

Q2 2024 FACT SHEET

Financial Highlights

(YTD 2024)

Core FFO	\$0.87/share
Same-Property NOI Growth	3.3%
Net Debt-to-Adjusted EBITDA ¹	5.2x
Liquidity	\$384M
Weighted Average Interest Rate	4.3%
Weighted Average Maturity ²	3.5 years

Market Data (06/30/24)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$24.76
52-week Range	\$22.61-\$27.25
Total Market Capitalization	\$1.68B
Annualized Dividend Declared	\$0.91
Dividend Yield	3.7%

2024 Guidance

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

Core FFO per diluted share	\$1.69 - \$1.73
Same Property NOI ("SPNOI") Growth	3.5% - 4.5%

Presentations

IR PRESENTATION & QUARTERLY EARNINGS MATERIALS



1 - Trailing 12-month Net Debt-to-Adjusted EBITDA as of June 30, 2024

2 - Excludes available extension options

Recent Acquisition



Maguire Groves- neighborhood center in Orlando, FL

Property Stats

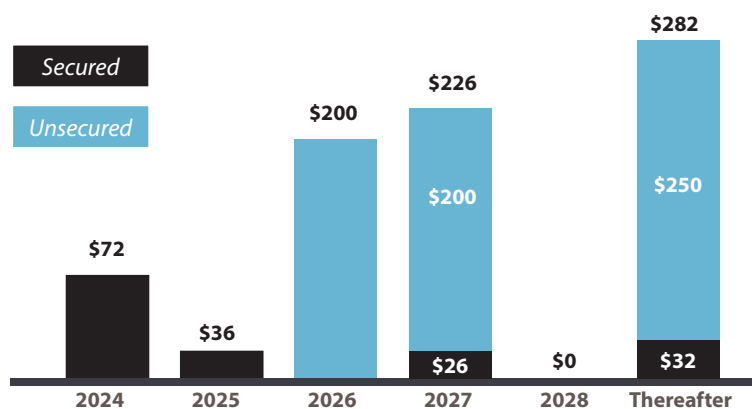
GLA	~33,000	3-Mile Pop	52,100
Occupancy	100%	3-Mile Average HHI	\$156,800
Year Built	2007	ABR per Sq. Ft.	\$29.71

Transaction Highlights:



- Adjacent to Plantation Grove, a Publix anchored neighborhood center owned by InvenTrust
- 100% leased with strong tenant lineup consisting of necessity-based retailers
- Asset serves a highly affluent, growing sub-market of Orlando

Debt Maturity Schedule (\$M)



Environmental, Social, Governance

"At InvenTrust, Integrity, Value creation and Trust are the guiding principles by which we operate for the benefit of our employees, tenants, investors and communities. At the heart of our triumphs and achievements lies our unwavering focus on the people who make our organization stand out."

Daniel (DJ) Busch

Awards & Partnerships

In 2023, InvenTrust was named a "Top Workplace in Chicago" by the Chicago Tribune for the second year in a row.



G R E S B

InvenTrust has completed the GRESB Real Estate Assessment since 2013.

2026 ESG Goals

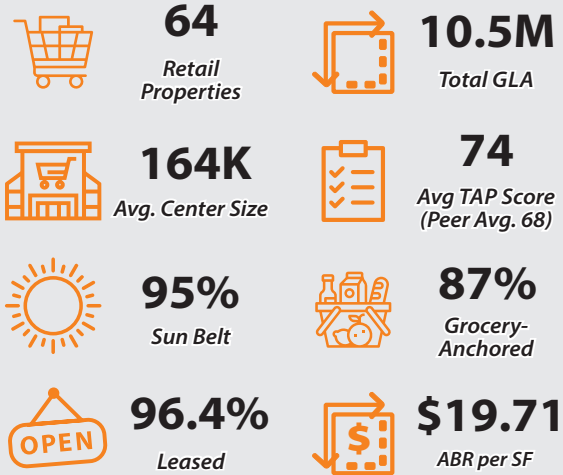
- 100% of properties have energy management systems installed
- 100% of Landlord -controlled common area lighting upgraded to LEDs
- 100% of properties have water efficient landscaping systems installed
- 100% of properties assessed for climate risks
- 50% of properties have EV Charging Stations installed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

