

Q1 2024 FACT SHEET

Financial Highlights

(FY 2024)

Core FFO	\$0.44/share
Same-Property NOI Growth	4.1%
Net Debt-to-Adjusted EBITDA	5.1x
Liquidity	\$421M
Weighted Average Interest Rate	4.3%
Weighted Average Maturity ¹	3.7 years

Market Data (03/31/24)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$25.71
52-week Range (YTD range)	\$20.76-\$27.25
Total Market Capitalization	\$1.75B
Annualized Dividend Declared	\$0.91
Dividend Yield	3.5%

2024 Guidance

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

Core FFO per diluted share	\$1.67 - \$1.71
Same Property NOI ("SPNOI") Growth	2.75% - 3.75%

Presentations

IR PRESENTATION & QUARTERLY EARNINGS MATERIALS →



1 - Trailing 12-month Net Debt-to-Adjusted EBITDA as of March 31, 2024

2 - Excludes available extension options

Growing Asset Base Through Acquisitions



Moores Mill, neighborhood center in Atlanta, GA

Property Stats

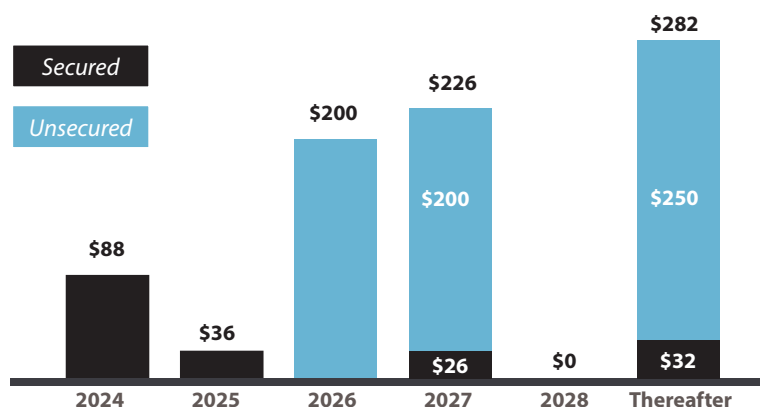
GLA	~70,000	3-Mile Pop	69,200
Occupancy	100%	3-Mile Average HHI	\$186,000
Year Built	2017	ABR	\$24.63

Transaction Highlights:



- Publix anchored asset that serves as the retail cornerstone for one of the fastest growing residential enclaves in the Atlanta MSA.
- Tenant lineup consisting of growth-oriented and highly sought retailers.
- The property is pulling from an affluent trade area that will only continue to grow as the tenancy evolves.

Debt Maturity Schedule (\$M)



Environmental, Social, Governance

"Our team's dedication has always been to the continuous improvement of our properties, to raise the standard to which we serve our tenants & customers, and to be conscious stewards of the impact our properties have on the environment."

Daniel (DJ) Busch

Awards & Partnerships



In 2022, InvenTrust was recognized by IMT and the U.S. Department of Energy's Better Buildings Alliance as a Green Lease Leader.



G R E S B

InvenTrust has completed the GRESB Real Estate Assessment since 2013.

2022 ESG Report

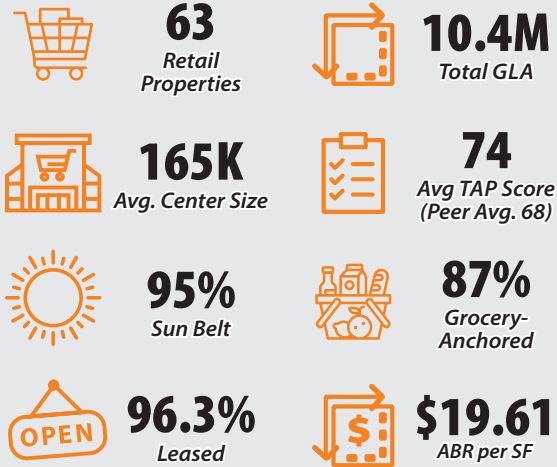


2026 ESG Goals

- ⚙️ 100% of properties have energy management systems installed
- 💡 100% of Landlord -controlled common area lighting upgraded to LEDs
- 🌿 100% of properties have water efficient landscaping systems installed
- 🌍 100% of properties assessed for climate risks
- 🚗 50% of properties have EV Charging Stations installed
- 👤 80% or greater annual employee satisfaction rate
- 🔑 Maintain an average overall tenant satisfaction index score of 80
- 🌞 Participate annually in the GRESB assessment
- 👥 100% of employees complete annual Code of Conduct and Ethics training

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Portfolio Highlights



High Quality Portfolio

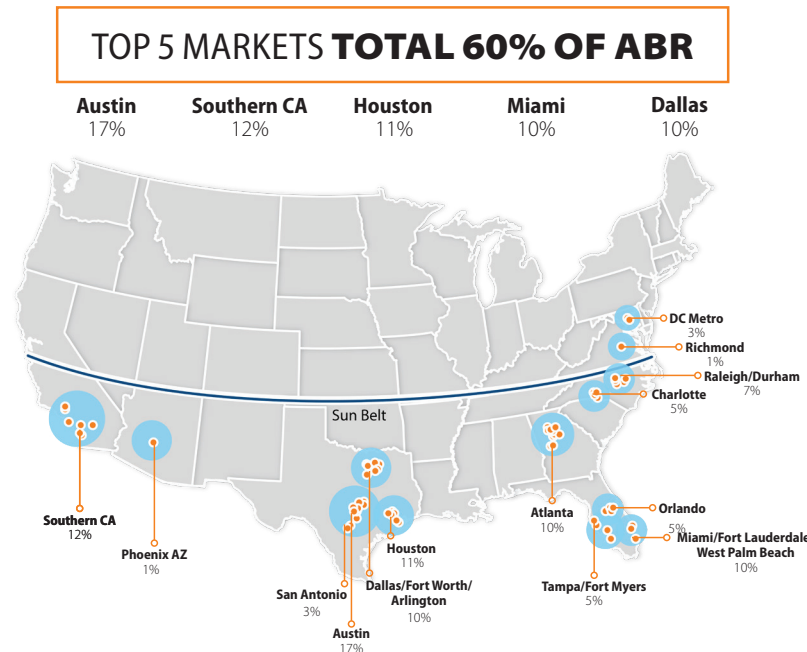


Top 10 Tenants Nationally

TOP 10 TENANTS			
#	Tenant	# of Leases	% of ABR
1		15	5.1%
2		14	3.3%
3		14	2.6%
4		6	2.3%
5		5	2.2%
6		5	1.4%
7		7	1.3%
8		4	1.2%
9		7	1.1%
10		8	1.1%
Top 10 Total		85	21.6%

*Grocer Tenant

InvenTrust Portfolio by Percentage of ABR



Robust Leasing Pipeline of Essential Tenants

