Q2 2026 FACT SHEET

InvenTrust Properties

Financial Highlights

(YTD 2026)

Core FFO	**$0.48/share**
Same-Property NOI Growth	**4.1%**
Current Quarter Annualized Net Debt-to-Adjusted EBITDA	**5.3x**
Total Liquidity	**$489M**
Weighted Average Interest Rate	**4.4%**
Weighted Average Maturity	**4.3 years**

Market Data (06/30/26)

Fitch Rating	**'BBB-' Stable Outlook**
Share Price	**$35.40**
52-week Range (YTD range)	**$26.52-$36.27**
Total Market Capitalization	**$2.76B**
2026 Annualized Dividend Declared	**$1.00**

2026 Guidance

Core FFO per diluted share	**$1.92 - $1.96**
Same Property NOI ("SPNOI") Growth	**3.25% - 4.25%**

Additional Information

QUARTERLY EARNINGS MATERIALS

Scaling the Platform Through Acquisitions

Acquired $290 Million of Necessity-Based Retail Assets in 2026

NEW GARDEN CROSSING

MSA: Greensboro, NC

- Acquired Q3 2026
- ABR PSF - $14.19
- Community Center
- 100% leased occupancy

WESTERN PLAZA

MSA: Knoxville, TN

- Acquired Q2 2026
- ABR PSF - $26.02
- Community Center
- 98.6% leased occupancy

SWEETGRASS CORNER

MSA: Charleston, SC

- Acquired Q2 2026
- ABR PSF - $26.68
- Community Center
- 100% leased occupancy

3609 SOUTH

MSA: Charlotte, NC

- Acquired Q2 2026
- ABR PSF - $29.67
- Neighborhood Center
- 100% leased occupancy

MARKETPLACE AT HUDSON STATION

MSA: Phoenix, AZ

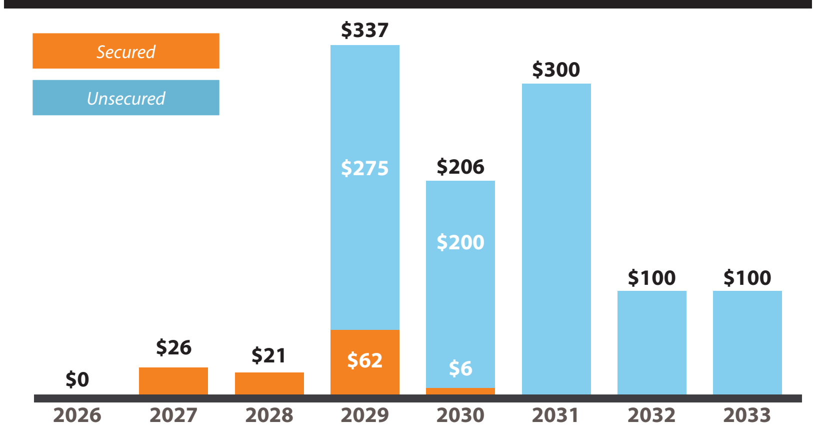
- Acquired Q1 2026
- ABR PSF - $34.93
- Neighborhood Center
- 100% leased occupancy

NASHVILLE WEST

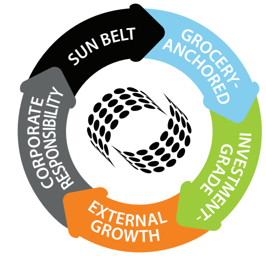
MSA: Nashville, TN

- Acquired Q1 2026
- ABR PSF - $18.90
- Power Center w/ Grocer
- 98.0% leased occupancy

Debt Maturity Schedule ($M)



A Simple & Focused Investment Opportunity



Sun Belt Markets with Strong, Persistent Migration

- Moving towards 100% Sun Belt concentration (peer average ~38%)
- Attractive demographic trends – jobs, population, education, and household income
- In 2026, the Sun Belt will lead the nation in population growth

High-Performing, Grocery-Anchored Portfolio

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

External Growth through Disciplined Acquisitions

- Acquired ~$465 million of assets in 2025; $290 million year-to-date
- Strong pipeline of near-term acquisition opportunities – 2026 Net Investment guidance is ~$300 million
- For properties acquired in 2024 & 2025, new/renewal lease spreads averaged approximately 18%, demonstrating our ability to identify below market opportunities

Investment-Grade Balance Sheet

- Fitch rating BBB- / Stable outlook
- Balanced debt schedule – no debt maturities in 2026, with just $26 million maturing in 2027
- Completed a private placement of $250 million of senior notes in June 2026

