# Q4 2024 FACT SHEET



### **Financial Highlights**

### (FY 2024)

Core FFO	\$1.73/share
Same-Property NOI Growth	5.0%
Net Debt-to-Adjusted EBITDA	4.1x
Liquidity	\$587M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity	3.3 years

### Market Data (12/31/24)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$30.13
52-week Range (YTD range)	\$23.53-\$31.65
Total Market Capitalization	\$2.33B
2025 Annualized Dividend Declared	\$0.95

### 2025 Guidance

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

Core FFO per diluted share	\$1.79 - \$1.83
Same Property NOI ("SPNOI") Growth	3.5% - 4.5%

### **Presentations**



IR PRESENTATION & **QUARTERLY EARNINGS** MATERIALS

### **Growing Asset Base Through Acquisitions**



### **NEXTON SQUARE**

- Acquired Q4 2024 96.9% leased occupancy
  - 3-mile Avg. HHI \$94,000
- Year Built 2019 ABR PSF - \$26.93
- 3-mile Pop 49,000
- Lifestyle retail
- · MSA: Charleston, SC

2055

### MARKET AT MILL CREEK

- Acquired O4 2024
   100% leased occupancy
- Year Built 2018
- 3-mile Avg. HHI \$191,000
- ABR PSF \$24.06
- 3-mile Pop 26,000
- · Neighborhood Cntr · MSA: Charleston, SC

### **THE FORUM**

- Acquired Q4 2024 96.1% leased occupancy
- Year Built 2008
- 3-mile Avg. HHI \$116,000
- ABR PSF \$17.38
- 3-mile Pop 43,000
- Power Center
- · MSA: Fort Myers, FL



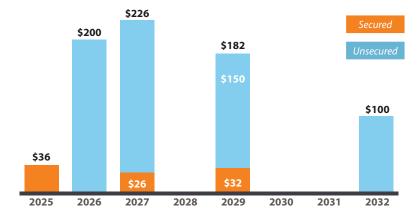
### STONEHENGE VILLAGE

- Acquired Q4 2024 100% leased occupancy
- Year Built 2016
- 3-mile Avg. HHI \$157,000
- ABR PSF \$19.12

- 3-mile Pop 59,000

- Neighborhood Cntr MSA: Richmond, VA

# **Debt Maturity Schedule (\$M)**



## A Simple & Focused Investment Opportunity



### **Sun Belt Markets with Strong, Persistent Migration**



- Moving towards 100% Sun Belt concentration
- Attractive demographic trends jobs, population, education and household income
- Long-term Sun Belt growth set to substantially outpace the national average over the next ten years - 6.7% vs 0.5%

### High-Performing, Grocery-Anchored Portfolio 87% of NOI derived from centers with a grocery



- presence
- Long-term stable NOI growth
- Essential retail tenants drive recurring foot traffic
- Cycle-tested portfolio, providing durable cash flow

### **Retail Sector Tailwinds**



- · Minimal new supply dynamics well below historical averages expected to continue (lowest since O1 2015)
- Suburbanization and work from home trends
- Limited exposure to high-risk tenants
- Necessity-based, value-oriented tenants & guickservice restaurants continue to open locations

### **Investment-Grade Balance Sheet with Capital to Grow Asset Base**



- Fitch rating BBB- / Stable outlook
- Limited and manageable debt maturities
- Robust pipeline of near-term opportunities to fortify Sun Belt presence

### **Governance & Corporate Responsibility**



- Shareholder friendly governance structure
- Destaggered Board and opted out of MUTA
- **GRESB** participant since 2013
- Annual Corporate Responsibility report with fiveyear environmental reduction targets

# Q4 2024 FACT SHEET



## **Portfolio Highlights**



**68**Retail
Properties



11.0M Total GLA (SF)



**161K**Avg. Center Size (SF)



**74**Avg TAP Score (Peer Avg. 68)



**97%**Sun Belt



**87%**GroceryAnchored



97.4% Leased



\$20.07 ABR per SF

# **High Quality Portfolio**







Community Center
Trade Area 3 - 5 miles



Power Center w/GrocerPower Center no GroceTrade Area 5 - 10 milesTrade Area 5 - 10 miles



**Lifestyle Center** Trade Area 8 - 12 miles

- 41 properties
- 4.1M SF GLA
- 40.6% of NOI1
- \$21.10 ABR

- 13 properties
- 3.1M SF GLA
- 29.7% of NOI1
- \$20.00 ABR
- 9 properties
- 2.3M SF GLA
- 17.6% of NOI<sup>1</sup>
- \$18.16 ABR
- 4 properties
- 1.4M SF GLA
- 0.1M SF GLA • 0.1% of NOI<sup>1</sup>
- 12% of NOI<sup>1</sup> • \$19.55 ABR
- 0.170 01140

1 property

• \$26.93 ABR

## **Top 10 Tenants Nationally**

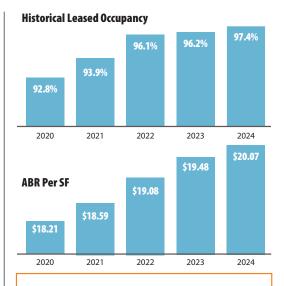
TOP 10 TENANTS				
#	Tenant	# of Leases	% of ABR	
1	Kroger	14	4.3%	
2	Publix	<sub>e</sub> 15	3.3%	
3	TINE TIX COMPANIES, INC.	14	2.4%	
4	<b>Albertson</b>	ns 6	2.1%	
5	H-E-B	5	2.0%	
6	WHÔLE FOODS MARKET	5	1.3%	
7	Michaels Where Creativity Happens	8	1.3%	
8	BEST BUY	4	1.1%	
9	ROSS DRESS FOR LESS	6	1.1%	
10	PETSMART	6	1.0%	
Top 1	0 Total	83	19.9%	

Grocer Tenant

# InvenTrust Portfolio by Percentage of ABR

# Austin Houston 10% Atlanta 10% Southern CA 10% 99% Poc Metro 3% Phoenix 2% Phoenix 2% San Antonio 3% Austin 10% San Antoni

### Robust Leasing Pipeline of Essential Tenants



**210 LEASES SIGNED IN 2024** TOTALING **1.3M SF** OF GLA