Q3 2025 FACT SHEET

InvenTrust Properties

Financial Highlights

(YTD 2025)

Core FFO	$1.37/share
Same-Property NOI Growth	5.9%
Net Debt-to-Adjusted EBITDA	4.0x
Total Liquidity	$571M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity	4.7years

Market Data (09/30/25)

Fitch Rating	'BBB-' Stable Outlook
Share Price	$28.62
52-week Range (YTD range)	$25.21-$31.65
Total Market Capitalization	$2.22B
2025 Annualized Dividend Declared	$0.95

2025 Guidance

Core FFO per diluted share	$1.80 - $1.83
Same Property NOI ("SPNOI") Growth	4.75% - 5.25%

Presentations

IR PRESENTATION & QUARTERLY EARNINGS MATERIALS

Growing Asset Base Through Acquisitions

MARKETPLACE AT ENCINO PARK

- Acquired Q3 2025
- Year Built – 2018
- ABR PSF - $26.97
- Neighborhood Cntr
- 100% leased occupancy
- 3-mile Avg. HHI - $165,000
- 3-mile Pop - 67,000
- MSA: San Antonio, TX

WEST BROAD MARKETPLACE

- Acquired Q3 2025
- Renovated – 2018
- ABR PSF - $15.82
- Community Center
- 98.5% leased occupancy
- 3-mile Avg. HHI - $206,000
- 3-mile Pop - 55,000
- MSA: Richmond, VA

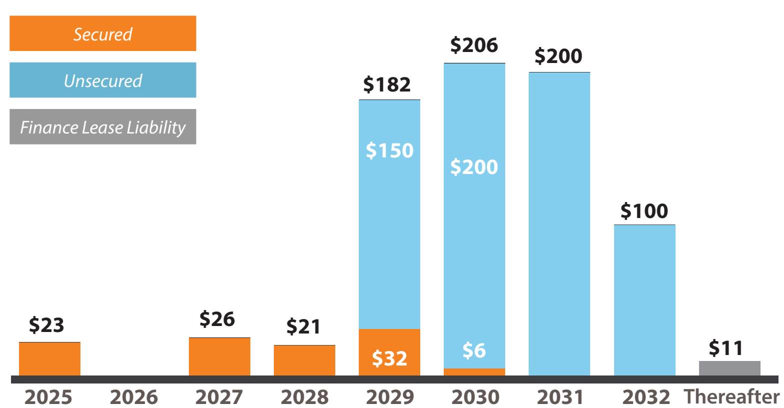
ASHEVILLE MARKETPLACE

- Acquired Q3 2025
- Renovated - 2014
- ABR PSF - $20.82
- Community Center
- 97.1% leased occupancy
- 3-mile Avg. HHI - $99,000
- 3-mile Pop - 48,000
- MSA: Asheville, NC

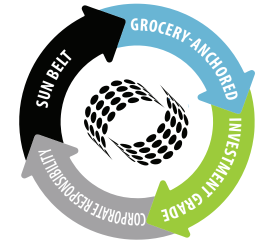
REA FARMS

- Acquired Q3 2025
- Year Built - 2018
- ABR PSF - $25.46
- Community Center
- 96.8% leased occupancy
- 3-mile Avg. HHI - $204,000
- 3-mile Pop - 61,000
- MSA: Charlotte. NC

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
- Nine of the top 10 retail metros are in the Sun Belt

High-Performing, Grocery-Anchored Portfolio

- 89% of ABR derived from centers with a grocery presence (peer average 76%)
- Essential retail tenants drive recurring foot traffic
- Cycle-tested portfolio, providing durable cash flow

Retail Sector Trends

- Minimal new supply, well below historical averages expected to continue
- U.S. food and retail sales were up year-over-year
- Necessity-based, health & wellness tenants, and quick-service restaurants continue to open locations

Investment-Grade Balance Sheet with Capacity for Growth

- Fitch rating BBB- / Stable outlook
- Balanced debt schedule with minimal near-term maturities
- Pipeline of near-term acquisition opportunities

Governance & Corporate Responsibility

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

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Portfolio Highlights

71 Retail Properties

11.3M Total GLA (SF)

