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InvenTrust Properties Corp. Reports 2025 Third Quarter Results

DOWNERS GROVE, IL – October 28, 2025 – InvenTrust Properties Corp. (“InvenTrust” or the “Company”) (NYSE: IVT) today reported financial and operating results for the quarter ended September 30, 2025. For the three months ended September 30, 2025 and 2024, the Company reported Net Income of \$6.0 million, or \$0.08 per diluted share, and Net Loss of \$0.5 million, or \$0.01 per diluted share, respectively.

Third Quarter 2025 Highlights:

- *Nareit FFO of \$0.49 per diluted share*
- *Core FFO of \$0.47 per diluted share*
- *Same Property Net Operating Income (“NOI”) growth of 6.4%*
- *Leased Occupancy as of September 30, 2025 of 97.2%*
- *Executed 56 leases totaling approximately 409,000 square feet of GLA, of which 360,000 square feet was executed at a blended comparable lease spread of 11.5%*
- *Amended its \$400.0 million unsecured term loan agreement, successfully extending the Company’s overall debt weighted average maturity to 4.7 years*
- *Executed four forward-starting interest rate swaps in tandem with the term loan amendment*
- *Acquired four properties, totaling approximately 791,000 square feet, for an aggregate acquisition price of \$250.2 million*

“2025 has been a pivotal and productive year for InvenTrust,” said DJ Busch, President and CEO. “We executed on multiple fronts — completing the sale of a California portfolio, extending our debt maturities through a successful term-loan recast, and deploying more than \$350 million into high-quality Sun Belt assets — all while delivering strong operating performance.” Busch continued, “These actions underscore our disciplined approach to capital allocation and our continued commitment to driving sustainable growth in free cash flow.”

NET INCOME (LOSS)

- Net Income for the three months ended September 30, 2025 was \$6.0 million, or \$0.08 per diluted share, compared to Net Loss of \$0.5 million, or \$0.01 per diluted share, for the same period in 2024.
- Net Income for the nine months ended September 30, 2025 was \$108.8 million, or \$1.39 per diluted share, compared to Net Income of \$3.9 million, or \$0.06 per diluted share, for the same period in 2024.

NAREIT FFO

- Nareit FFO for the three months ended September 30, 2025 was \$38.4 million, or \$0.49 per diluted share, compared to \$30.9 million, or \$0.45 per diluted share, for the same period in 2024.
- Nareit FFO for the nine months ended September 30, 2025 was \$111.1 million, or \$1.42 per diluted share, compared to \$91.8 million, or \$1.34 per diluted share, for the same period in 2024.

CORE FFO

- Core FFO for the three months ended September 30, 2025 was \$36.7 million, or \$0.47 per diluted share, compared to \$30.1 million, or \$0.44 per diluted share, for the same period in 2024.
- Core FFO for the nine months ended September 30, 2025 was \$107.3 million, or \$1.37 per diluted share, compared to \$89.2 million, or \$1.30 per diluted share, for the same period in 2024.

SAME PROPERTY NOI

- Same Property NOI for the three months ended September 30, 2025 was \$44.3 million, a 6.4% increase, compared to the same period in 2024.
- Same Property NOI for the nine months ended September 30, 2025 was \$128.3 million, a 5.9% increase, compared to the same period in 2024.

DIVIDEND

- For the quarter ended September 30, 2025, the Board of Directors declared a quarterly cash distribution of \$0.2377 per share, paid on October 15, 2025.

