

# 2022 Q4 Fact Sheet



## Financial Highlights

(FY 2022)

Core FFO	<b>\$1.57/share</b> <b>Growth - 12%</b>
Pro Rata Same-Property NOI Growth	<b>4.6%</b>
Net Debt-to-Adjusted EBITDA	<b>4.8X</b>
Liquidity	<b>\$514 M</b>
Weighted Average Interest Rate	<b>4.0%</b>
Weighted Average Maturity	<b>5.0 years</b>

## Market Data (12/31/22)

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

Fitch Rating	<b>'BBB-' Stable Outlook</b>
Share Price	<b>\$23.67</b>
52-week Range (YTD Range)	<b>\$20.82 - 32.93</b>
Total Market Capitalization	<b>\$1.59B</b>
Annualized Dividend Declared	<b>\$0.82</b>
Dividend Yield	<b>3.5%</b>

## 2023 Guidance

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

Core FFO per diluted share	<b>\$1.59 - \$1.64</b>
Same Property NOI ("SPNOI") Growth	<b>3.5% - 5%</b>
Net Investment Activity	<b>~\$150,000</b>

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



Escarpment Village

- Purchased 2022
- ABR PSF -\$21.44
- 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 -\$13.68
- 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
- 93% leased occupancy
- 3-mile Avg. HH Income - \$116,300
- 3-mile Population - 54,200



Bay Landing

- Purchased 2022
- ABR PSF -\$10.10
- 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

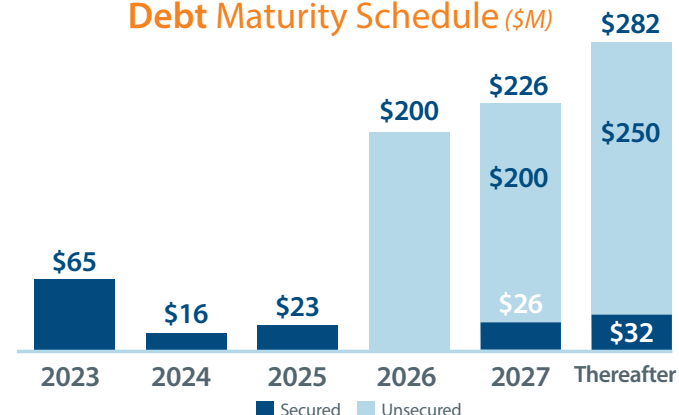
In 2022, InvenTrust was recognized by IMT and the U.S. Department of Energy's Better Buildings Alliance as a Green Lease Leader.



InvenTrust was named "EV Charging Hero" by EVgo in 2022.



## 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



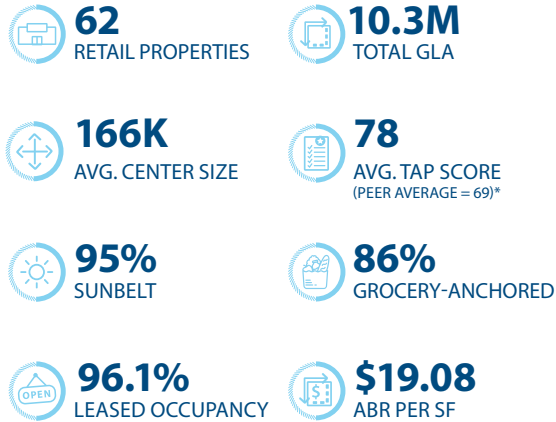
Achieve 30% diversity among our Board of Directors

# 2022 Q4 Fact Sheet



**InvenTrust**  
Properties

## Portfolio Highlights

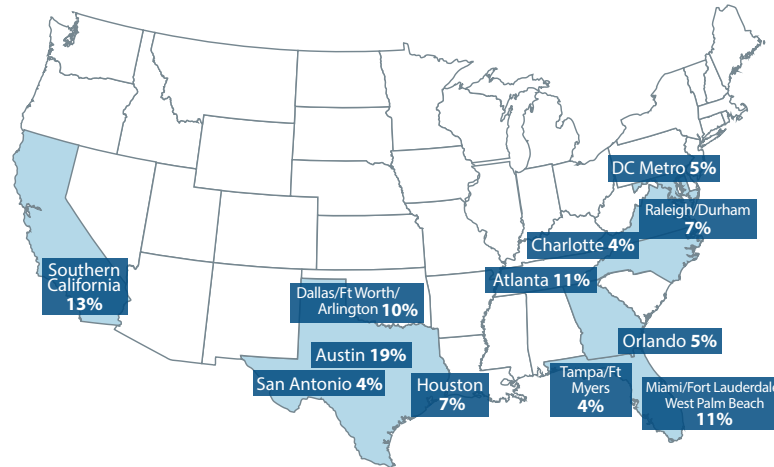


## Top 10 Tenants

#	Tenant	# Leases	%ABR
1		14	4.7%
2		16	3.9%
3		13	2.5%
4		6	2.5%
5		5	2.1%
6		5	1.5%
7		7	1.4%
8		4	1.3%
9		8	1.1%
10		5	1.1%
<b>Top 10 Total</b>		<b>83</b>	<b>22.1%</b>

Grocer Tenant

## IVT Portfolio by % of NOI

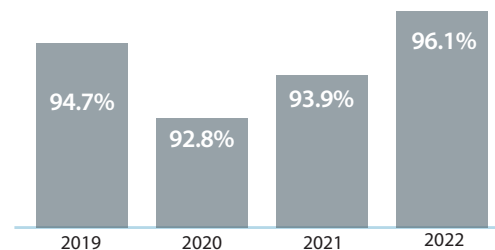


**Top 5 Markets Total 64% of NOI**

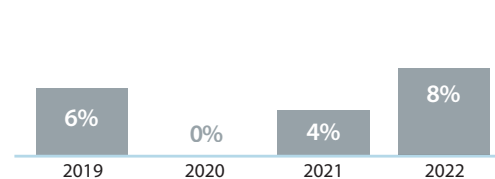
## Robust Leasing Pipeline of High-Quality Tenants

YTD  
**268 Leases Signed**  
**Totaling 1.3 M 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
- 3.6M SF GLA
- Average TAP score = 75
- 39% of NOI
- \$19.94 ABR



### Community Center

Trade Area 3 - 5 miles

- 14 properties
- 3.1M SF GLA
- Average TAP score = 82
- 29% of NOI
- \$20.03 ABR



### Power Center w/Grocer

Trade Area 5 - 10 miles

- 8 properties
- 2.2M SF GLA
- Average TAP score = 72
- 18% of NOI
- \$16.85 ABR



### Power Center no Grocer

Trade Area 5 - 10 miles

- 4 properties
- 1.4M SF GLA
- Average TAP score = 83
- 14% of NOI
- \$18.44 ABR