

2022 Q3 Fact Sheet

Financial Highlights

(YTD Ended 9/30/22)

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

Market Data (9/30/22)

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

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

2022 Guidance

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

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

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

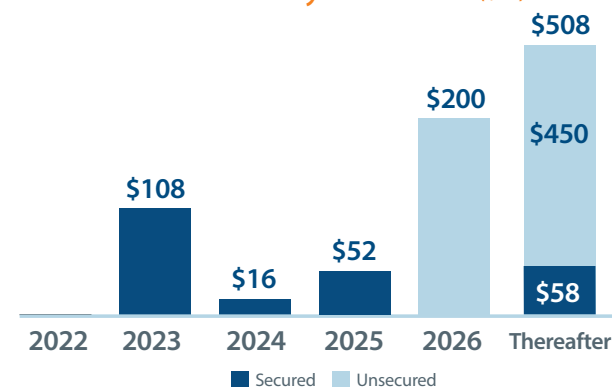
Awards & Partnerships

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



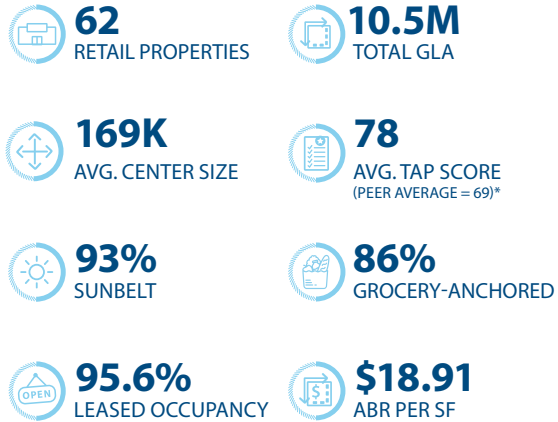
Participate annually in the GRESB assessment













Achieve 30% diversity among our Board of Directors

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Portfolio Highlights

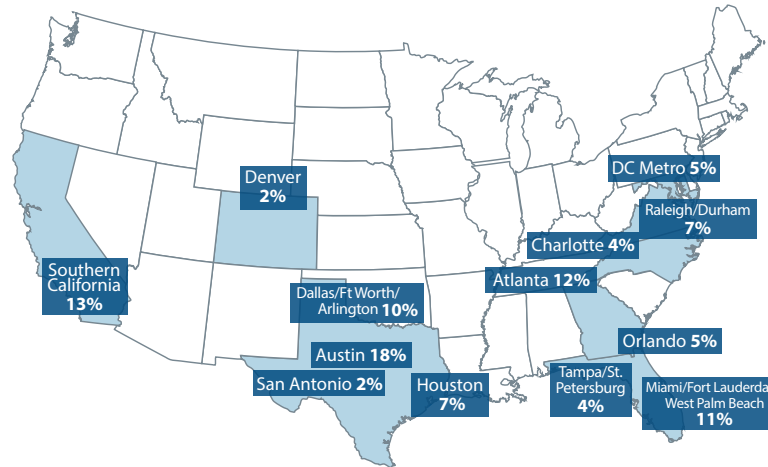


Top 10 Tenants

#	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%
Top 10 Total		87	22.8%

 Grocer Tenant

IVT Portfolio by % of NOI

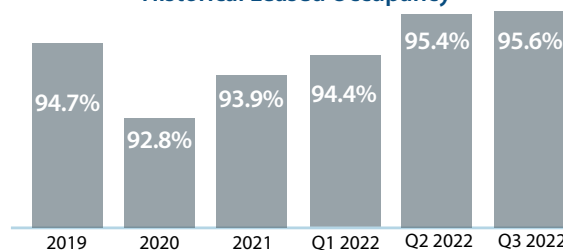


Top 5 Markets Total 64% of NOI

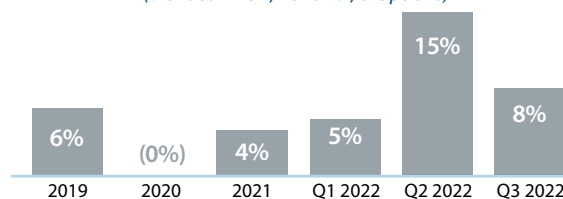
Robust Leasing Pipeline of High-Quality Tenants

YTD
227 Leases
Signed
Totaling
950K 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 SF GLA
- Average TAP score = 75
- 39% of NOI
- \$19.85 ABR



Community Center

Trade Area 3 - 5 miles

- 13 properties
- 3.0M SF GLA
- Average TAP score = 82
- 27% of NOI
- \$19.79 ABR



Power Center w/Grocer

Trade Area 5 - 10 miles

- 9 properties
- 2.4M SF GLA
- Average TAP score = 73
- 21% of NOI
- \$16.81 ABR



Power Center no Grocer

Trade Area 5 - 10 miles

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