2023 ESG Report



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Portfolio Highlights



High Quality Portfolio



- 39 properties
- 3.9M SF GLA
- 40% of NOI
- \$20.68 ABR

- 13 properties
- 3.0M SF GLA
- 30% of NOI
- \$20.04 ABR

- 8 properties
- 2.2M SF GLA
- 18% of NOI
- \$17.55 ABR

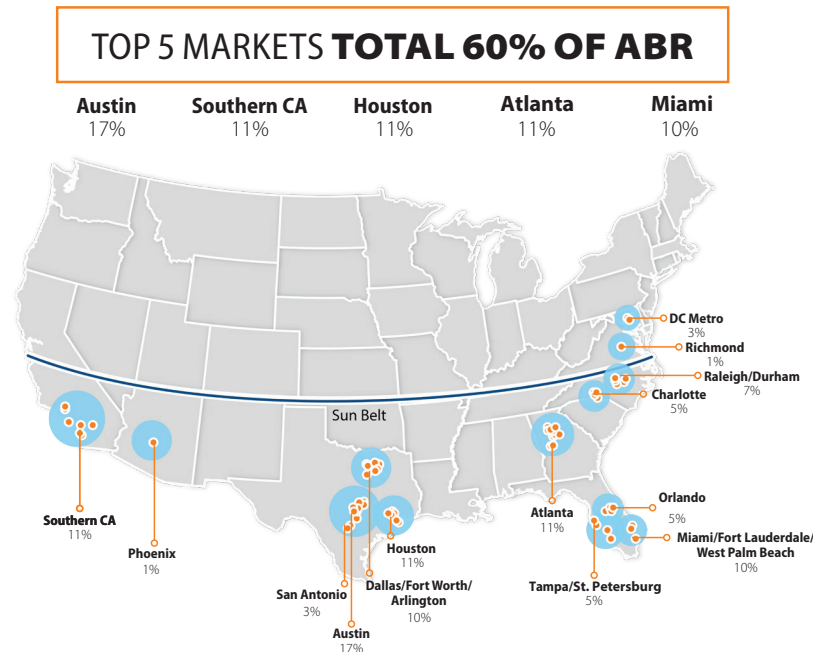
- 4 properties
- 1.4M SF GLA
- 12% of NOI
- \$19.38 ABR

Top 10 Tenants Nationally

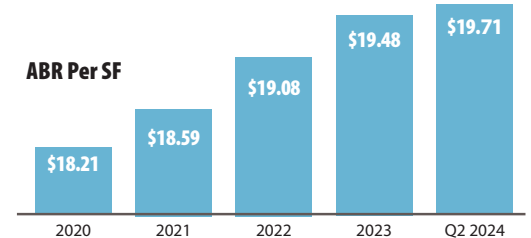
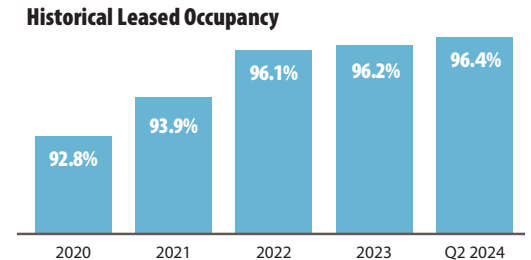
TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1	Kroger	15	5.0%
2	Publix	15	3.6%
3	TIJ THE TJ COMPANIES, INC.	14	2.5%
4	Albertsons	6	2.3%
5	H-E-B	5	2.2%
6	WHOLE FOODS MARKET	5	1.4%
7	PETSMART	7	1.3%
8	BEST BUY	4	1.2%
9	Michaels Where Creativity Happens	7	1.1%
10	ULTA BEAUTY	8	1.0%
Top 10 Total		86	21.6%

*Grocer Tenant

InvenTrust Portfolio by Percentage of ABR



Leasing Performance



101 LEASES SIGNED YTD
TOTALING 625K SF OF GLA