAP Reconciliations

Below is a reconciliation of Net Income (Loss) to NOI for real estate investments and Pro Forma Same-Center NOI for the years
December 31, 2018 and 2017 (dollars in thousands):

	2018	2017	Change $	Ch
Net income (loss)	$ 46,975	$ (41,718)		
Adjusted to exclude:				
Fees and management income	(32,926)	(8,156)		
Straight-line rental income	(5,173)	(3,766)		
Net amortization of above- and below-market leases	(3,949)	(1,984)		
Lease buyout income	(519)	(1,321)		
General and administrative expenses	50,412	36,878		
Transaction expenses	3,331	15,713		
Vesting of Class B units	—	24,037		
Termination of affiliate arrangements	—	5,454		
Depreciation and amortization	191,283	130,671		
Impairment of real estate assets	40,782	—		
Interest expense, net	72,642	45,661		
Gain on sale or contribution of property, net	(109,300)	(1,760)		
Other	1,389	(881)		
Property operating expenses related to fees and management income	17,503	5,579		
NOI for real estate investments	272,450	204,407		
Less: Non-same-center NOI[1]	(35,456)	(27,286)		
NOI prior to October 4, 2017, from same-center properties acquired in the PELP transaction[2]	—	38,354		
NOI prior to November 16, 2018, from same-center properties acquired in the merger with REIT II[3]	88,463	98,392		
Total Pro Forma Same-Center NOI	$ 325,457	$ 313,867	$ 11,590	

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

2) Includes PELP Same-Center NOI for non-ownership periods.

3) Includes REIT II Same-Center NOI for non-ownership periods.

Non-GAAP Reconciliations

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Below is a reconciliation of Net (Loss) Income to NOI for real estate investments and Pro Forma Same-Center NOI for the years
December 31, 2017 and 2016 (dollars in thousands):

	2017	2016	Change $	Ch
Net (loss) income	$ (41,718)	$ 9,043		
Adjusted to exclude:				
Fees and management income	(8,156)	—		
Straight-line rental income	(3,766)	(3,512)		
Net amortization of above- and below-market leases	(1,984)	(1,208)		
Lease buyout income	(1,321)	(583)		
General and administrative expenses	36,878	31,804		
Transaction expenses	15,713	—		
Vesting of Class B units	24,037	—		
Termination of affiliate arrangements	5,454	—		
Acquisition expenses	—	5,803		
Depreciation and amortization	130,671	106,095		
Interest expense, net	45,661	32,458		
Gain on sale or contribution of property, net	(1,760)	—		
Other	(881)	(5,990)		
Property operating expenses related to fees and management income	5,579	—		
NOI for real estate investments	204,407	173,910		
Less: Non-same-center NOI[(1)]	(34,331)	(20,015)		
NOI prior to October 4, 2017, from same-center properties acquired in the PELP transaction[(2)]	34,756	44,061		
Total Pro Forma Same-Center NOI	$ 204,832	$ 197,956	$ 6,876	

1) Includes operating revenues and expenses from non-same-center properties which includes properties acquired, sold, or contributed, and corporate activities.
2) Includes PELP Same-Center NOI for non-ownership periods.

Non-GAAP Reconciliations

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Funds from Operations ("FFO") and Core FFO

FFO is a non-GAAP performance financial measure that is widely recognized as a measure of REIT operating performance. The Nati Association of Real Estate Investment Trusts ("Nareit") defines FFO as net income (loss) computed in accordance with GAAP, exclu (or losses) from sales of property and gains (or losses) from change in control, plus depreciation and amortization, and after adjustm impairment losses on real estate and impairments of in-substance real estate investments in investees that are driven by measurable in the fair value of the depreciable real estate held by the unconsolidated partnerships and joint ventures. Adjustments for unconsoli partnerships and joint ventures are calculated to reflect FFO on the same basis. We calculate FFO Attributable to Stockholders and Convertible Noncontrolling Interests in a manner consistent with the Nareit definition, with an additional adjustment made for nonc interests that are not convertible into common stock.

