

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

<b>1</b> Issuer's name  ARMADA HOFFLER PROPERTIES, INC.		<b>2</b> Issuer's employer identification number (EIN)  46-1214914	
<b>3</b> Name of contact for additional information  MATTHEW BARNES-SMITH	<b>4</b> Telephone No. of contact  (757) 366-4000	<b>5</b> Email address of contact  mbarnessmith@armadahoffler.com	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact  222 CENTRAL PARK AVENUE, SUITE 1000		<b>7</b> City, town, or post office, state, and ZIP code of contact  VIRGINIA BEACH, VA 23462	
<b>8</b> Date of action  SEE BELOW UNDER QUESTION 15		<b>9</b> Classification and description  COMMON STOCK	
<b>10</b> CUSIP number  04208T108	<b>11</b> Serial number(s)  N/A	<b>12</b> Ticker symbol  AHH	<b>13</b> Account number(s)  N/A

## 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 ▶ ARMADA HOFFLER PROPERTIES, INC. DISTRIBUTED QUARTERLY CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2025 TAX YEAR, A PORTION OF THESE DISTRIBUTIONS REPRESENTS A NON-DIVIDEND DISTRIBUTION. THESE DISTRIBUTIONS WERE PAID ON JANUARY 2, 2025, APRIL 3, 2025, JULY 8, 2025, AND OCTOBER 2, 2025. THE SHAREHOLDER RECORD DATES ARE DECEMBER 26, 2024, MARCH 26, 2025, JUNE 30, 2025, AND SEPTEMBER 24, 2025.

**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 ▶ THE DISTRIBUTION REDUCED THE BASIS OF THE SECURITY IN THE HANDS OF THE US TAXPAYER BY 79.65% OF THE TOTAL DISTRIBUTIONS RECEIVED AS FOLLOWS.

PAYABLE DATE	PER SHARE REDUCTION OF BASIS
01/02/2025	\$0.1634
04/03/2025	\$0.1115
07/08/2025	\$0.1115
10/02/2025	\$0.1115

**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 ▶ THE TAXPAYER'S EARNINGS AND PROFITS WERE CALCULATED UNDER IRC SECTION 312 AS MODIFIED BY IRC SECTION 857(D) FOR A REAL ESTATE INVESTMENT TRUST AND THE REGULATIONS THEREUNDER. DISTRIBUTIONS IN EXCESS OF THE PORTION OF THE EARNINGS AND PROFITS ALLOCABLE TO THE COMMON SHARES REDUCE THE SHAREHOLDER'S TAX BASIS IN ITS SHARES TO THE EXTENT OF BASIS.

**Part II** Organizational Action (continued)

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

**18** Can any resulting loss be recognized? ▶ NO

**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶  
THESE ACTIONS ARE EFFECTIVE ON THE DATES IDENTIFIED ABOVE.

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 ▶ 3/9/2026  
Print your name ▶ MATTHEW BARNES-SMITH Title ▶ CFO

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	JAMAL GLASS	<i>Jamal Glass</i>	02/26/2026		P02230459
	Firm's name ▶ KPMG LLP			Firm's EIN ▶	13-5565207
	Firm's address ▶ 303 PEACHTREE STREET NE, SUITE 2000 ATLANTA, GA 30308			Phone no.	404-222-3000