



Q1 2023 FACT SHEET

InvenTrust
Properties

Financial Highlights

(YTD 2023)

Core FFO	\$0.40/share
Pro Rata Same-Property NOI Growth	3.2%
Net Debt-to-Adjusted EBITDA	5.5x
Liquidity	\$436 M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity ¹	4.6 years

Market Data (03/31/23)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$23.40
52-week Range (YTD range)	\$20.82-\$32.93
Total Market Capitalization	\$1.58B
Annualized Dividend Declared	\$0.86
Dividend Yield	3.7%

2023 Guidance

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

Core FFO per diluted share	\$1.59 - \$1.64
Same Property NOI ("SPNOI") Growth	3.5% - 5.0%
Net Investment Activity	~\$150,000

Acquiring Necessity-Based Retail Assets in the Sun Belt



Escarpment Village Austin, TX

- Purchased 2022
- ABR PSF - \$21.48
- H-E-B anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$144,200
- 3-mile Population - 72,000



Shops at Arbor Trails Austin, TX

- Purchased 2022
- ABR PSF - \$13.70
- Costco & Whole Foods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$118,100
- 3-mile Population - 88,700



Eastfield Village Charlotte, NC

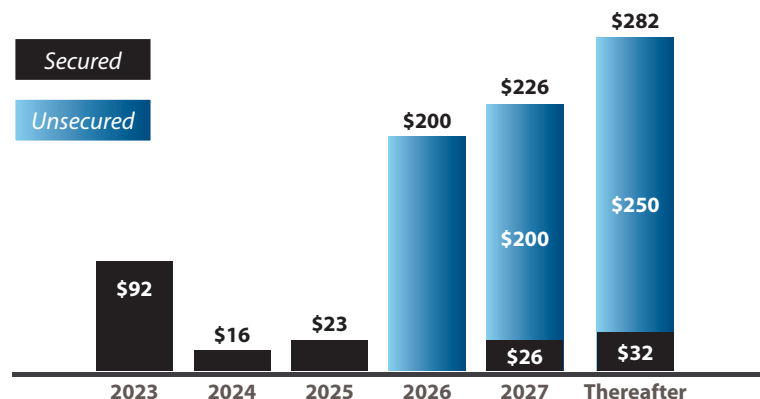
- Purchased 2022
- ABR PSF - \$17.62
- Food Lion anchored
- 92% leased occupancy
- 3-mile Avg. HH Income - \$103,800
- 3-mile Population - 54,300



Bay Landing Fort Myers, FL

- Purchased 2022
- ABR PSF - \$10.10
- The Fresh Market & HomeGoods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$121,400
- 3-mile Population - 47,100

Debt Maturity Schedule (\$M)



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.

Inaugural ESG Report



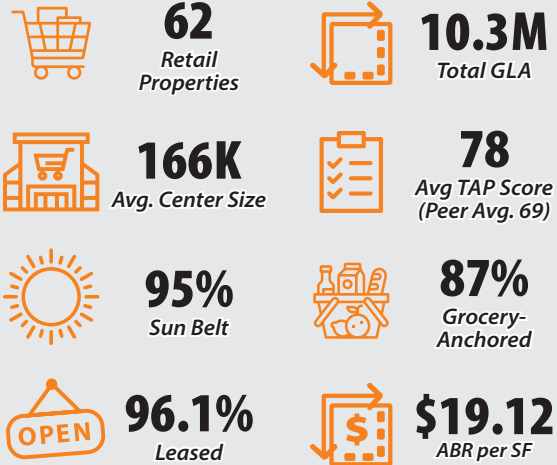
2026 ESG Goals

- 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
- 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



Q1 2023 FACT SHEET

Portfolio Highlights



Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1	Kroger	14	4.9%
2	Publix	15	3.5%
3	TIJX <small>THE TIJX COMPANIES, INC.</small>	13	2.4%
4	Albertsons	6	2.3%
5	H-E-B	5	2.3%
6	WHOLE FOODS MARKET	5	1.5%
7	PETSMART	7	1.3%
8	BEST BUY	4	1.2%
9	ULTA BEAUTY	8	1.1%
10	BED BATH & BEYOND	5	1.0%
Top 10 Total		82	21.5%

*Grocer Tenant

Necessity - Convenient - Local



Neighborhood Center
Trade Area 1-3 miles

- 36 properties
- 3.6M SF GLA
- Avg. TAP score = 75
- 38% of NOI
- \$20.16 ABR



Community Center
Trade Area 3 - 5 miles

- 14 properties
- 3.1M SF GLA
- Avg. TAP score = 82
- 31% of NOI
- \$19.63 ABR



Power Center w/Grocer
Trade Area 5 - 10 miles

- 8 properties
- 2.2M SF GLA
- Avg. TAP score = 72
- 19% of NOI
- \$16.91 ABR



Power Center no Grocer
Trade Area 5 - 10 miles

- 4 properties
- 1.4M SF GLA
- Avg. TAP score = 83
- 12% of NOI
- \$18.65 ABR

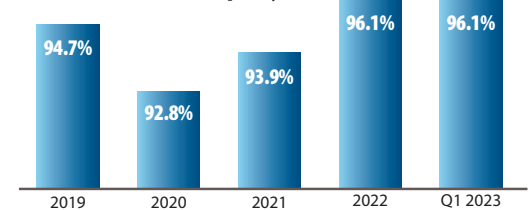
InvenTrust Portfolio by Percentage of ABR

TOP 5 MARKETS TOTAL 61% OF ABR



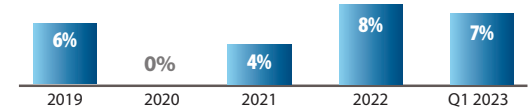
Robust Leasing Pipeline of High-Quality Tenants

Historical Leased Occupancy



Comparable Re-Leasing Spread

(Blended - New, Renewal, & Options)



64 LEASES SIGNED IN Q1
TOTALING 254K SF OF GLA