PORTFOLIO PERFORMANCE & INVESTMENT ACTIVITY

- As of September 30, 2025, the Company's Leased Occupancy was 97.2%.
 - Anchor Leased Occupancy was 99.3% and Small Shop Leased Occupancy was 93.8%. Anchor Leased Occupancy decreased 20 basis points and Small Shop Leased Occupancy remained unchanged on a sequential basis compared to the previous quarter.
 - Leased to Economic Occupancy spread of 160 basis points, which equates to approximately \$5.0 million of base rent on an annualized basis.
- Blended re-leasing spreads for comparable new and renewal leases signed in the third quarter were 11.5%.
- Annualized Base Rent ("ABR") per square foot ("PSF") as of September 30, 2025 was \$20.28, an increase of 2.3% compared to the same period in 2024. Anchor Tenant ABR PSF was \$12.72 and Small Shop Tenant ABR PSF was \$33.28 as of September 30, 2025.
- During the third quarter, the Company completed four acquisitions:
 - On July 1, 2025, the Company acquired The Marketplace at Encino Park, a 92,000 square foot neighborhood center anchored by Sprouts Farmers Market in San Antonio, Texas, for a gross acquisition price of \$38.5 million. The Company used cash on hand to fund the acquisition.
 - On July 17, 2025, the Company acquired West Broad Marketplace, a 386,000 square foot community center anchored by Wegmans in Richmond, Virginia, for a gross acquisition price of \$86.0 million. The Company used cash on hand to fund the acquisition.
 - On August 7, 2025, the Company acquired Asheville Market, a 130,000 square foot community center anchored by Whole Foods Market in Asheville, North Carolina, for a gross acquisition price of \$45.7 million. The Company used cash on hand and assumed a mortgage payable of \$22.3 million to fund the acquisition.
 - On September 4, 2025, the Company acquired Rea Farms, a 183,000 square foot community center anchored by Harris Teeter in Charlotte, North Carolina, for a gross acquisition price of \$80.0 million. The Company used cash on hand to fund the acquisition.

LIQUIDITY AND CAPITAL STRUCTURE

- InvenTrust had \$570.7 million of total liquidity, as of September 30, 2025, comprised of \$70.7 million of cash and cash equivalents and \$500.0 million of availability under its Revolving Credit Facility.
- InvenTrust has \$22.9 million of mortgage debt maturing in December 2025 and no debt maturing in 2026.
- On August 7, 2025, the Company assumed a \$22.3 million mortgage payable with the acquisition of Asheville Market.
- On August 25, 2025, the Company entered into an amendment to its \$400.0 million Term Loan Credit Agreement (the "Amended Term Loan Agreement"), which provides for, among other things, an extension of the maturity dates of each tranche. The Amended Term Loan Agreement consists of a \$200.0 million 5-year tranche maturing on August 26, 2030 ("Tranche A-1"), and a \$200.0 million 5.5 year tranche maturing on February 24, 2031 ("Tranche A-2").
- In connection with the term loan amendment, the Company entered into four forward-starting interest rate swap agreements that effectively fix the interest rates on the amended term loan tranches at weighted average rates of approximately 4.50% on Tranche A-1 and 4.58% on Tranche A-2 upon termination of the existing interest rate swaps in 2026 and 2027, respectively.
- On August 25, 2025, the Company entered into an amendment to its Revolving Credit Facility (the "Amended Revolving Credit Facility Agreement"), which modified the applicable interest rate thereunder by removing the credit spread adjustment to SOFR.
- The Company's weighted average interest rate on its debt as of September 30, 2025 was 3.98% and the weighted average remaining term was 4.7 years.

2025 GUIDANCE

InvenTrust has updated its 2025 guidance, as summarized in the following table.

<i>(Unaudited, dollars in thousands, except per share amounts)</i>	Current ^{(1) (2)}			Previous		
Net Income per diluted share	\$1.40	–	\$1.44	\$1.43	–	\$1.49
Nareit FFO per diluted share	\$1.85	–	\$1.89	\$1.83	–	\$1.89
Core FFO per diluted share ⁽³⁾	\$1.80	–	\$1.83	\$1.79	–	\$1.83
Same Property NOI ("SPNOI") Growth	4.75%	–	5.25%	4.00%	–	5.00%
General and administrative	\$34,250	–	\$35,750	\$34,250	–	\$35,750
Interest expense, net ⁽⁴⁾	\$31,000	–	\$31,500	\$31,000	–	\$31,500
Net investment activity ⁽⁵⁾	\$49,600	–	\$158,600	~ \$100,000		

⁽¹⁾ The Company's 2025 guidance excludes projections related to gains or losses on dispositions, gains or losses on debt transactions, and depreciation, amortization, and straight-line rent adjustments related to acquisitions and dispositions.

