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: 4.1 years

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)

- Secured
  - 2023: $92
  - 2024: $16
  - 2025: $23
  - 2026: $200
  - 2027: $226
  - Thereafter: $282

- Unsecured
  - 2023: $16
  - 2024: $23
  - 2025: $26
  - 2026: $250
  - 2027: $32
  - Thereafter: $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.

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

1. Does not take into account the extension option executed in October 2023
Portfolio Highlights

- **62** Retail Properties
- **10.3M** Total GLA
- **166K** Avg. Center Size
- **95%** Sun Belt
- **95.1%** Leased
- **$19.36** ABR per SF

Top 10 Tenants Nationally

<table>
<thead>
<tr>
<th>Tenant</th>
<th># of Leases</th>
<th>% of ABR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kroger</td>
<td>15</td>
<td>5.2%</td>
</tr>
<tr>
<td>Publix</td>
<td>14</td>
<td>3.4%</td>
</tr>
<tr>
<td>H-E-B</td>
<td>14</td>
<td>2.6%</td>
</tr>
<tr>
<td>Albertsons</td>
<td>6</td>
<td>2.3%</td>
</tr>
<tr>
<td>Whole Foods</td>
<td>5</td>
<td>2.3%</td>
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<tr>
<td>PETSMART</td>
<td>7</td>
<td>1.3%</td>
</tr>
<tr>
<td>Best Buy</td>
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<td>1.2%</td>
</tr>
<tr>
<td>Michaels</td>
<td>7</td>
<td>1.1%</td>
</tr>
<tr>
<td>ULTA</td>
<td>8</td>
<td>1.1%</td>
</tr>
<tr>
<td><strong>Top 10 Total</strong></td>
<td><strong>85</strong></td>
<td><strong>22.0%</strong></td>
</tr>
</tbody>
</table>

*Grocer Tenant

InvenTrus Portfolio by Percentage of ABR

**TOP 5 MARKETS TOTAL 60% OF ABR**

- **Austin** 18%
- **Southern CA** 12%
- **Houston** 11%
- **Atlanta** 10%
- **Miami** 10%

Robust Leasing Pipeline of High-Quality Tenants

Historical Leased Occupancy

- **2020**: 92.8%
- **2021**: 93.9%
- **2022**: 96.1%
- **Q1 2023**: 96.1%
- **Q2 2023**: 96.2%
- **Q3 2023**: 95.1%

ABR Per SF

- **2020**: $18.21
- **2021**: $18.59
- **2022**: $19.08
- **Q1 2023**: $19.12
- **Q2 2023**: $19.18
- **Q3 2023**: $19.36

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