# 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 <sup>1</sup>	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**



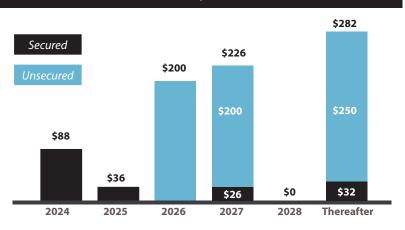
Moores Mill, neighborhood center in Atlanta, GA

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.



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



80% or greater annual employee satisfaction



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**



Retail **Properties** 



10.4M Total GLA



165K Ava. Center Size



74 Avg TAP Score (Peer Avg. 68)



**95**% Sun Belt



**87**% Grocery-Anchored



96.3%



## **High Quality Portfolio**











Trade Area 5 - 10 miles

Trade Area 5 - 10 miles

- 38 properties
- 3.8M SF GLA
- 40% of NOI
- \$20.45 ABR

- 13 properties
- 3.0M SF GLA
- 30% of NOI
- \$20.15 ABR

- 8 properties
- 2.2M SF GLA
- 18% of NOI
- \$17.45 ABR

- 4 properties
- 1.4M SF GLA
- 12% of NOI
- \$19.32 ABR

## **Top 10 Tenants Nationally**

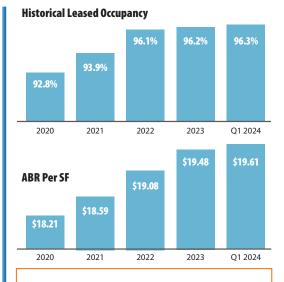
TOP 10 TENANTS					
#	Tenant	# of Leases	% of ABR		
1	Kroger	15	5.1%		
2	Publix	. 14	3.3%		
3	THE TIX COMPANIES, INC.	14	2.6%		
4	Albertson	ns 6	2.3%		
5	H-E-B	5	2.2%		
6	WHÔLE FOODS MARKET	5	1.4%		
7	PETSMART	7	1.3%		
8	BEST BUY_	4	1.2%		
9	Michaels Where Creativity Happens	7	1.1%		
10	ULTA,	8	1.1%		
Top 1	0 Total	85	21.6%		

\*Grocer Tenant

# **InvenTrust Portfolio by Percentage of ABR**

### TOP 5 MARKETS TOTAL 60% OF ABR Southern CA Miami **Dallas Austin** Houston 17% 12% 11% 10% 10% Charlotte Sun Belt Atlanta Southern CA liami/Fort Lauderdale/ Houston West Palm Beach Phoenix AZ Tampa/Fort Myers

### **Robust Leasing Pipeline of Essential Tenants**



**41 LEASES SIGNED YTD 2024** TOTALING 180K SF OF GLA