⁽²⁾ The Company's 2025 guidance includes an expectation of uncollectibility, reflected as 55 - 75 basis points of expected total revenue.

⁽³⁾ Core FFO per diluted share excludes amortization of market-lease intangibles and inducements, debt extinguishment charges, straight-line rent adjustments, depreciation and amortization of corporate assets, and non-operating income and expense.

⁽⁴⁾ Interest expense, net, excludes amortization of debt discounts and financing costs, and expected interest income of approximately \$3.3 million.

⁽⁵⁾ Net investment activity represents anticipated acquisition activity less disposition activity.

In addition to the foregoing assumptions, the Company's 2025 guidance incorporates a number of other assumptions that are subject to change and may be outside the control of the Company. If actual results vary from these assumptions, the Company's expectations may change. There can be no assurances that InvenTrust will achieve these results.

The following table reconciles the range of the Company's 2025 estimated net income per diluted share to estimated Nareit FFO and Core FFO per diluted share:

<i>(Unaudited)</i>	Low End	High End
Net income per diluted share	\$ 1.40	\$ 1.44
Depreciation and amortization of real estate assets	1.61	1.61
Gain on sale of investment properties	(1.16)	(1.16)
Nareit FFO per diluted share	1.85	1.89
Amortization of market-lease intangibles and inducements, net	(0.05)	(0.05)
Straight-line rent adjustments, net	(0.04)	(0.05)
Amortization of debt discounts and financing costs	0.04	0.04
Depreciation and amortization of corporate assets	0.01	0.01
Non-operating income and expense, net	(0.01)	(0.01)
Core FFO per diluted share	<u>\$ 1.80</u>	<u>\$ 1.83</u>

This earnings release does not include a reconciliation of forward-looking SPNOI to forward-looking GAAP Net Income because the Company is unable, without making unreasonable efforts, to provide a meaningful or reasonably accurate calculation or estimation of certain reconciling items which could be significant to the Company's results.

EARNINGS CALL INFORMATION

Date: October 29, 2025
Time: 10:00 a.m. ET
Dial-in: (833) 470-1428 / Access Code: 308531
Webcast & Replay Link: <https://events.q4inc.com/attendee/457983707>

A webcast replay will be available shortly after the conclusion of the presentation using the webcast link above.



NON-GAAP FINANCIAL MEASURES

This Earnings Release includes certain financial measures and other terms that are not in accordance with U.S. Generally Accepted Accounting Principles ("GAAP") that management believes are helpful in understanding the Company's business. These measures should not be considered as alternatives to, or more meaningful than, net income (calculated in accordance with GAAP) or other GAAP financial measures, as an indicator of financial performance and are not alternatives to, or more meaningful than, cash flow from operating activities (calculated in accordance with GAAP) as a measure of liquidity. Non-GAAP performance measures have limitations as they do not include all items of income and expense that affect operations, and accordingly, should always be considered as supplemental financial results to those calculated in accordance with GAAP. The Company's computation of these non-GAAP performance measures may differ in certain respects from the methodology utilized by other REITs and, therefore, may not be comparable to similarly titled measures presented by such other REITs. Investors are cautioned that items excluded from these non-GAAP performance measures are relevant to understanding and addressing financial performance. A reconciliation of the Company's non-GAAP measures to the most directly comparable GAAP financials measures are included herein.

SAME PROPERTY NOI or SPNOI

Information provided on a same property basis includes the results of properties that were owned and operated for the entirety of both periods presented. NOI excludes general and administrative expenses, depreciation and amortization, other income and expense, net, impairment of real estate assets, gains (losses) from sales of properties, gains (losses) on extinguishment of debt, interest expense, net, lease termination income and expense, and GAAP rent adjustments such as amortization of market lease intangibles, amortization of lease incentives, and straight-line rent adjustments ("GAAP Rent Adjustments"). The Company bifurcates NOI into Same Property NOI and NOI from other investment properties based on whether the retail properties meet the Company's Same Property criteria. NOI from other investment properties includes adjustments for the Company's captive insurance company.

