

2022 Q2 Fact Sheet

Financial Highlights

(YTD Ended 6/30/22)

Core FFO	\$0.85/share Growth - 33%
Pro Rata Same-Property NOI Growth	9.9%
Net Debt-to-Adjusted EBITDA ¹	5.1X
Liquidity ¹	\$560 M
Weighted Average Interest Rate ¹	3.6%
Weighted Average Maturity ¹	5.1 years

Acquiring Necessity-Based Retail Assets in the Sun Belt



Escarpment Village

- Purchased 2022
- ABR PSF -\$21.15
- H-E-B anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$141,700
- 3-mile Population - 73,900



Shops at Arbor Trails

- Purchased 2022
- ABR PSF -\$13.58
- Costco & Whole Foods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$117,800
- 3-mile Population - 91,000



Highlands at Flower Mound

- Purchased from JV in 2022
- ABR PSF -\$18.06
- Target anchored
- 91% leased occupancy
- 3-mile Avg. HH Income - \$166,000
- 3-mile Population - 72,800



Bay Landing

- Purchased 2022
- ABR PSF -\$10.06
- The Fresh Market & HomeGoods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$108,400
- 3-mile Population - 49,200

Market Data (6/30/22)

(Unaudited, dollars in thousands, except per share amounts)

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$25.79
Total Market Capitalization	\$1.74B
Annualized Dividend Declared	\$0.82
Dividend Yield	3.2%

Environmental, Social, Governance

"Our team's dedication has always been to the continuous improvement of our properties, to raise the standard to which we serve our tenants & customers, and to be conscious stewards of the impact our properties have on the environment."

Daniel (DJ) Busch

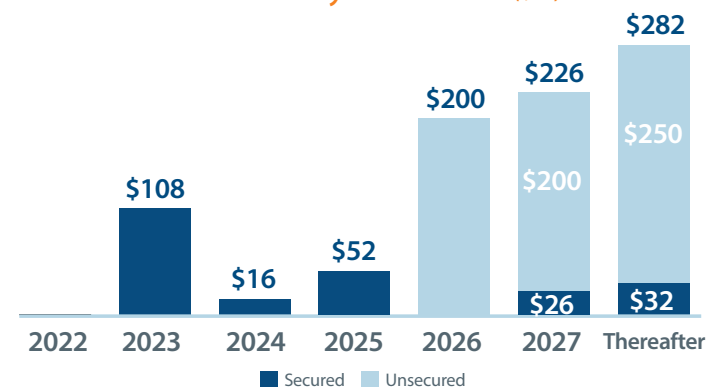
Awards & Partnerships

In 2022, InvenTrust was recognized by IMT and the U.S. Department of Energy's Better Buildings Alliance as a Green Lease Leader.



InvenTrust has completed the GRESB Real Estate Assessment since 2013.

Debt Maturity Schedule¹ (\$M)



2022 Guidance

(Unaudited, dollars in thousands, except per share amounts)

Core FFO per diluted share	\$1.52 - \$1.56
Same Property NOI ("SPNOI") Growth	4% - 5%
Net Investment Activity	~\$210,000

Inaugural ESG Report



100% of properties have energy management systems installed



100% of Landlord -controlled common area lighting upgraded to LEDs



100% of properties have water efficient landscaping systems installed



100% of properties assessed for climate risks

2026 ESG Goals



80% or greater annual employee satisfaction rate



Maintain an average overall tenant satisfaction index score of 80



Participate annually in the GRESB assessment

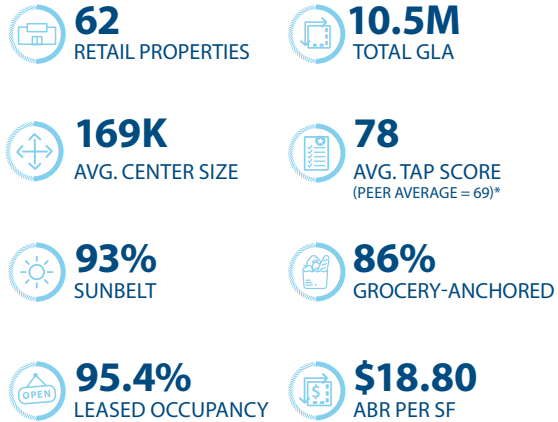


Achieve 30% diversity among our Board of Directors











¹ - Pro forma for the \$250M private placement, which was funded on August 11, 2022 and used to pay down the \$143M draw on the line of credit

