



# Q4 2023 FACT SHEET

## Financial Highlights

(FY 2023)

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

## Market Data (12/31/23)

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

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

## 2024 Guidance

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

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

## New Acquisition-Expansion Into a New Sun Belt Market



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

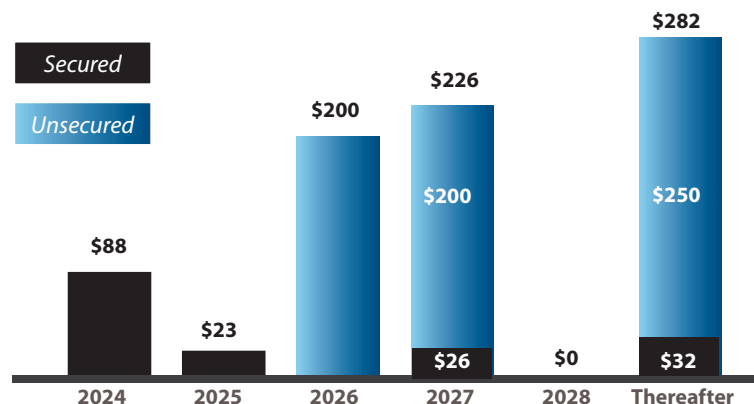
Property Stats			
GLA	~57,000	3-Mile Pop	88,600
Occupancy	100%	3-Mile Average HHI	\$169,000
Year Built	2016	ABR	\$28.68

### 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



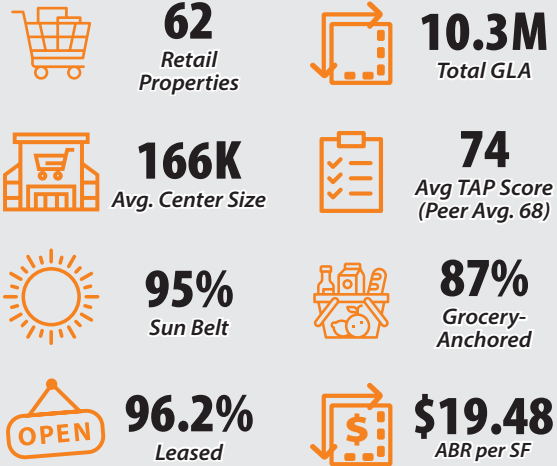
### 2026 ESG Goals

- 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



# Q4 2023 FACT SHEET

## Portfolio Highlights



## 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

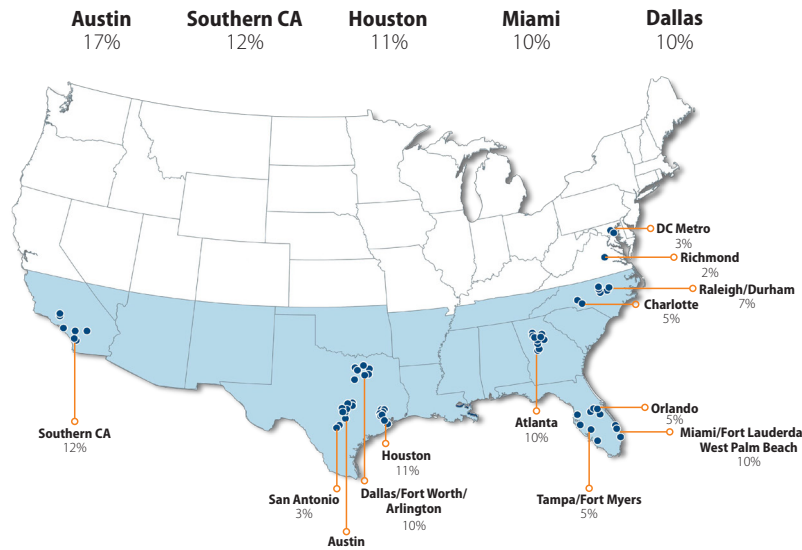
## Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1		15	5.2%
2		14	3.3%
3		14	2.6%
4		6	2.3%
5		5	2.3%
6		5	1.4%
7		7	1.3%
8		4	1.2%
9		7	1.1%
10		8	1.1%
<b>Top 10 Total</b>		<b>85</b>	<b>21.8%</b>

\*Grocer Tenant

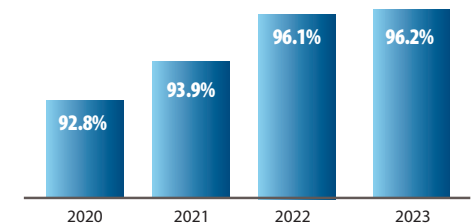
## InvenTrust Portfolio by Percentage of ABR

### TOP 5 MARKETS TOTAL 60% OF ABR

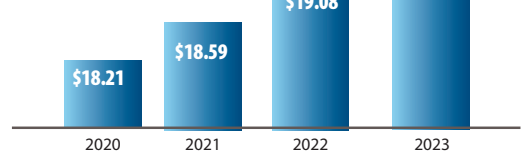


## Robust Leasing Pipeline of Essential Tenants

### Historical Leased Occupancy



### ABR Per SF



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