

Form **8937**
(December 2017)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

▶ See separate instructions.

Part I Reporting Issuer

| | | | |
|---|---|---|-----------------------------|
| 1 Issuer's name ARMADA HOFFLER PROPERTIES, INC. | | 2 Issuer's employer identification number (EIN) 46-1214914 | |
| 3 Name of contact for additional information MIKE O'HARA | 4 Telephone No. of contact 757-366-4000 | 5 Email address of contact MOHARA@ARMADAHOFFLER.COM | |
| 6 Number and street (or P.O. box if mail is not delivered to street address) of contact 222 CENTRAL PARK AVENUE, SUITE 2100 | | 7 City, town, or post office, state, and ZIP code of contact VIRGINIA BEACH, VA 23462 | |
| 8 Date of action SEE STATEMENT 1 | | 9 Classification and description COMMON STOCK | |
| 10 CUSIP number 04208T108 | 11 Serial number(s) | 12 Ticker symbol AHH | 13 Account number(s) |

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ **DURING CALENDAR YEAR 2018, ARMADA HOFFLER PROPERTIES, INC. MADE CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS IN EXCESS OF ITS CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE PART II LINE 15 FOR THE DATES AND AMOUNTS OF THESE DISTRIBUTIONS ON A PER SHARE BASIS.**

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ **SEE STATEMENT 1**

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ **ARMADA HOFFLER PROPERTIES, INC.'S EARNINGS AND PROFITS ARE CALCULATED IN ACCORDANCE WITH IRC SECTION 312, IRC SECTION 857 AND THE REGULATIONS THEREUNDER. DISTRIBUTIONS IN EXCESS OF EARNINGS AND PROFITS ARE NONDIVIDEND DISTRIBUTIONS, WHICH REDUCE THE BASIS OF THE STOCK.**

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ SECTION 301(C)(2)

Blank lines for listing applicable Internal Revenue Code sections.

18 Can any resulting loss be recognized? ▶ NO

Blank lines for providing information regarding loss recognition.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ 2018

Blank lines for providing other information necessary for the adjustment.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature ▶  Date ▶ 3/11/2025
Print your name ▶ Matthew Barnes-Smith Title ▶ Chief Financial Officer

| | | | | | |
|-------------------------------|----------------------------|----------------------|------|---|------|
| Paid Preparer Use Only | Print/Type preparer's name | Preparer's signature | Date | Check <input type="checkbox"/> if self-employed | PTIN |
| | Firm's name ▶ | Firm's EIN ▶ | | | |
| | Firm's address ▶ | Phone no. | | | |

ARMADA HOFFLER PROPERTIES, INC.

STATEMENT 1

FORM 8937, PART II, LINE 15

THE DISTRIBUTIONS MADE ON THE FOLLOWING DATES REDUCE THE BASIS IN THE SECURITY IN THE HANDS OF THE SHAREHOLDER AS FOLLOWS:

COMMON STOCK

| RECORD DATE | PAYMENT DATE | PER SHARE DISTRIBUTION | BASIS REDUCTION PERCENTAGE | PER SHARE REDUCTION IN BASIS |
|--------------------|---------------------|-------------------------------|-----------------------------------|-------------------------------------|
| 12/26/2018 | 1/3/2019 | \$ 0.2000 | 27.11% | \$ 0.0542 |
| 9/26/2018 | 10/4/2018 | \$ 0.2000 | 27.11% | \$ 0.0542 |
| 6/27/2018 | 7/5/2018 | \$ 0.2000 | 27.11% | \$ 0.0542 |
| 3/28/2018 | 4/5/2018 | \$ 0.2000 | 27.11% | \$ 0.0542 |