Governance & Corporate Responsibility

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

Q2 2026 FACT SHEET

InvenTrust Properties

Portfolio Highlights

78 Retail Properties

12.3M Total GLA (SF)

97% Sun Belt

89% Grocery-Anchored

158K Avg. Center Size (SF)

96.2% Leased

Established Centers with Necessity-Based Tenants

Neighborhood Center
Trade Area 1-3 miles

- 43 properties
- 3.6M GLA
- 32% of ABR[1]
- $22.52 ABR

Community Center
Trade Area 3 - 5 miles

- 23 properties
- 5.2M GLA
- 44% of ABR[1]
- $21.58 ABR

Power Center w/Grocer
Trade Area 5 - 10 miles

- 10 properties
- 3.1M GLA
- 21% of ABR[1]
- $17.69 ABR

Power Center no Grocer
Trade Area 5 - 10 miles

- 1 property
- 0.2M GLA
- 2% of ABR[1]
- $20.46 ABR

Lifestyle Center
Trade Area 8 - 12 miles

- 1 property
- 0.1M GLA
- 1% of ABR[1]
- $28.19 ABR

Top 10 Tenants

#	Tenant	# of Leases	% of ABR
1	Kroger	13	3.3%
2	Publix	16	3.0%
3	TJX The TJX Companies, Inc.	18	2.6%
4	Whole Foods Market	8	2.1%
5	Albertsons	6	1.8%
6	H-E-B	5	1.8%
7	Trader Joe's	8	1.3%
8	Dick's Sporting Goods	5	1.3%
9	Michaels Where Creativity Happens	9	1.2%
10	Nordstrom Rack	5	1.1%
Top 10 Total		**93**	**19.5%**

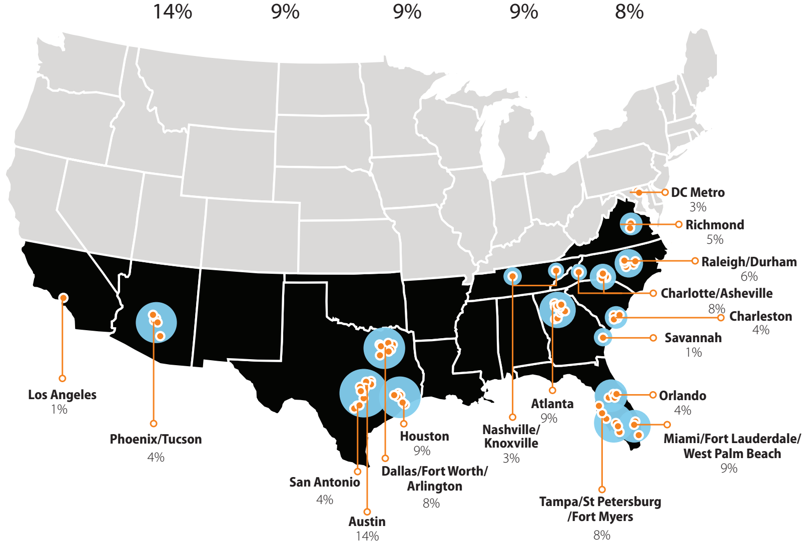
Grocer Tenant

1. Annualized Based Rent as of June 30, 2026

Portfolio by Percentage of ABR

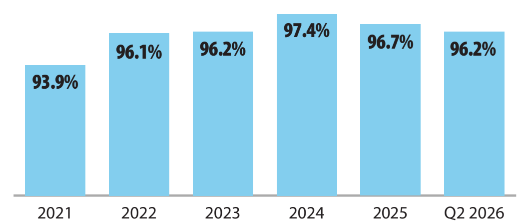
TOP 5 MARKETS **TOTAL 49% OF ABR**

Austin	Atlanta	Houston	Miami	Dallas
14%	9%	9%	9%	8%

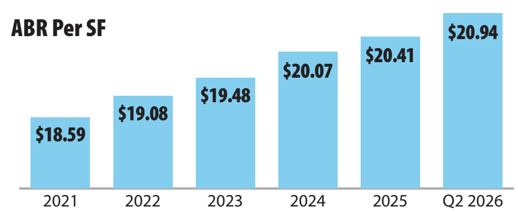


Strong Leasing Pipeline of Essential Tenants

Historical Leased Occupancy



ABR Per SF



140 LEASES SIGNED IN 2026
TOTALING **729K SF** OF GLA