

Q4 2024 FACT SHEET

Financial Highlights

(FY 2024)

Core FFO	\$1.73/share
Same-Property NOI Growth	5.0%
Net Debt-to-Adjusted EBITDA	4.1x
Liquidity	\$587M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity	3.3 years

Market Data (12/31/24)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$30.13
52-week Range (YTD range)	\$23.53-\$31.65
Total Market Capitalization	\$2.33B
2025 Annualized Dividend Declared	\$0.95

2025 Guidance

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

Core FFO per diluted share	\$1.79 - \$1.83
Same Property NOI ("SPNOI") Growth	3.5% - 4.5%

Presentations



IR PRESENTATION & QUARTERLY EARNINGS MATERIALS

Growing Asset Base Through Acquisitions



NEXTON SQUARE

- Acquired Q4 2024
- Year Built – 2019
- ABR PSF - \$26.93
- Lifestyle retail
- 96.9% leased occupancy
- 3-mile Avg. HHI - \$94,000
- 3-mile Pop – 49,000
- MSA: Charleston, SC



MARKET AT MILL CREEK

- Acquired Q4 2024
- Year Built – 2018
- ABR PSF - \$24.06
- Neighborhood Cntr
- 100% leased occupancy
- 3-mile Avg. HHI - \$191,000
- 3-mile Pop – 26,000
- MSA: Charleston, SC



THE FORUM

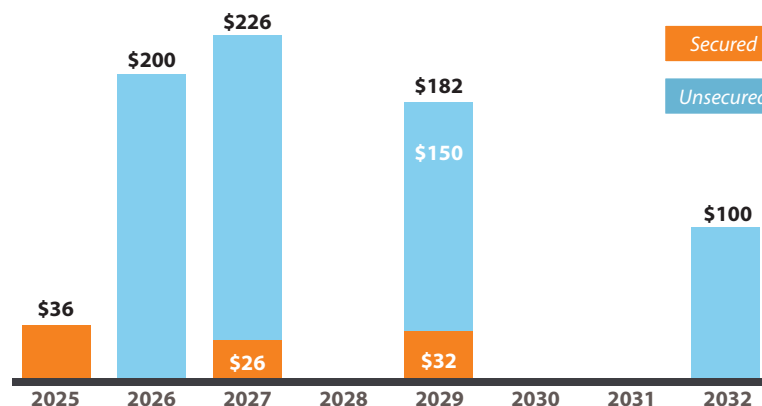
- Acquired Q4 2024
- Year Built – 2008
- ABR PSF - \$17.38
- Power Center
- 96.1% leased occupancy
- 3-mile Avg. HHI - \$116,000
- 3-mile Pop – 43,000
- MSA: Fort Myers, FL



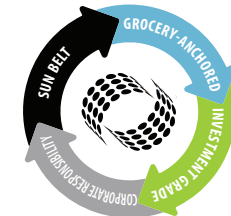
STONEHENGE VILLAGE

- Acquired Q4 2024
- Year Built – 2016
- ABR PSF - \$19.12
- Neighborhood Cntr
- 100% leased occupancy
- 3-mile Avg. HHI - \$157,000
- 3-mile Pop – 59,000
- MSA: Richmond, VA

Debt Maturity Schedule (\$M)



A Simple & Focused Investment Opportunity



Sun Belt Markets with Strong, Persistent Migration



- Moving towards 100% Sun Belt concentration
- Attractive demographic trends – jobs, population, education and household income
- Long-term Sun Belt growth set to substantially outpace the national average over the next ten years - 6.7% vs 0.5%

High-Performing, Grocery-Anchored Portfolio



- 87% of NOI derived from centers with a grocery presence
- Long-term stable NOI growth
- Essential retail tenants drive recurring foot traffic
- Cycle-tested portfolio, providing durable cash flow

Retail Sector Tailwinds



- Minimal new supply dynamics well below historical averages expected to continue (lowest since Q1 2015)
- Suburbanization and work from home trends
- Limited exposure to high-risk tenants
- Necessity-based, value-oriented tenants & quick-service restaurants continue to open locations

Investment-Grade Balance Sheet with Capital to Grow Asset Base



- Fitch rating BBB- / Stable outlook
- Limited and manageable debt maturities
- Robust pipeline of near-term opportunities to fortify Sun Belt presence

