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InvenTrust Properties Corp. Reports 2026 Third Quarter Results

DOWNERS GROVE, IL – October 27, 2026 – InvenTrust Properties Corp. ("InvenTrust" or the "Company") (NYSE: IVT) today reported financial and operating results for the quarter ended September 30, 2026. For the three months ended September 30, 2026 and 2025, the Company reported Net Income of $19.4 million, or $0.25 per diluted share, and $6.0 million, or $0.08 per diluted share, respectively. For the nine months ended September 30, 2026 and 2025, the Company reported Net Income of $26.0 million, or $0.33 per diluted share, and $108.8 million, or $1.39 per diluted share, respectively.

Third Quarter 2026 Highlights:

- *Nareit FFO of $0.53 per diluted share*
- *Core FFO of $0.50 per diluted share*
- *Same Property Net Operating Income ("NOI") growth of 3.1%*
- *Leased Occupancy as of September 30, 2026 of 96.4%*
- *Executed 86 leases totaling approximately 549,000 square feet of GLA, of which 512,000 square feet was executed at a blended comparable lease spread of 14.2%*
- *Acquired one property, totaling approximately 169,000 square feet, for a purchase price of $34.0 million*

"InvenTrust made meaningful progress during the quarter, converting signed leases into rent-paying occupancy and cash flow," said DJ Busch, President and Chief Executive Officer of InvenTrust. "Our internal growth drivers, together with the earnings contribution from recent acquisitions, helped drive year-to-date Nareit FFO per-share growth of approximately 10%. As we look toward 2027, our signed-but-not-open leases, redevelopment activity and acquisition opportunities provide multiple avenues to grow the business and create long-term shareholder value."

NET INCOME

- Net Income for the three months ended September 30, 2026 was $19.4 million, or $0.25 per diluted share, compared to $6.0 million, or $0.08 per diluted share, for the same period in 2025.
- Net Income for the nine months ended September 30, 2026 was $26.0 million, or $0.33 per diluted share, compared to $108.8 million, or $1.39 per diluted share, for the same period in 2025.

NAREIT FFO

- Nareit FFO for the three months ended September 30, 2026 was $41.5 million, or $0.53 per diluted share, compared to $38.4 million, or $0.49 per diluted share, for the same period in 2025.
- Nareit FFO for the nine months ended September 30, 2026 was $122.6 million, or $1.56 per diluted share, compared to $111.1 million, or $1.42 per diluted share, for the same period in 2025.

CORE FFO

- Core FFO for the three months ended September 30, 2026 was $39.0 million, or $0.50 per diluted share, compared to $36.7 million, or $0.47 per diluted share, for the same period in 2025.
- Core FFO for the nine months ended September 30, 2026 was $115.9 million, or $1.47 per diluted share, compared to $107.3 million, or $1.37 per diluted share, for the same period in 2025.

SAME PROPERTY NOI

- Same Property NOI for the three months ended September 30, 2026 was $50.4 million, a 3.1% increase, compared to the same period in 2025.
- Same Property NOI for the nine months ended September 30, 2026 was $144.8 million, a 3.4% increase, compared to the same period in 2025.

DIVIDEND

- For the quarter ended September 30, 2026, the Board of Directors declared a quarterly cash distribution of $0.25 per share, paid on October 15, 2026.

PORTFOLIO PERFORMANCE & INVESTMENT ACTIVITY

- As of September 30, 2026, the Company's Leased Occupancy was 96.4%.
    - Anchor Leased Occupancy was 98.4% and Small Shop Leased Occupancy was 93.2%. Anchor Leased Occupancy increased 30 basis points and Small Shop Leased Occupancy was unchanged on a sequential basis compared to the previous quarter.
    - Leased to Economic Occupancy spread of 110 basis points, which equates to approximately $4.3 million of base rent on an annualized basis.
- Comparable leases signed in the third quarter generated a blended re-leasing spread of 14.2%, including 41.7% on new leases and 10.9% on renewals. Renewal spreads included 6.8% on option exercises and 16.0% on non-option renewals.
- Annualized Base Rent ("ABR") per square foot ("PSF") as of September 30, 2026 was $20.97, an increase of 3.4% compared to the same period in 2025. Anchor Tenant ABR PSF was $13.24 and Small Shop Tenant ABR PSF was $34.51 as of September 30, 2026.
- During the third quarter, the Company completed the following acquisition using available liquidity:
    - On July 1, 2026, the Company acquired New Garden Crossing, a 169,000 square foot community center anchored by Lowes Foods, in Greensboro, North Carolina, for a gross acquisition price of $34.0 million.

