

Report of Organizational Actions Affecting Basis of Securities

▶ 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 MATTHEW BARNES-SMITH	4 Telephone No. of contact (757) 366-4000	5 Email address of contact mbarnessmithhoffler.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 BELOW UNDER QUESTION 15		9 Classification and description COMMON STOCK	
10 CUSIP number 04208T108	11 Serial number(s) N/A	12 Ticker symbol AHH	13 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 2024 TAX YEAR, A PORTION OF THESE DISTRIBUTIONS REPRESENTS A NON-DIVIDEND DISTRIBUTION. THESE DISTRIBUTIONS WERE PAID ON APRIL 4, 2024, JULY 5, 2024, OCTOBER 3, 2024. THE SHAREHOLDER RECORD DATES ARE MARCH 27, 2024, JUNE 26, 2024, AND SEPTEMBER 25, 2024.

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 26.58% OF THE TOTAL DISTRIBUTIONS RECEIVED AS FOLLOWS.

PAYABLE DATE	PER SHARE REDUCTION OF BASIS
04/04/2024	\$0.054489
07/05/2024	\$0.054489
10/03/2024	\$0.054489

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.

Sign Here 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.

Signature ▶  Date ▶ 3/11/2025
47A0B064E45F446...
Print your name ▶ MATTHEW BARNES-SMITH Title ▶ CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	JAMAL GLASS		2/18/25		P02230459
	Firm's name ▶ KPMG LLP	Firm's address ▶ 303 PEACHTREE STREET NE, SUITE 2000 ATLANTA, GA 30308		Firm's EIN ▶	13-5565207
				Phone no.	404-222-3000