



# Q2 2023 FACT SHEET

## Financial Highlights

(YTD 2023)

Core FFO	<b>\$0.83/share</b>
Pro Rata Same-Property NOI Growth	<b>3.5%</b>
Net Debt-to-Adjusted EBITDA	<b>5.4x</b>
Liquidity	<b>\$434 M</b>
Weighted Average Interest Rate	<b>3.9%</b>
Weighted Average Maturity <sup>1</sup>	<b>4.3 years</b>

## Market Data (06/30/23)

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

Fitch Rating	<b>'BBB-' Stable Outlook</b>
Share Price	<b>\$23.14</b>
52-week Range (YTD range)	<b>\$20.76-\$30.18</b>
Total Market Capitalization	<b>\$1.56B</b>
Annualized Dividend Declared	<b>\$0.86</b>
Dividend Yield	<b>3.7%</b>

## 2023 Guidance

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

Core FFO per diluted share	<b>\$1.61 - \$1.64</b>
Same Property NOI ("SPNOI") Growth	<b>4.0% - 5.0%</b>
Net Investment Activity	<b>~\$150,000</b>

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



**Escarpment Village** Austin, TX

- Purchased 2022
- ABR PSF -\$21.63
- 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 -\$13.83
- Costco & Whole Foods anchored
- 100% leased occupancy
- 3-mile Avg. HH Income - \$118,100
- 3-mile Population - 88,700



**Eastfield Village** Charlotte, NC

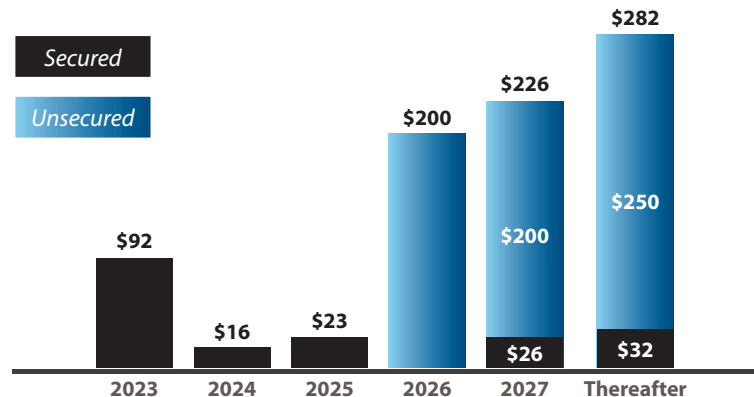
- Purchased 2022
- ABR PSF -\$17.64
- Food Lion anchored
- 96% leased occupancy
- 3-mile Avg. HH Income - \$103,800
- 3-mile Population - 54,300



**The Shoppes at Davis Lake** Charlotte, NC

- Purchased 2023
- ABR PSF -\$16.74
- Harris Teeter anchored
- 97% leased occupancy
- 3-mile Avg. HH Income - \$91,300
- 3-mile Population - 69,350

## Debt Maturity Schedule<sup>1</sup> (\$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.

### 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



**63**  
Retail  
Properties



**10.4M**  
Total GLA



**165K**  
Avg. Center Size



**74**  
Avg TAP Score  
(Peer Avg. 69)



**95%**  
Sun Belt



**87%**  
Grocery-  
Anchored



**96.2%**  
Leased



**\$19.18**  
ABR per SF

## Top 10 Tenants Nationally

### TOP 10 TENANTS

#	Tenant	# of Leases	% of ABR
2	Kroger	15	5.2%
2	Publix	15	3.4%
3	TJX THE TJX COMPANIES, INC.	13	2.4%
4	Albertsons	6	2.3%
5	H-E-B	5	2.3%
6	WHOLE FOODS MARKET	5	1.4%
7	PETSMART	7	1.3%
8	BEST BUY	4	1.2%
9	ULTA BEAUTY	8	1.1%
10	BED BATH & BEYOND	5	1.0%
<b>Top 10 Total</b>		<b>83</b>	<b>21.6%</b>

\*Grocer Tenant

## Necessity, Convenience, Local



**Neighborhood Center**  
Trade Area 1-3 miles

- 38 properties
- 3.8M SF GLA
- 39% of NOI
- \$20.10 ABR



**Community Center**  
Trade Area 3 - 5 miles

- 13 properties
- 3.0M SF GLA
- 30% of NOI
- \$19.78 ABR



**Power Center w/Grocer**  
Trade Area 5 - 10 miles

- 8 properties
- 2.2M SF GLA
- 18% of NOI
- \$16.92 ABR

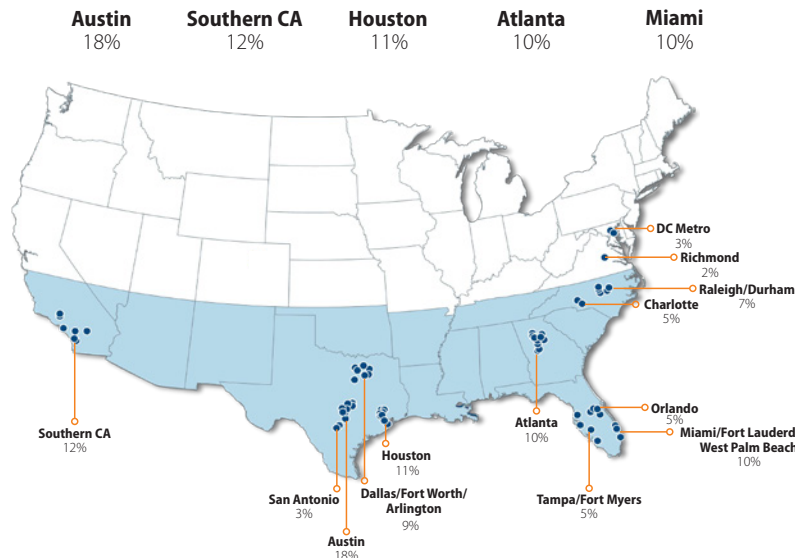


**Power Center no Grocer**  
Trade Area 5 - 10 miles

- 4 properties
- 1.4M SF GLA
- 13% of NOI
- \$18.78 ABR

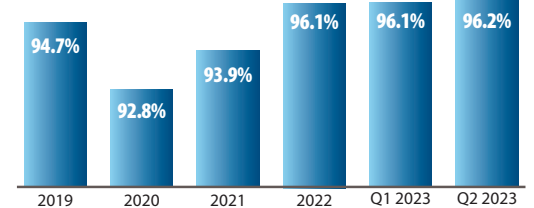
## InvenTrust Portfolio by Percentage of ABR

### TOP 5 MARKETS TOTAL 61% OF ABR



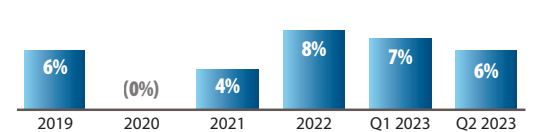
## Robust Leasing Pipeline of High-Quality Tenants

### Historical Leased Occupancy



### Comparable Re-Leasing Spread

(Blended - New, Renewal, & Options)



**141 LEASES SIGNED YTD**  
TOTALING **601K SF** OF GLA