LIQUIDITY AND CAPITAL STRUCTURE

- InvenTrust had $509.5 million of total liquidity as of September 30, 2026, comprised of $29.5 million of cash and cash equivalents and $480.0 million of availability under its Revolving Credit Facility.
- InvenTrust has no debt maturing in 2026 and $26.0 million of debt maturing in 2027.
- The Company's weighted average interest rate on its debt as of September 30, 2026 was 4.70% and the weighted average remaining term was 4.1 years.

2026 GUIDANCE

InvenTrust has updated its 2026 guidance, as summarized in the following table.

(Unaudited, dollars in thousands, except per share amounts)	Current [1] [2]			Previous		
Net Income per diluted share	$0.31	—	$0.33	$0.12	—	$0.18
Nareit FFO per diluted share	$2.05	—	$2.07	$2.01	—	$2.07
Core FFO per diluted share [3]	$1.94	—	$1.96	$1.92	—	$1.96
Same Property NOI ("SPNOI") Growth	3.75%	—	4.25%	3.25%	—	4.25%
General and administrative	$35,750	—	$36,750	$35,750	—	$36,750
Interest expense, net [4]	$44,000	—	$44,500	~ $45,000		
Net investment activity [5]	$190,000	—	$255,000	~ $300,000		

(1) The Company's 2026 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 anticipated acquisitions.

(2) The Company's 2026 guidance includes an expectation of uncollectibility, reflected as 30 - 70 basis points of expected total revenue.

(3) Core FFO per diluted share excludes amortization of market-lease intangibles and inducements, straight-line rent adjustments, gains or losses on debt transactions, amortization of debt discounts and financing costs, accretion of finance lease liability, depreciation and amortization of corporate assets, and non-operating income and expense.

(4) Interest expense, net, excludes amortization of debt discounts and financing costs, accretion of finance lease liability, and expected interest income of approximately $0.5 million.

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

In addition to the foregoing assumptions, the Company's 2026 guidance incorporates several 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 2026 estimated net income per diluted share to estimated Nareit FFO and Core FFO per diluted share:

(Unaudited)	Low End	High End
Net income per diluted share	$ 0.31	$ 0.33
Depreciation and amortization of real estate assets	1.96	1.96
Gain on sale of investment properties	(0.22)	(0.22)
Nareit FFO per diluted share	2.05	2.07
Amortization of market-lease intangibles and inducements, net	(0.09)	(0.09)
Straight-line rent adjustments, net	(0.07)	(0.07)
Amortization of debt discounts and financing costs	0.05	0.05
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	$ 1.94	$ 1.96

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:	Wednesday, October 28, 2026
Time:	10:00 a.m. ET
Dial-in:	(833) 461-5787 / Access Code 407-103-358
Webcast & Replay Link:	https://events.q4inc.com/attendee/407103358

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. Reconciliations of the Company’s non-GAAP measures to the most directly comparable GAAP financial 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 Adjusted EBITDA.

