

Q1 2025 FACT SHEET

Financial Highlights

(FY 2024)

Core FFO	\$0.46/share
Same-Property NOI Growth	6.1%
Net Debt-to-Adjusted EBITDA	4.1x
Liquidity	\$577M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity	3.1 years

Market Data (03/31/25)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$29.37
52-week Range (YTD range)	\$23.68-\$31.65
Total Market Capitalization	\$2.28B
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



CARMEL VILLAGE

- Acquired Q2 2025
- Year Built - 2006
- ABR PSF - \$26.74
- Neighborhood Cntr
- 91% leased occupancy
- 3-mile Avg. HHI - \$160,000
- 3-mile Pop - 81,000
- MSA: Charlotte, NC



PLAZA ESCONDIDA

- Acquired Q2 2025
- Renovated - 1997
- ABR PSF - \$16.53
- Neighborhood Cntr
- 99% leased occupancy
- 3-mile Avg. HHI - \$136,000
- 3-mile Pop - 40,000
- MSA: Tucson, AZ



MARKET AT MILL CREEK

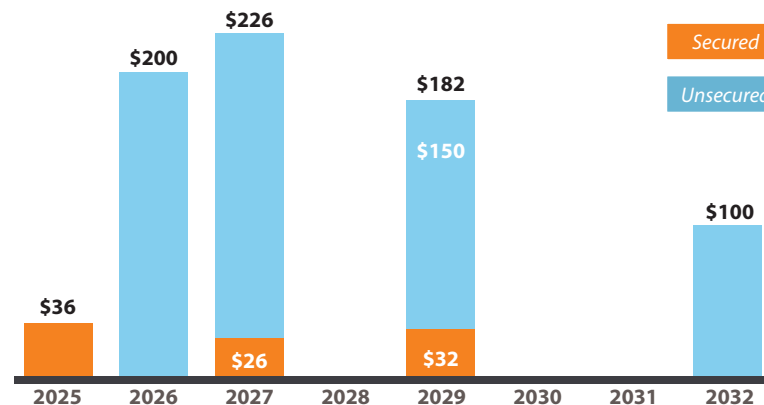
- Acquired Q4 2024
- Year Built - 2018
- ABR PSF - \$24.16
- Neighborhood Cntr
- 100% leased occupancy
- 3-mile Avg. HHI - \$191,000
- 3-mile Pop - 26,000
- MSA: Charleston, SC



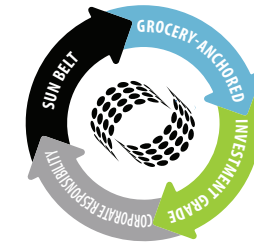
NEXTON SQUARE

- Acquired Q4 2024
- Year Built - 2019
- ABR PSF - \$27.18
- Lifestyle retail
- 96.9% leased occupancy
- 3-mile Avg. HHI - \$94,000
- 3-mile Pop - 49,000
- MSA: Charleston, SC

Debt Maturity Schedule (\$M)



A Simple & Focused Investment Opportunity



Sun Belt Markets with Strong, Persistent Migration



- Moving towards 100% Sun Belt concentration (peer average 37%)
- Attractive demographic trends – jobs, population, education and household income
- Long-term Sun Belt growth set to substantially outpace the national average over the next nine years - 6.7% vs 0.5%

High-Performing, Grocery-Anchored Portfolio



- 86% of NOI derived from centers with a grocery presence (peer average 76%)
- 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, well below historical averages expected to continue
- Suburbanization and work from home trends
- 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

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



68
Retail
Properties



11.0M
Total GLA (SF)



97%
Sun Belt



86%
Grocery-
Anchored



161K
Avg. Center Size (SF)



97.3%
Leased

Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1		14	4.3%
2		15	3.3%
3		14	2.3%
4		6	2.1%
5		5	2.0%
6		5	1.3%
7		8	1.3%
8		4	1.1%
9		6	1.0%
10		6	1.0%
Top 10 Total		83	19.7%

Grocer Tenant

High Quality Portfolio



Neighborhood Center
Trade Area 1-3 miles



Community Center
Trade Area 3 - 5 miles



Power Center w/ Grocer
Trade Area 5 - 10 miles



Power Center no Grocer
Trade Area 5 - 10 miles



Lifestyle Center
Trade Area 8 - 12 miles

- 41 properties
- 4.1M GLA
- 40% of NOI¹
- \$21.21 ABR

- 13 properties
- 3.1M GLA
- 28% of NOI¹
- \$20.17 ABR

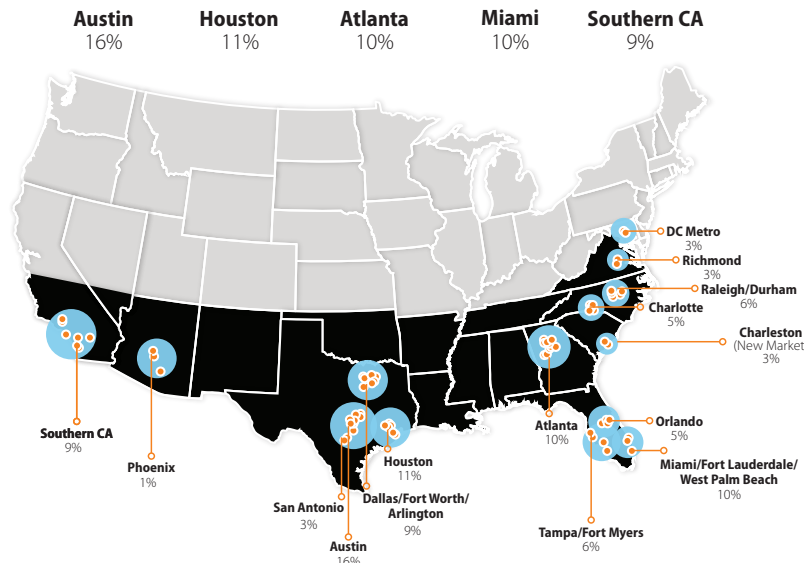
- 9 properties
- 2.3M GLA
- 19% of NOI¹
- \$18.37 ABR

- 4 properties
- 1.4M GLA
- 11% of NOI¹
- \$19.65 ABR

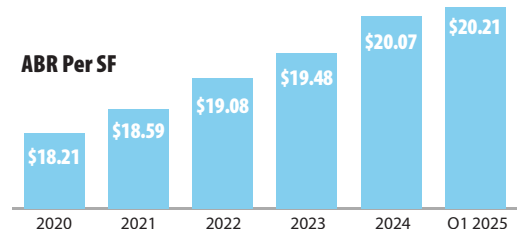
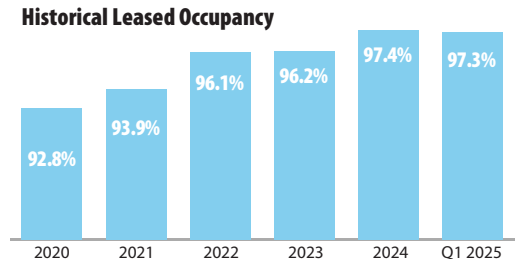
- 1 property
- 0.1M GLA
- 2% of NOI¹
- \$27.18 ABR

InvenTrust Portfolio by Percentage of ABR

TOP 5 MARKETS TOTAL 56% OF ABR



Robust Leasing Pipeline of Essential Tenants



69 LEASES SIGNED IN 2025
TOTALING **256K SF** OF GLA

1. 2025 YTD NOI