97% Sun Belt

89% Grocery-Anchored

160K Avg. Center Size (SF)

97.2% Leased

High Quality Portfolio

Neighborhood Center
Trade Area 1-3 miles

- 43 properties
- 4.2M GLA
- 39% of ABR[1]
- $21.29 ABR

Community Center
Trade Area 3 - 5 miles

- 15 properties
- 3.5M GLA
- 31% of ABR[1]
- $20.14 ABR

Power Center w/Grocer
Trade Area 5 - 10 miles

- 9 properties
- 2.7M GLA
- 20% of ABR[1]
- $17.47 ABR

Power Center no Grocer
Trade Area 5 - 10 miles

- 3 properties
- 0.8M GLA
- 8% of ABR[1]
- $23.60 ABR

Lifestyle Center
Trade Area 8 - 12 miles

- 1 property
- 0.1M GLA
- 2% of ABR[1]
- $27.84 ABR

Top 10 Tenants

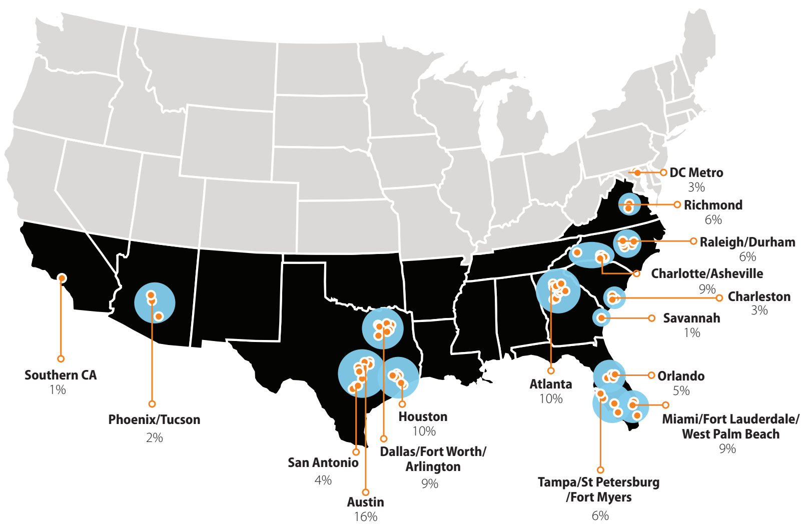
#	Tenant	# of Leases	% of ABR
1	Kroger	13	3.7%
2	Publix	16	3.4%
3	TJX THE TJX COMPANIES, INC.	16	2.5%
4	Albertsons	6	2.0%
5	WHOLE FOODS MARKET	7	2.0%
6	H-E-B	5	2.0%
7	Michaels Where Creativity Happens	9	1.3%
8	Wegmans (NEW TO TOP TEN)	2	1.1%
9	ROSS DRESS FOR LESS	6	1.0%
10	TRADER JOE'S	5	1.0%
Top 10 Total		**85**	**20.0%**

Grocer Tenant

Portfolio by Percentage of ABR

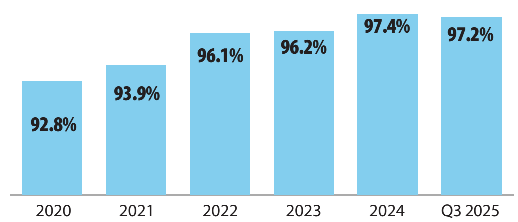
TOP 5 MARKETS **TOTAL 54% OF ABR**

Austin	Houston	Atlanta	Miami	Dallas
16%	10%	10%	9%	9%

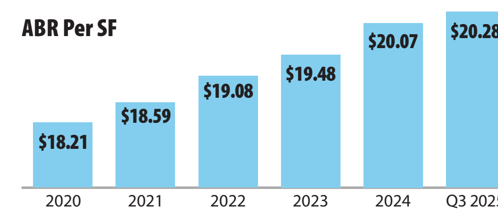


Strong Leasing Pipeline of Essential Tenants

Historical Leased Occupancy



ABR Per SF



193 LEASES SIGNED IN 2025
TOTALING **956K SF** OF GLA

1. 2025 YTD ABR