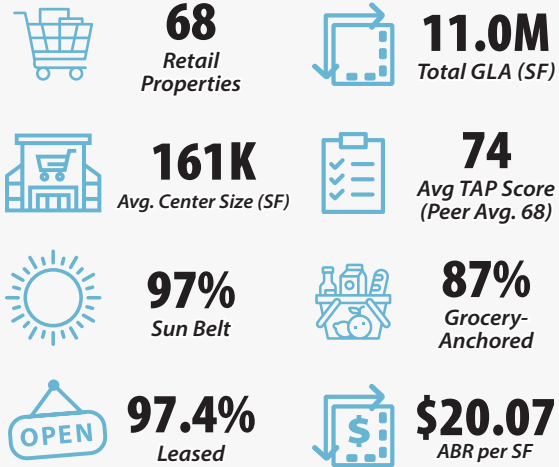
Governance & Corporate Responsibility



- Shareholder friendly governance structure
- Destaggered Board and opted out of MUTA
- GRESB participant since 2013
- Annual Corporate Responsibility report with five-year environmental reduction targets

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Portfolio Highlights



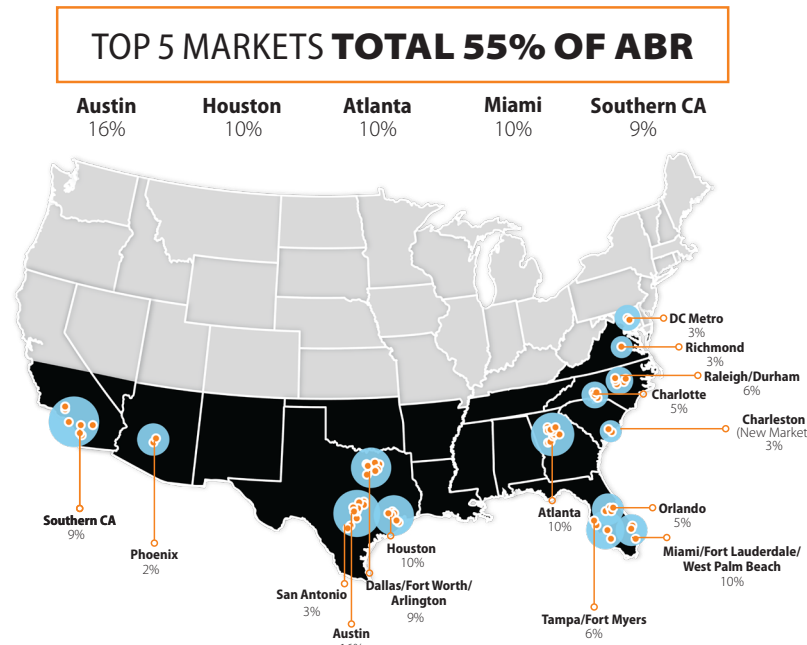
High Quality Portfolio



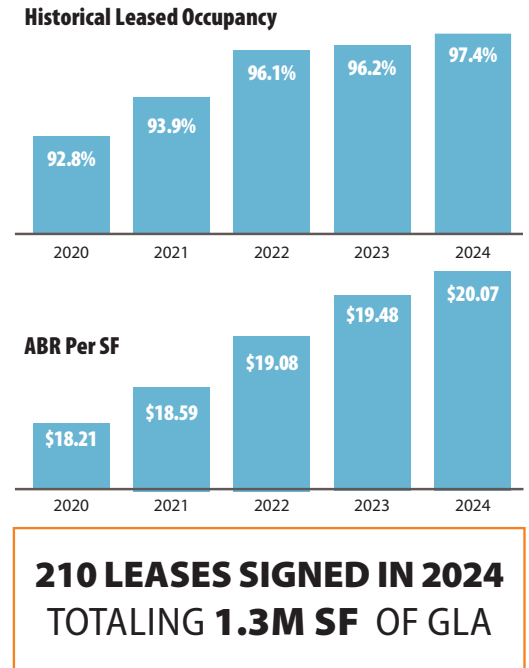
Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1		14	4.3%
2		15	3.3%
3		14	2.4%
4		6	2.1%
5		5	2.0%
6		5	1.3%
7		8	1.3%
8		4	1.1%
9		6	1.1%
10		6	1.0%
Top 10 Total		83	19.9%

InvenTrust Portfolio by Percentage of ABR



Robust Leasing Pipeline of Essential Tenants



1. 2024 YTD NOI from time of ownership