NAREIT FUNDS FROM OPERATIONS (NAREIT FFO) and CORE FFO

The Company's non-GAAP measure of Nareit Funds from Operations ("Nareit FFO"), based on the National Association of Real Estate Investment Trusts ("Nareit") definition, is net income (or loss) in accordance with GAAP, excluding gains (or losses) resulting from dispositions of properties, plus depreciation and amortization and impairment charges on depreciable real property. Core Funds From Operations ("Core FFO") is an additional supplemental non-GAAP financial measure of the Company's operating performance. In particular, Core FFO provides an additional measure to compare the operating performance of different REITs without having to account for certain remaining amortization assumptions within Nareit FFO and other unique revenue and expense items which some may consider not pertinent to measuring a particular company's ongoing operating performance.

EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION, AND AMORTIZATION (EBITDA) and ADJUSTED EBITDA

The Company's non-GAAP measure of EBITDA is net income (or loss) in accordance with GAAP, excluding interest expense, net, income tax expense (or benefit), and depreciation and amortization. Adjusted EBITDA is an additional supplemental non-GAAP financial measure of the Company's operating performance. In particular, Adjusted EBITDA provides an additional measure to compare the operating performance of different REITs without having to account for certain remaining amortization assumptions within EBITDA, certain gains or losses remaining within EBITDA, and other unique revenue and expense items which some may consider not pertinent to measuring a particular company's ongoing operating performance.

NET DEBT-TO-ADJUSTED EBITDA

Net Debt-to-Adjusted EBITDA is Net Debt divided by trailing twelve month Adjusted EBITDA.



Condensed Consolidated Balance Sheets

In thousands, except share amounts

	As of September 30 2025 (unaudited)	As of December 31 2024
Assets		
Investment properties		
Land	\$ 682,564	\$ 712,827
Building and other improvements	2,203,225	2,116,092
Construction in progress	10,473	9,951
Total	2,896,262	2,838,870
Less accumulated depreciation	(504,627)	(511,969)
Net investment properties	2,391,635	2,326,901
Cash, cash equivalents, and restricted cash	76,366	91,221
Intangible assets, net	188,220	137,420
Accounts and rents receivable	39,467	36,131
Deferred costs and other assets, net	39,016	44,277
Total assets	<u>\$ 2,734,704</u>	<u>\$ 2,635,950</u>
Liabilities		
Debt, net	\$ 764,572	\$ 740,415
Accounts payable and accrued expenses	50,508	46,418
Distributions payable	18,450	17,512
Intangible liabilities, net	60,246	42,897
Other liabilities	31,815	28,703
Total liabilities	<u>925,591</u>	<u>875,945</u>
Commitments and contingencies		
Stockholders' Equity		
Preferred stock, \$0.001 par value, 40,000,000 shares authorized, none outstanding	—	—
Common stock, \$0.001 par value, 146,000,000 shares authorized, 77,619,380 shares issued and outstanding as of September 30, 2025 and 77,450,794 shares issued and outstanding as of December 31, 2024	78	77
Additional paid-in capital	5,735,537	5,730,367
Distributions in excess of accumulated net income	(3,931,440)	(3,984,865)
Accumulated comprehensive income	4,938	14,426
Total stockholders' equity	<u>1,809,113</u>	<u>1,760,005</u>
Total liabilities and stockholders' equity	<u>\$ 2,734,704</u>	<u>\$ 2,635,950</u>



Condensed Consolidated Statements of Operations and Comprehensive Income (Loss)

