



Q3 2023 FACT SHEET

Financial Highlights

(YTD 2023)

| | |
|--|---------------------|
| Core FFO | \$1.24/share |
| Pro Rata Same-Property NOI Growth | 4.4% |
| Net Debt-to-Adjusted EBITDA | 5.2x |
| Liquidity | \$457M |
| Weighted Average Interest Rate | 3.9% |
| Weighted Average Maturity ¹ | 4.1years |

Market Data (09/30/23)

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

| | |
|------------------------------|------------------------------|
| Fitch Rating | 'BBB-' Stable Outlook |
| Share Price | \$23.81 |
| 52-week Range (YTD range) | \$20.76-\$26.45 |
| Total Market Capitalization | \$1.61B |
| Annualized Dividend Declared | \$0.86 |
| Dividend Yield | 3.6% |

2023 Guidance

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

| | |
|------------------------------------|------------------------|
| Core FFO per diluted share | \$1.63 - \$1.65 |
| Same Property NOI ("SPNOI") Growth | 4.25% - 5.0% |

Acquiring Necessity-Based Retail Assets in the Sun Belt



Escarpment Village Austin, TX

- Purchased 2022
- ABR PSF -\$21.79
- 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 -\$13.73
- Costco & Whole Foods anchored
- 98% leased occupancy
- 3-mile Avg. HH Income - \$118,100
- 3-mile Population - 88,700



Eastfield Village Charlotte, NC

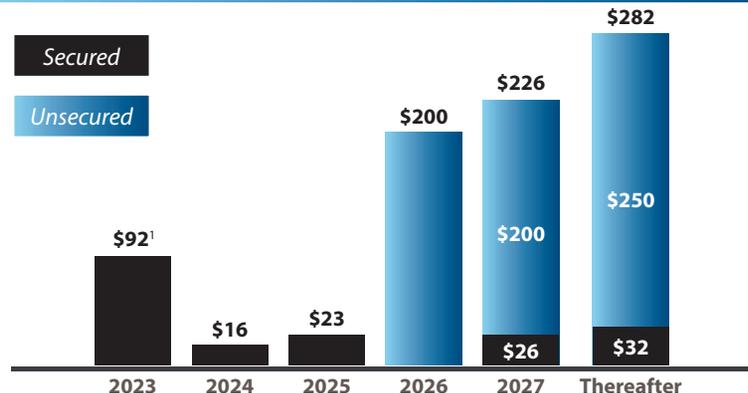
- Purchased 2022
- ABR PSF -\$17.67
- Food Lion anchored
- 96% leased occupancy
- 3-mile Avg. HH Income - \$103,800
- 3-mile Population - 54,300



The Shoppes at Davis Lake Charlotte, NC

- Purchased 2023
- ABR PSF -\$16.73
- Harris Teeter anchored
- 96% leased occupancy
- 3-mile Avg. HH Income - \$91,300
- 3-mile Population - 69,350

Debt Maturity Schedule (\$M)



1- Does not take into account the extension option executed in October 2023

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.

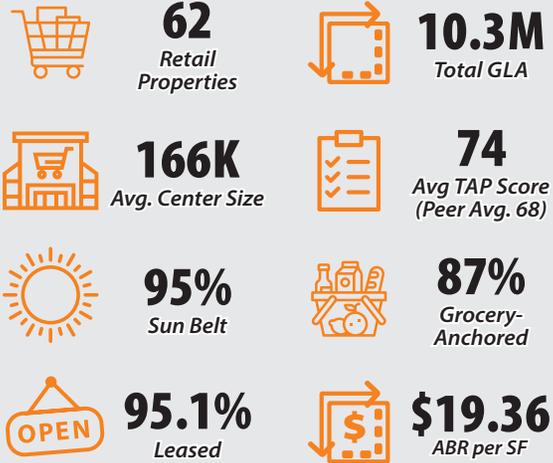
2022 ESG Report



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
- 50% of properties have EV Charging Stations installed
- 80% or greater annual employee satisfaction rate
- Maintain an average overall tenant satisfaction index score of 80
- Participate annually in the GRESB assessment
- 100% of employees complete annual Code of Conduct and Ethics training

Portfolio Highlights



Top 10 Tenants Nationally

| TOP 10 TENANTS | | | |
|---------------------|---|-------------|--------------|
| # | Tenant | # of Leases | % of ABR |
| 2 |  | 15 | 5.2% |
| 2 |  | 14 | 3.4% |
| 3 |  | 14 | 2.6% |
| 4 |  | 6 | 2.3% |
| 5 |  | 5 | 2.3% |
| 6 |  | 5 | 1.5% |
| 7 |  | 7 | 1.3% |
| 8 |  | 4 | 1.2% |
| 9 |  | 7 | 1.1% |
| 10 |  | 8 | 1.1% |
| Top 10 Total | | 85 | 22.0% |

*Grocer Tenant

Necessity, Convenience, Local



Neighborhood Center
Trade Area 1-3 miles

- 37 properties
- 3.8M SF GLA
- 39% of NOI
- \$20.29 ABR



Community Center
Trade Area 3 - 5 miles

- 13 properties
- 3.0M SF GLA
- 30% of NOI
- \$19.95 ABR



Power Center w/ Grocer
Trade Area 5 - 10 miles

- 8 properties
- 2.2M SF GLA
- 18% of NOI
- \$17.09 ABR



Power Center no Grocer
Trade Area 5 - 10 miles

- 4 properties
- 1.3M SF GLA
- 13% of NOI
- \$18.90 ABR

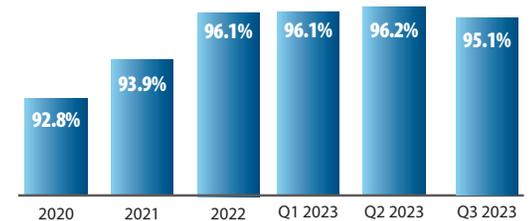
InvenTrust Portfolio by Percentage of ABR

TOP 5 MARKETS TOTAL 60% OF ABR

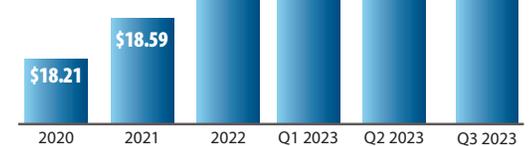


Robust Leasing Pipeline of High-Quality Tenants

Historical Leased Occupancy



ABR Per SF



213 LEASES SIGNED YTD
TOTALING **864K SF** OF GLA