Condensed Consolidated Balance Sheets

In thousands, except share amounts

	As of September 30 2026	As of December 31 2025
Assets	(unaudited)	
Investment properties		
Land	$ 747,227	$ 702,147
Building and other improvements	2,478,598	2,295,852
Construction in progress	14,976	7,473
Total	3,240,801	3,005,472
Less accumulated depreciation	(577,960)	(525,830)
Net investment properties	2,662,841	2,479,642
Cash, cash equivalents, and restricted cash	36,704	40,518
Intangible assets, net	211,585	193,963
Accounts and rents receivable	44,784	37,471
Deferred costs and other assets, net	53,466	37,053
Total assets	$ 3,009,380	$ 2,788,647
Liabilities		
Debt, net	$ 1,040,203	$ 825,881
Accounts payable and accrued expenses	60,897	48,291
Distributions payable	19,494	18,450
Intangible liabilities, net	77,396	68,475
Other liabilities	31,890	33,288
Total liabilities	1,229,880	994,385
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, 77,978,431 shares issued and outstanding as of September 30, 2026 and 77,691,533 shares issued and outstanding as of December 31, 2025	78	78
Additional paid-in capital	5,738,889	5,736,652
Distributions in excess of accumulated net income	(3,979,733)	(3,947,229)
Accumulated comprehensive income	20,266	4,761
Total stockholders' equity	1,779,500	1,794,262
Total liabilities and stockholders' equity	$ 3,009,380	$ 2,788,647

Condensed Consolidated Statements of Operations and Comprehensive Income

In thousands, except share and per share amounts, unaudited

	Three months ended September 30		Nine months ended September 30	
	2026	2025	2026	2025
Income				
Lease income, net	$ 86,631	$ 74,019	$ 251,084	$ 220,538
Other property income	486	447	1,444	1,250
Total income	87,117	74,466	252,528	221,788
Operating expenses				
Depreciation and amortization	39,731	32,734	114,776	94,086
Property operating	13,202	11,054	37,876	33,277
Real estate taxes	10,369	9,047	30,178	28,597
General and administrative	8,557	8,316	26,818	25,569
Total operating expenses	71,859	61,151	209,648	181,529
Other (expense) income				
Interest expense, net	(13,210)	(8,969)	(34,623)	(25,637)
Gain on sale of investment properties	17,379	52	17,379	90,961
Other income and expense, net	(14)	1,628	330	3,177
Total other (expense) income, net	4,155	(7,289)	(16,914)	68,501
Net income	$ 19,413	$ 6,026	$ 25,966	$ 108,760
Weighted-average common shares outstanding - basic	77,975,439	77,615,993	77,954,965	77,590,691
Weighted-average common shares outstanding - diluted	78,726,151	78,498,873	78,632,013	78,317,551
Net income per common share - basic	$ 0.25	$ 0.08	$ 0.33	$ 1.40
Net income per common share - diluted	$ 0.25	$ 0.08	$ 0.33	$ 1.39
Comprehensive income				
Net income	$ 19,413	$ 6,026	$ 25,966	$ 108,760
Unrealized gain (loss) on derivatives, net	18,932	(1,008)	20,287	(2,637)
Reclassification to net income	(7,994)	(2,316)	(4,782)	(6,851)
Comprehensive income	$ 30,351	$ 2,702	$ 41,471	$ 99,272

Same Property NOI

The following table presents the components of Same Property NOI:

	Three months ended September 30		Nine months ended September 30	
	2026	2025	2026	2025
Income				
Minimum base rent	$ 46,411	$ 45,169	$ 132,829	$ 129,144
Real estate tax recoveries	8,569	8,125	24,512	24,395
Common area maintenance, insurance, and other recoveries	9,198	8,822	26,116	25,337
Ground rent income	4,852	4,741	14,500	14,167
Short-term and other lease income	993	849	3,106	2,714
Provision for estimated credit losses	(163)	(137)	(562)	(271)
Other property income	429	409	1,267	1,148
Total income	70,289	67,978	201,768	196,634
Operating Expenses				
Property operating	10,712	10,458	30,527	30,140
Real estate taxes	9,214	8,657	26,414	26,365
Total operating expenses	19,926	19,115	56,941	56,505
Same Property NOI	$ 50,363	$ 48,863	$ 144,827	$ 140,129

Net Income to Same Property NOI

The following table reconciles Net Income to Same Property NOI:

	Three months ended September 30		Nine months ended September 30	
	2026	2025	2026	2025
Net income	$ 19,413	$ 6,026	$ 25,966	$ 108,760
Adjustments to reconcile to non-GAAP measures:				
Other income and expense, net	14	(1,628)	(330)	(3,177)
Interest expense, net	13,210	8,969	34,623	25,637
Gain on sale of investment properties	(17,379)	(52)	(17,379)	(90,961)
Depreciation and amortization	39,731	32,734	114,776	94,086
General and administrative	8,557	8,316	26,818	25,569
Adjustments to NOI (a)	(3,727)	(2,453)	(10,691)	(6,233)
NOI	59,819	51,912	173,783	153,681
NOI from other investment properties	(9,456)	(3,049)	(28,956)	(13,552)
Same Property NOI	$ 50,363	$ 48,863	$ 144,827	$ 140,129

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

Nareit FFO and Core FFO

The following table reconciles Net Income 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	
	2026	2025	2026	2025
Net income	$ 19,413	$ 6,026	$ 25,966	$ 108,760
Depreciation and amortization of real estate assets	39,466	32,446	113,972	93,263
Gain on sale of investment properties	(17,379)	(52)	(17,379)	(90,961)
Nareit FFO Applicable to Common Shares and Dilutive Securities	41,500	38,420	122,559	111,062
Amortization of market-lease intangibles and inducements, net	(2,063)	(1,186)	(6,014)	(3,170)
Straight-line rent adjustments, net	(1,622)	(1,121)	(3,802)	(2,859)
Amortization of debt discounts and financing costs	923	736	2,632	2,076
Accretion of finance lease liability	51	49	153	60
Depreciation and amortization of corporate assets	265	288	804	823
Non-operating income and expense, net (a)	(54)	(484)	(470)	(725)
Core FFO Applicable to Common Shares and Dilutive Securities	$ 39,000	$ 36,702	$ 115,862	$ 107,267
Weighted average common shares outstanding - basic	77,975,439	77,615,993	77,954,965	77,590,691
Dilutive effect of unvested restricted shares (b)	750,712	882,880	677,048	726,860
Weighted average common shares outstanding - diluted	78,726,151	78,498,873	78,632,013	78,317,551
Net income per diluted share	$ 0.25	$ 0.08	$ 0.33	$ 1.39
Nareit FFO per diluted share	$ 0.53	$ 0.49	$ 1.56	$ 1.42
Core FFO per diluted share	$ 0.50	$ 0.47	$ 1.47	$ 1.37

(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 measures, 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 to EBITDA and Adjusted EBITDA:

	Three months ended September 30		Nine months ended September 30	
	2026	2025	2026	2025
Net income	$ 19,413	$ 6,026	$ 25,966	$ 108,760
Interest expense, net	13,210	8,969	34,623	25,637
Income tax expense	149	144	440	420
Depreciation and amortization	39,731	32,734	114,776	94,086
EBITDA	72,503	47,873	175,805	228,903
Gain on sale of investment properties	(17,379)	(52)	(17,379)	(90,961)
Amortization of market-lease intangibles and inducements, net	(2,063)	(1,186)	(6,014)	(3,170)
Straight-line rent adjustments, net	(1,622)	(1,121)	(3,802)	(2,859)
Non-operating income and expense, net (a)	(54)	(484)	(470)	(725)
Adjusted EBITDA	$ 51,385	$ 45,030	$ 148,140	$ 131,188

(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 calculates Net Debt and Net Debt-to-Adjusted EBITDA:

	As of September 30 2026	As of December 31 2025
Net Debt		
Outstanding Debt, net	$ 1,040,203	$ 825,881
Less: Cash and cash equivalents	(29,526)	(34,973)
Net Debt	$ 1,010,677	$ 790,908
Trailing 12 Months, Net Debt-to-Adjusted EBITDA		
Net Debt	$ 1,010,677	$ 790,908
Adjusted EBITDA	192,153	175,201
Net Debt-to-Adjusted EBITDA	5.3x	4.5x
Current Quarter Annualized, Net Debt-to-Adjusted EBITDA		
Net Debt	$ 1,010,677	$ 790,908
Adjusted EBITDA	205,540	176,052
Net Debt-to-Adjusted EBITDA	4.9x	4.5x

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, 2026. 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 tariffs and changes in global trade policies, on the overall state of the economy and on our and our tenants' business and operations 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 inventrustproperties.com/investor-relations and on the Company’s social media channels.