In thousands, except share and per share amounts, unaudited

	Three Months Ended September 30		Nine Months Ended September 30	
	2025	2024	2025	2024
Income				
Lease income, net	\$ 74,019	\$ 68,132	\$ 220,538	\$ 201,681
Other property income	447	389	1,250	1,061
Total income	74,466	68,521	221,788	202,742
Operating expenses				
Depreciation and amortization	32,734	28,134	94,086	85,092
Property operating	11,054	10,795	33,277	31,037
Real estate taxes	9,047	9,205	28,597	27,232
General and administrative	8,316	8,133	25,569	24,768
Total operating expenses	61,151	56,267	181,529	168,129
Other (expense) income				
Interest expense, net	(8,969)	(9,470)	(25,637)	(28,744)
Impairment of real estate assets	—	(3,854)	—	(3,854)
Gain on sale of investment properties	52	334	90,961	334
Other income and expense, net	1,628	197	3,177	1,510
Total other (expense) income, net	(7,289)	(12,793)	68,501	(30,754)
Net income (loss)	\$ 6,026	\$ (539)	\$ 108,760	\$ 3,859
Weighted-average common shares outstanding - basic	77,615,993	68,526,238	77,590,691	68,101,901
Weighted-average common shares outstanding - diluted	78,498,873	68,526,238	78,317,551	68,659,319
Net income (loss) per common share - basic	\$ 0.08	\$ (0.01)	\$ 1.40	\$ 0.06
Net income (loss) per common share - diluted	\$ 0.08	\$ (0.01)	\$ 1.39	\$ 0.06
Comprehensive income				
Net income (loss)	\$ 6,026	\$ (539)	\$ 108,760	\$ 3,859
Unrealized (loss) gain on derivatives, net	(1,008)	(7,145)	(2,637)	2,560
Reclassification to net income (loss)	(2,316)	(3,315)	(6,851)	(9,946)
Comprehensive income (loss)	\$ 2,702	\$ (10,999)	\$ 99,272	\$ (3,527)



Same Property NOI

The following table presents the components of Same Property NOI:

	Three Months Ended September 30		Nine Months Ended September 30	
	2025	2024	2025	2024
Income				
Minimum base rent	\$ 40,857	\$ 39,256	\$ 118,294	\$ 113,603
Real estate tax recoveries	7,511	7,342	22,789	21,702
Common area maintenance, insurance, and other recoveries	7,823	7,515	22,705	21,202
Ground rent income	4,391	4,255	12,938	12,597
Short-term and other lease income	861	687	2,840	2,269
(Provision for) reversal of uncollectible rent and recoveries, net	(166)	82	(180)	12
Other property income	405	323	1,101	874
Total income	61,682	59,460	180,487	172,259
Operating Expenses				
Property operating	9,307	9,733	27,377	27,265
Real estate taxes	8,091	8,115	24,774	23,865
Total operating expenses	17,398	17,848	52,151	51,130
Same Property NOI	<u>\$ 44,284</u>	<u>\$ 41,612</u>	<u>\$ 128,336</u>	<u>\$ 121,129</u>

Net Income (Loss) to Same Property NOI

The following table presents a reconciliation of Net Income (Loss) to Same Property NOI:

	Three Months Ended September 30		Nine Months Ended September 30	
	2025	2024	2025	2024
Net income (loss)	\$ 6,026	\$ (539)	\$ 108,760	\$ 3,859
Adjustments to reconcile to non-GAAP metrics:				
Other income and expense, net	(1,628)	(197)	(3,177)	(1,510)
Interest expense, net	8,969	9,470	25,637	28,744
Gain on sale of investment properties	(52)	(334)	(90,961)	(334)
Impairment of real estate assets	—	3,854	—	3,854
Depreciation and amortization	32,734	28,134	94,086	85,092
General and administrative	8,316	8,133	25,569	24,768
Adjustments to NOI (a)	(2,453)	(1,626)	(6,233)	(6,056)
NOI	51,912	46,895	153,681	138,417
NOI from other investment properties	(7,628)	(5,283)	(25,345)	(17,288)
Same Property NOI	<u>\$ 44,284</u>	<u>\$ 41,612</u>	<u>\$ 128,336</u>	<u>\$ 121,129</u>

(a) Adjustments to NOI include lease termination income and expense and GAAP Rent Adjustments.



