

# 2022 Q3 Fact Sheet



**InvenTrust**  
Properties

## Financial Highlights

(YTD Ended 9/30/22)

Core FFO	<b>\$1.23/share</b> <b>Growth - 21%</b>
Pro Rata Same-Property NOI Growth	<b>5.4%</b>
Net Debt-to-Adjusted EBITDA	<b>5.0X</b>
Liquidity	<b>\$574 M</b>
Weighted Average Interest Rate	<b>3.8%</b>
Weighted Average Maturity	<b>4.9 years</b>

## Market Data (9/30/22)

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

Fitch Rating	<b>'BBB-' Stable Outlook</b>
Share Price	<b>\$21.33</b>
52-week Range (YTD Range)	<b>\$20.84 - 32.93</b>
Total Market Capitalization	<b>\$1.44B</b>
Annualized Dividend Declared	<b>\$0.82</b>
Dividend Yield	<b>3.8%</b>

## 2022 Guidance

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

Core FFO per diluted share	<b>\$1.57 - \$1.60</b>
Same Property NOI ("SPNOI") Growth	<b>4% - 5%</b>
Net Investment Activity	<b>~\$135,000</b>

## Acquiring Necessity-Based Retail Assets in the Sun Belt



**Escarpment Village**

- Purchased 2022
- ABR PSF -\$21.22
- 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 -\$13.60
- Costco & Whole Foods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$117,800
- 3-mile Population - 91,000



**Eastfield Village**

- Purchased 2022
- ABR PSF -\$17.57
- Food Lion anchored
- 92% leased occupancy
- 3-mile Avg. HH Income - \$116,300
- 3-mile Population - 54,200



**Bay Landing**

- Purchased 2022
- ABR PSF -\$10.09
- The Fresh Market & HomeGoods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$108,400
- 3-mile Population - 49,200

## 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

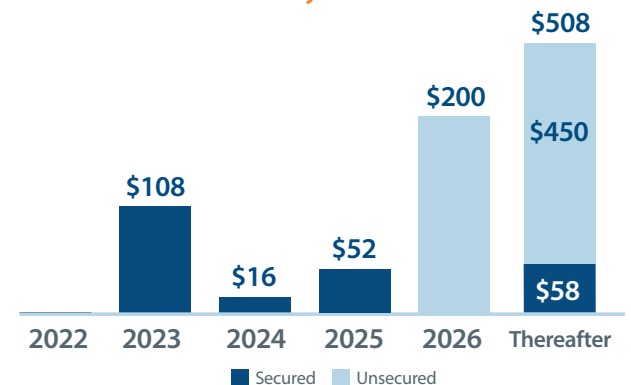
### Awards & Partnerships

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 Schedule (\$M)



## 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



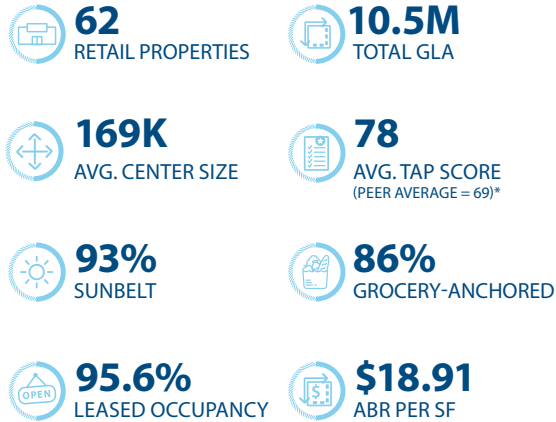
Participate annually in the GRESB assessment













Achieve 30% diversity among our Board of Directors

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## Portfolio Highlights

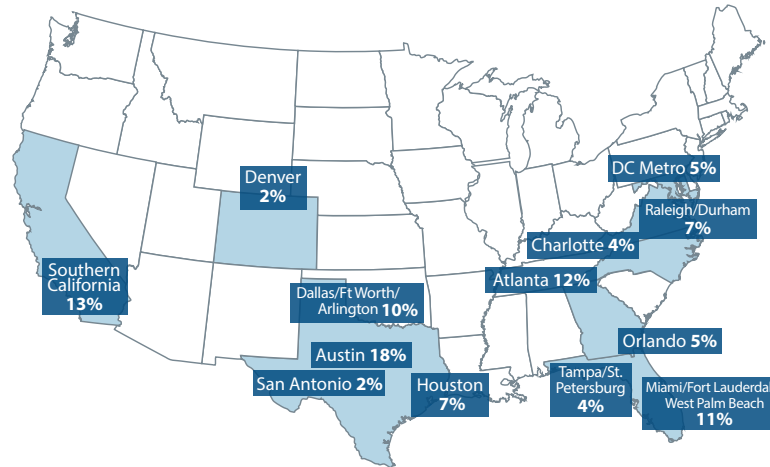


## Top 10 Tenants

#	Tenant	# Leases	%ABR
1		14	4.8%
2		16	4.0%
3		14	2.8%
4		6	2.5%
5		5	2.1%
6		5	1.5%
7		8	1.5%
8		4	1.3%
9		7	1.2%
10		8	1.1%
<b>Top 10 Total</b>		<b>87</b>	<b>22.8%</b>

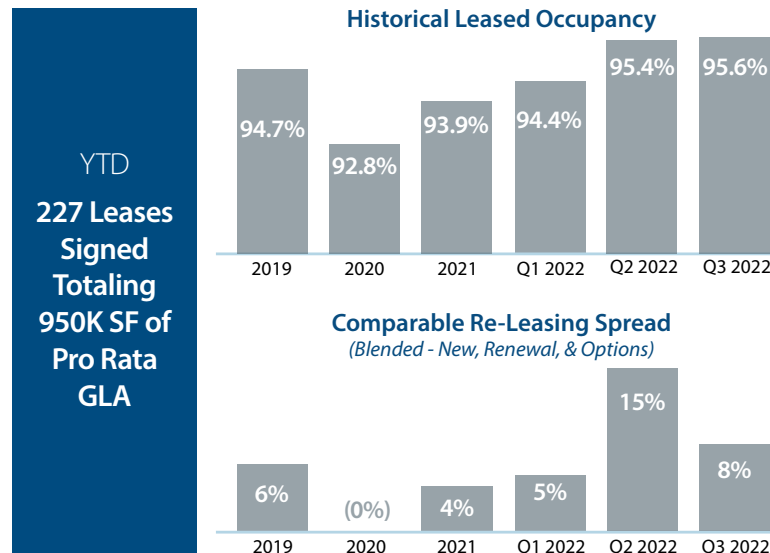
 Grocer Tenant

## IVT Portfolio by % of NOI



Top 5 Markets Total 64% of NOI

## Robust Leasing Pipeline of High-Quality Tenants



## Necessity, Convenience, Local

