



Phillips Edison Grocery Center REIT III Provides Tax Reporting Information for 2018 Distributions

CINCINNATI, January 16, 2019 - [Phillips Edison Grocery Center REIT III, Inc.](#) ("PECO III" or the "Company"), a real estate investment trust ("REIT") focused on acquiring and owning well-occupied grocery-anchored shopping centers, has provided its tax reporting information for the 2018 distributions on its common stock.

The tax reporting information as it will be reported on the Form 1099-DIV, on a per share basis, is as follows:

Class A Shares; CUSIP 71845L103

Record Date	Payable Date	Total Distribution Per Share	Total Ordinary Distribution	Return of Capital	Section 199A Distributions
DAILY	1/2/2018	0.0509589036	-	0.0509589036	-
DAILY	2/1/2018	0.0509589036	-	0.0509589036	-
DAILY	3/1/2018	0.0460273968	-	0.0460273968	-
DAILY	4/2/2018	0.0509589036	-	0.0509589036	-
DAILY	5/1/2018	0.0493150680	-	0.0493150680	-
DAILY	6/1/2018	0.0509589036	-	0.0509589036	-
DAILY	7/2/2018	0.0493150680	-	0.0493150680	-
DAILY	8/1/2018	0.0509589036	-	0.0509589036	-
DAILY	9/4/2018	0.0509589036	-	0.0509589036	-
DAILY	10/1/2018	0.0493150680	-	0.0493150680	-
DAILY	11/1/2018	0.0509589036	-	0.0509589036	-
DAILY	12/3/2018	0.0493150680	-	0.0493150680	-
	Totals	0.5999999940	-	0.5999999940	-

Class I Shares; CUSIP 71845L301

Record Date	Payable Date	Total Distribution Per Share	Total Ordinary Distribution	Return of Capital	Section 199A Distributions
DAILY	6/1/2018	0.0509589036	-	0.0509589036	-
DAILY	7/2/2018	0.0493150680	-	0.0493150680	-
DAILY	8/1/2018	0.0509589036	-	0.0509589036	-
DAILY	9/4/2018	0.0509589036	-	0.0509589036	-
DAILY	10/1/2018	0.0493150680	-	0.0493150680	-
DAILY	11/1/2018	0.0509589036	-	0.0509589036	-
DAILY	12/3/2018	0.0493150680	-	0.0493150680	-
	Totals	0.3517808184	-	0.3517808184	-

Class T Shares; CUSIP 71845L202

Record Date	Payable Date	Total Distribution Per Share	Total Ordinary Distribution	Return of Capital	Section 199A Distributions
DAILY	6/1/2018	0.0509589036	-	0.0509589036	-
DAILY	7/2/2018	0.0493150680	-	0.0493150680	-
DAILY	8/1/2018	0.0509589036	-	0.0509589036	-
DAILY	9/4/2018	0.0509589036	-	0.0509589036	-
DAILY	10/1/2018	0.0493150680	-	0.0493150680	-
DAILY	11/1/2018	0.0509589036	-	0.0509589036	-
DAILY	12/3/2018	0.0493150680	-	0.0493150680	-
	Totals	0.3517808184	-	0.3517808184	-

About Phillips Edison Grocery Center REIT III, Inc.

Phillips Edison Grocery Center REIT III, Inc. is a public non-traded real estate investment trust that seeks to acquire and manage well-occupied grocery-anchored neighborhood shopping centers having a mix of national and regional retailers selling necessity-based goods and services, in strong demographic markets throughout the United States. The REIT is co-sponsored by Phillips Edison & Company, Inc. and Griffin Capital Company, LLC.

About Griffin Capital Company, LLC

Griffin Capital Company, LLC ("Griffin Capital") is a leading alternative investment asset manager that owns, manages, sponsors or co/sponsors approximately \$11.2 billion* in assets. Founded in 1995, the privately held firm is led by a seasoned team of senior executives with more than two decades of investment and real estate experience and who collectively have executed more than 650 transactions valued at over \$22 billion.

The firm manages, sponsors or co-sponsors a suite of carefully curated, institutional quality investment solutions distributed by Griffin Capital Securities, LLC to retail investors through a community of partners, including independent and insurance broker-dealers, wirehouses, registered investment advisory firms and the financial advisors who work with these enterprises.

*Includes the property information related to interests held in certain joint ventures. As of September 30, 2018.

Forward-Looking Statements

This press release may contain 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. We intend for all such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act, as applicable. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "believe," "continue," or other similar words. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to: uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our real estate investment strategy; uncertainties relating to financing availability and capital proceeds; uncertainties relating to the closing of property acquisitions; uncertainties relating to the public offering of our common stock; uncertainties related to the timing and availability of distributions; and other risk factors as outlined in the Company's prospectus, as amended from time to time. This is neither an offer nor a solicitation to purchase securities.

Investors:

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Source: Phillips Edison Grocery Center REIT III, Inc.

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