Reconciliation of Non-GAAP Measures, continued

in thousands, except share and per share amounts

Nareit FFO and Core FFO

The following table reconciles Net Income (Loss) to Nareit FFO Applicable to Common Shares and Dilutive Securities and Core FFO Applicable to Common Shares and Dilutive Securities:

	Three Months Ended September 30		Nine Months Ended September 30	
	2025	2024	2025	2024
Net income (loss)	\$ 6,026	\$ (539)	\$ 108,760	\$ 3,859
Depreciation and amortization of real estate assets	32,446	27,923	93,263	84,439
Impairment of real estate assets	—	3,854	—	3,854
Gain on sale of investment properties	(52)	(334)	(90,961)	(334)
Nareit FFO Applicable to Common Shares and Dilutive Securities	38,420	30,904	111,062	91,818
Amortization of market lease intangibles and inducements, net	(1,186)	(831)	(3,170)	(2,064)
Straight-line rent adjustments, net	(1,121)	(765)	(2,859)	(2,652)
Amortization of debt discounts and financing costs	736	567	2,076	1,742
Accretion of finance lease liability	49	—	60	—
Depreciation and amortization of corporate assets	288	211	823	653
Non-operating income and expense, net (a)	(484)	21	(725)	(275)
Core FFO Applicable to Common Shares and Dilutive Securities	<u>\$ 36,702</u>	<u>\$ 30,107</u>	<u>\$ 107,267</u>	<u>\$ 89,222</u>
Weighted average common shares outstanding - basic	77,615,993	68,526,238	77,590,691	68,101,901
Dilutive effect of unvested restricted shares (b)	882,880	—	726,860	557,418
Weighted average common shares outstanding - diluted	78,498,873	68,526,238	78,317,551	68,659,319
Net income (loss) per diluted share	\$ 0.08	\$ (0.01)	\$ 1.39	\$ 0.06
Nareit FFO per diluted share	\$ 0.49	\$ 0.45	\$ 1.42	\$ 1.34
Core FFO per diluted share	\$ 0.47	\$ 0.44	\$ 1.37	\$ 1.30

(a) Reflects items which are not pertinent to measuring ongoing operating performance, such as miscellaneous and settlement income.

(b) For purposes of calculating non-GAAP per share metrics, the Company applies the same denominator used in calculating diluted earnings per share in accordance with GAAP.

EBITDA and Adjusted EBITDA

The following table reconciles Net Income (Loss) to EBITDA and Adjusted EBITDA:

	Three Months Ended September 30		Nine Months Ended September 30	
	2025	2024	2025	2024
Net income (loss)	\$ 6,026	\$ (539)	\$ 108,760	\$ 3,859
Interest expense, net	8,969	9,470	25,637	28,744
Income tax expense	144	138	420	403
Depreciation and amortization	32,734	28,134	94,086	85,092
EBITDA	47,873	37,203	228,903	118,098
Impairment of real estate assets	—	3,854	—	3,854
Gain on sale of investment properties	(52)	(334)	(90,961)	(334)
Amortization of market-lease intangibles and inducements, net	(1,186)	(831)	(3,170)	(2,064)
Straight-line rent adjustments, net	(1,121)	(765)	(2,859)	(2,652)
Non-operating income and expense, net (a)	(484)	21	(725)	(275)
Adjusted EBITDA	<u>\$ 45,030</u>	<u>\$ 39,148</u>	<u>\$ 131,188</u>	<u>\$ 116,627</u>

(a) Reflects items which are not pertinent to measuring ongoing operating performance, such as miscellaneous and settlement income.



Net Debt and Net Debt-to-Adjusted EBITDA

The following table presents the calculation of net debt and Net Debt-to-Adjusted EBITDA:

	As of September 30 2025	As of December 31 2024
Net Debt:		
Outstanding Debt, net	\$ 764,572	\$ 740,415
Less: Cash and cash equivalents	(70,746)	(87,395)
Net Debt	<u>\$ 693,826</u>	<u>\$ 653,020</u>
Net Debt-to-Adjusted EBITDA (trailing 12 months):		
Net Debt	\$ 693,826	\$ 653,020
Adjusted EBITDA (trailing 12 months)	<u>172,570</u>	<u>158,009</u>
Net Debt-to-Adjusted EBITDA	4.0x	4.1x

About InvenTrust Properties Corp.