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Portfolio Highlights

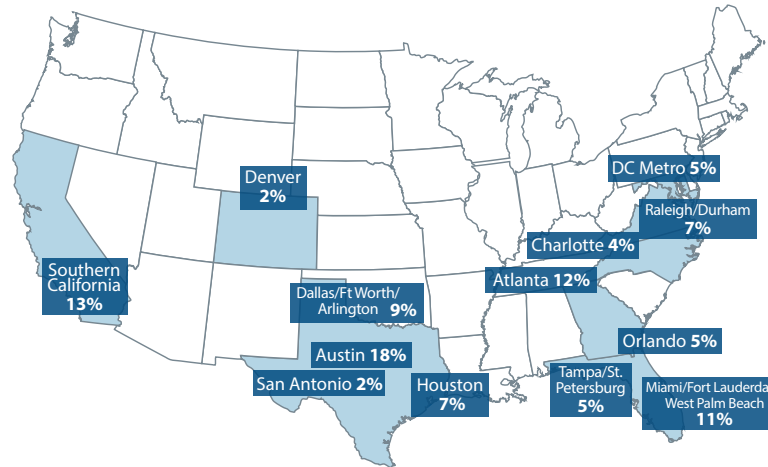


Top 10 Tenants

#	Tenant	# Leases	%ABR
1		14	4.8%
2		16	3.8%
3		14	2.9%
4		6	2.5%
5		5	2.1%
6		5	1.5%
7		8	1.5%
8		4	1.3%
9		8	1.1%
10		8	1.1%
Top 10 Total		88	22.6%

 Grocer Tenant

IVT Portfolio by % of NOI

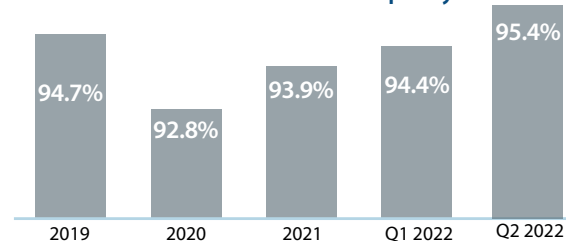


Top 5 Markets Total 63% of NOI

Robust Leasing Pipeline of High-Quality Tenants

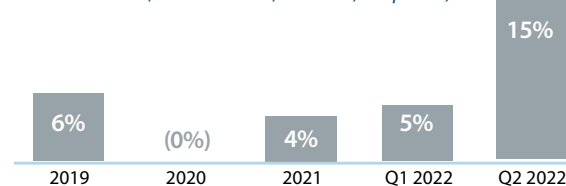
YTD Q2
144 Leases Signed in Q2 Totaling 469K SF of Pro Rata GLA

Historical Leased Occupancy



Comparable Re-Leasing Spread

(Blended - New, Renewal, & Options)



Necessity, Convenience, Local



Neighborhood Center

Trade Area 1-3 miles

- 36 properties
- 3.7M GLA
- 102K avg SF/property
- Average TAP score = 75
- 39% of NOI
- \$19.64 ABR



Community Center

Trade Area 3 - 5 miles

- 13 properties
- 3.0M GLA
- 234K avg SF/property
- Average TAP score = 82
- 27% of NOI
- \$19.80 ABR



Power Center w/Grocer

Trade Area 5 - 10 miles

- 9 properties
- 2.4M GLA
- 266K avg SF/property
- Average TAP score = 73
- 21% of NOI
- \$16.70 ABR



Power Center no Grocer

Trade Area 5 - 10 miles

- 4 properties
- 1.4M GLA
- 339K avg SF/property
- Average TAP score = 83
- 13% of NOI
- \$18.38 ABR