Core FFO is an additional performance financial measure used by us as FFO includes certain non-comparable items that affect our performance over time. We believe that Core FFO is helpful in assisting management and investors with the assessment of the sustai operating performance in future periods. We believe it is more reflective of our core operating performance and provides an additio 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). To arrive at Core FFO, we adjust FFO attributable to stockholders and convertible noncontrolling i to exclude certain recurring and non-recurring items including, but not limited to, depreciation and amortization of corporate assets losses on the extinguishment or modification of debt, transaction and acquisition expenses, and amortization of unconsolidated joint basis differences.

FFO, FFO Attributable to Stockholders and Convertible Noncontrolling Interests, and Core FFO should not be considered alternativ income (loss) or income (loss) from continuing operations under GAAP, as an indication of our liquidity, nor as an indication of fund to cover our cash needs, including our ability to fund distributions. Core FFO may not be a useful measure of the impact of long-ter operating performance on value if we do not continue to operate our business plan in the manner currently contemplated.

Accordingly, FFO, FFO Attributable to Stockholders and Convertible Noncontrolling Interests, and Core FFO should be reviewed in connection with other GAAP measurements, and should not be viewed as more prominent measures of performance than net inco or cash flows from operations prepared in accordance with GAAP. Our FFO, FFO Attributable to Stockholders and Convertible Noncontrolling Interests, and Core FFO, as presented, may not be comparable to amounts calculated by other REITs.

Non-GAAP Reconciliations

PHILLIPS EDISON &

The table below presents our calculation of FFO, FFO Attributable to Stockholders and Convertible Noncontrolling Interests, and Core FFO and provides additional informatio
our operations (in thousands, except per share amounts):

	Year Ended December 31,			
(in thousands, except per share amounts)	2019	2018[1]	2017[1]	20
Calculation of FFO Attributable to Stockholders and Convertible Noncontrolling Interests				
Net (loss) income	$ (72,826)	$ 46,975	$ (41,718)	$
Adjustments:				
Depreciation and amortization of real estate assets	231,023	177,504	127,771	
Impairment of real estate assets	87,393	40,782	—	
Gain on sale or contribution of property, net	(28,170)	(109,300)	(1,760)	
Adjustments related to unconsolidated joint ventures	(128)	560	—	
FFO attributable to the Company	217,292	156,521	84,293	
Adjustments attributable to noncontrolling interests not convertible into common stock	(282)	(299)	(143)	
FFO attributable to stockholders and convertible noncontrolling interests	$ 217,010	$ 156,222	$ 84,150	$
Calculation of Core FFO				
FFO attributable to stockholders and convertible noncontrolling interests	$ 217,010	$ 156,222	$ 84,150	$
Adjustments:				
Depreciation and amortization of corporate assets	5,847	13,779	2,900	
Change in fair value of earn-out liability and derivatives	(7,500)	2,393	(201)	
Other impairment charges	9,661	—	—	
Amortization of unconsolidated joint venture basis differences	2,854	167	—	
Loss (gain) on extinguishment or modification of debt, net	2,238	(93)	(572)	
Transaction and acquisition expenses	598	3,426	16,243	
Noncash vesting of Class B units and termination of affiliate arrangements	—	—	29,491	
Other	158	232	—	
Core FFO	$ 230,866	$ 176,126	$ 132,011	$
FFO Attributable to Stockholders and Convertible Noncontrolling Interests/Core FFO per share				
Weighted-average common shares outstanding - diluted[2]	327,510	241,367	196,506	
Core FFO per share - diluted	$ 0.70	$ 0.73	$ 0.67	$
Core FFO per share $ (decline) growth	$ (0.03)	$ 0.06	$ 0.06	N
Core FFO per share % (decline) growth	(4.1)%	9.0%	9.8%	N

1) Certain prior period amounts have been restated to conform with current year presentation.
2) Restricted stock awards were dilutive to FFO Attributable to Stockholders and Convertible Noncontrolling Interests and Core FFO for the years ended December 31, 2019, 2018, 2017, and 20
accordingly, were included in the weighted-average common shares used to calculate diluted FFO Attributable to Stockholders and Convertible Noncontrolling Interests/Core FFO per share.