InvenTrust Properties Corp. (the "Company," "IVT," or "InvenTrust") is a premier Sun Belt, multi-tenant essential retail REIT that owns, leases, redevelops, acquires and manages grocery-anchored neighborhood and community centers as well as high-quality power centers that often have a grocery component. Management pursues the Company's business strategy by acquiring retail properties in Sun Belt markets, opportunistically disposing of retail properties, and maintaining a flexible capital structure. A trusted, local operator bringing real estate expertise to its tenant relationships, IVT has built a strong reputation with market participants across its portfolio. For more information, please visit www.inventrustproperties.com.

The enclosed information should be read in conjunction with the Company's filings with the U.S. Securities and Exchange Commission ("SEC"), including, but not limited to, the Company's Form 10-Qs filed quarterly and Form 10-Ks filed annually. Additionally, the enclosed information does not purport to disclose all items required under GAAP. The information provided in this earnings release is unaudited and includes non-GAAP measures (as discussed herein), and there can be no assurance that the information will not vary from the final information in the Company's Form 10-Q for the quarter ended September 30, 2025. The Company may, but assumes no obligation to, update information in this earnings release.

Forward-Looking Statements Disclaimer

Forward-Looking Statements in this earnings release, or made during the earnings call, which are not historical facts, are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements are based on the current beliefs and expectations of InvenTrust's management and are subject to significant risks and uncertainties. Actual results may differ materially from those described in the forward-looking statements. Any statements made in this earnings release that are not statements of historical fact, including statements about our beliefs and expectations, are forward-looking statements. Forward-looking statements include information concerning possible or assumed future results of operations, including our guidance and descriptions of our business plans and strategies. These statements often include words such as "may," "should," "could," "would," "expect," "intend," "plan," "seek," "anticipate," "believe," "estimate," "target," "project," "predict," "potential," "continue," "likely," "will," "forecast," "outlook," "guidance," "suggest," and variations of these terms and similar expressions, or the negative of these terms or similar expressions.

The following factors, among others, could cause actual results, financial position and timing of certain events to differ materially from those described in the forward-looking statements: interest rate movements; local, regional, national and global economic performance; the impact of inflation on the Company and on its tenants; competitive factors; the impact of e-commerce on the retail industry; future retailer store closings; retailer consolidation; retailers reducing store size; retailer bankruptcies; government policy changes, including the effects of recent new tariffs and changes in global trade policies on the overall state of the economy; and any material market changes and trends that could affect the Company's business strategy. For further discussion of factors that could materially affect the outcome of management's forward-looking statements and IVT's future results and financial condition, see the Risk Factors included in the Company's most recent Annual Report on Form 10-K, as updated by any subsequent Quarterly Report on Form 10-Q, in each case as filed with the SEC. InvenTrust intends that such forward-looking statements be subject to the safe harbors created by Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, except as may be required by applicable law.

IVT cautions you not to place undue reliance on any forward-looking statements, which are made as of the date of this earnings release. IVT undertakes no obligation to update publicly any of these forward-looking statements to reflect actual results, new information or future events, changes in assumptions or changes in other factors affecting forward-looking statements, except to the extent required by applicable laws. If IVT updates one or more forward-looking statements, no inference should be drawn that IVT will make additional updates with respect to those or other forward-looking statements.

Availability of Information on InvenTrust Properties Corp.'s Website and Social Media Channels

Investors and others should note that InvenTrust routinely announces material information to investors and the marketplace using U.S. Securities and Exchange Commission filings, press releases, public conference calls, webcasts and the InvenTrust investor relations website. The Company uses these channels as well as social media channels (e.g., the InvenTrust X account (x.com/inventrustprop); and the InvenTrust LinkedIn account (linkedin.com/company/inventrustproperties)), as a means of disclosing information about the Company's business to colleagues, investors, and the public. While not all of the information that the Company posts to the InvenTrust investor relations website or on the Company's social media channels is of a material nature, some information could be deemed to be material. Accordingly, the Company encourages investors, the media and others interested in InvenTrust to review the information that it shares on www.inventrustproperties.com/investor-relations and on the Company's social media channels.