



Q4 2023 FACT SHEET

InvenTrust
Properties

Financial Highlights

(FY 2023)

Core FFO	\$1.65/share
Pro Rata Same-Property NOI Growth	4.9%
Net Debt-to-Adjusted EBITDA	4.9x
Liquidity	\$446M
Weighted Average Interest Rate	4.3%
Weighted Average Maturity ¹	4.0years

Market Data (12/31/23)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$25.34
52-week Range (YTD range)	\$20.76-\$27.25
Total Market Capitalization	\$1.72B
Annualized Dividend Declared	\$0.86
Dividend Yield	3.4%

2024 Guidance

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

Core FFO per diluted share	\$1.66 - \$1.70
Same Property NOI ("SPNOI") Growth	2.25% - 3.25%

New Acquisition-Expansion Into a New Sun Belt Market



Phoenix is one of the most desirable areas in the Sun Belt

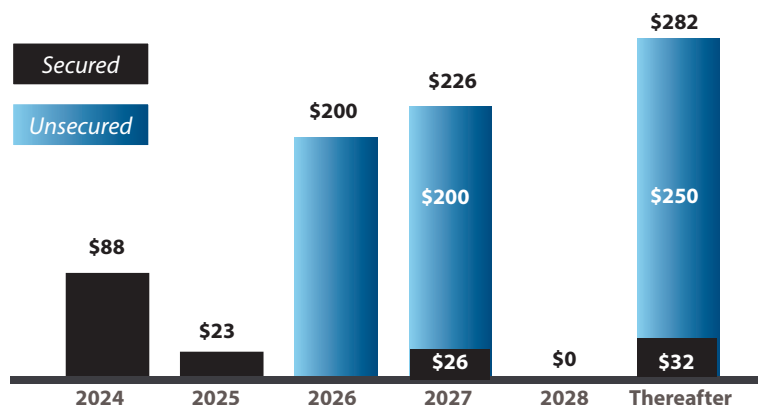
Property Stats			
GLA	~57,000	3-Mile Pop	88,600
Occupancy	100%	3-Mile Average HHI	\$169,000
Year Built	2016	ABR	\$28.68

Transaction Highlights:



- Sprouts anchored neighborhood center in affluent Phoenix submarket with projected 3-mile population growth of 8.4% over the next five years.
- Grow portfolio's Sun Belt presence and broaden future acquisition opportunities in the Phoenix market.
- Potential to grow in-place small shop rents.
- ESG consideration – The center has LED lighting.

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.

2022 ESG Report



2026 ESG Goals

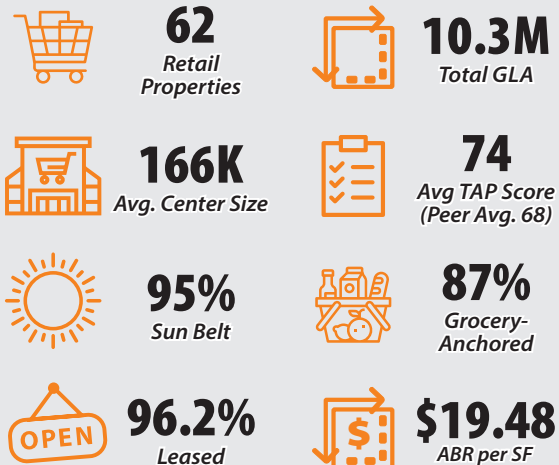
- 100% of properties have energy management systems installed
- 100% of Landlord -controlled common area lighting upgraded to LEDs
- 100% of properties have water efficient landscaping systems installed
- 100% of properties assessed for climate risks
- 50% of properties have EV Charging Stations installed
- 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



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Portfolio Highlights



Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
2	Kroger	15	5.2%
2	Publix	14	3.3%
3	TX	14	2.6%
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	Michaels	7	1.1%
10	Ulta Beauty	8	1.1%
Top 10 Total		85	21.8%

*Grocer Tenant

High Quality Portfolio



Neighborhood Center
Trade Area 1-3 miles

- 37 properties
- 3.8M SF GLA
- 39% of NOI
- \$20.33 ABR



Community Center
Trade Area 3 - 5 miles

- 13 properties
- 3.0M SF GLA
- 30% of NOI
- \$20.07 ABR



Power Center w/Grocer
Trade Area 5 - 10 miles

- 8 properties
- 2.2M SF GLA
- 18% of NOI
- \$17.31 ABR

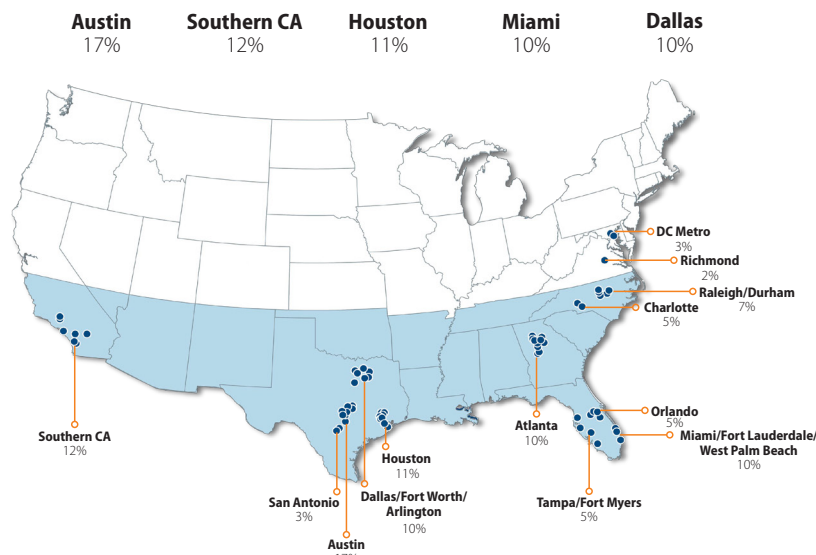


Power Center no Grocer
Trade Area 5 - 10 miles

- 4 properties
- 1.3M SF GLA
- 13% of NOI
- \$19.10 ABR

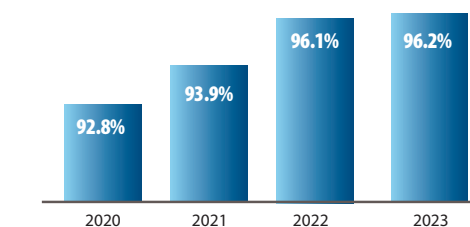
InvenTrust Portfolio by Percentage of ABR

TOP 5 MARKETS TOTAL 60% OF ABR

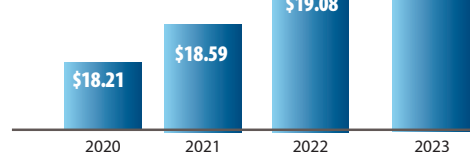


Robust Leasing Pipeline of Essential Tenants

Historical Leased Occupancy



ABR Per SF



299 LEASES SIGNED FY2023
TOTALING **1.4M SF** OF GLA