

Q3 2024 FACT SHEET

Financial Highlights

(YTD 2024)

Core FFO	\$1.30/share
Same-Property NOI Growth	4.2%
Net Debt-to-Adjusted EBITDA	3.6x
Liquidity	\$543M
Weighted Average Interest Rate	4.0%
Weighted Average Maturity	3.6 years

Market Data (09/30/24)

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

Fitch Rating	'BBB-' Stable Outlook
Share Price	\$28.37
52-week Range	\$23.53-\$30.33
Total Market Capitalization	\$2.19B
Annualized Dividend Rate	\$0.91
Dividend Yield	3.2%

2024 Guidance

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

Core FFO per diluted share	\$1.70 - \$1.73
Same Property NOI ("SPNOI") Growth	4.25% - 5.00%

Presentations



IR PRESENTATION & QUARTERLY EARNINGS MATERIALS

Growing Asset Base Through Acquisitions



Scottsdale North Marketplace

Property Stats

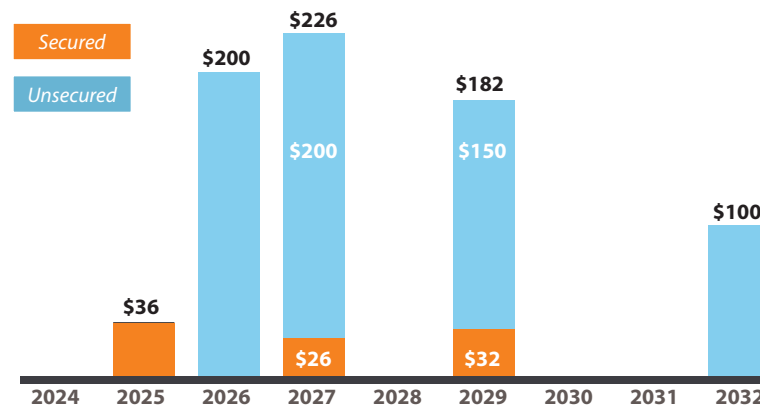
GLA	66,000	3-Mile Pop	24,000
Occupancy	98%	3-Mile Average HHI	\$228,000
Year Built	2007	ABR psf	\$21.97

Transaction Highlights:



- Scottsdale North Marketplace is anchored by a top-performing, upscale AJ's Fine Foods located in prestigious Scottsdale, Arizona
- The affluent residents within 3 miles of the property boast average household incomes more than double the national average
- Phoenix MSA is one of the fastest growing employment areas in the country with companies choosing to create headquarters in Arizona

Debt Maturity Schedule (\$M)



Environmental, Social, Governance

"At InvenTrust, Integrity, Value creation and Trust are the guiding principles by which we operate for the benefit of our employees, tenants, investors and communities.

At the heart of our triumphs and achievements lies our unwavering focus on the people who make our organization stand out." - Daniel (DJ) Busch

Awards & Partnerships



In 2023, 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.



In 2023, InvenTrust was named a "Top Workplace in Chicago" by the Chicago Tribune for the second year in a row.

2026 ESG Goals

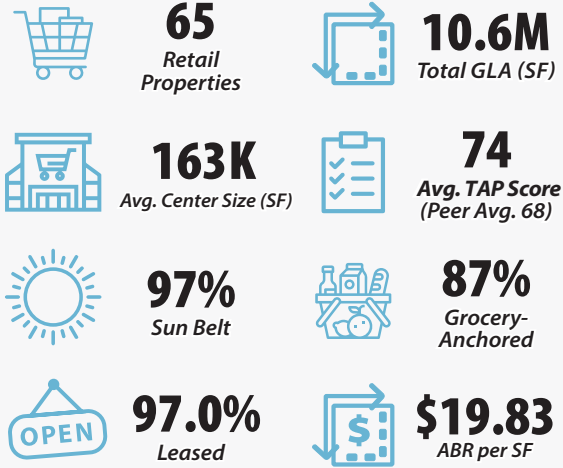
- 100% of properties have energy management systems installed
- 100% of Landlord -controlled common area lighting upgraded to LEDs
- 100% of properties have water efficient landscaping systems installed
- 100% of properties assessed for climate risks
- 50% of properties have EV charging stations installed
- 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



2023 ESG Report

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Portfolio Highlights



High Quality Portfolio



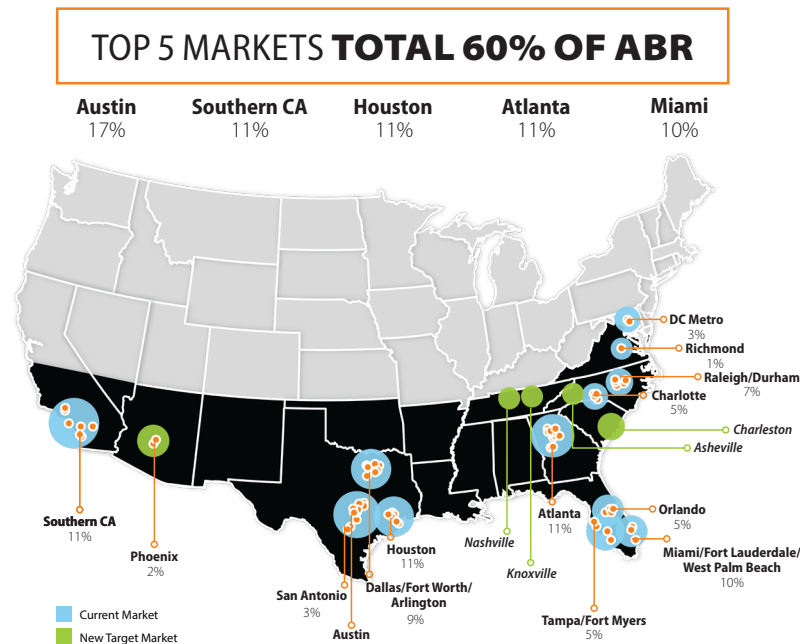
- | Neighborhood Center
Trade Area 1-3 miles | Community Center
Trade Area 3 - 5 miles | Power Center w/Grocer
Trade Area 5 - 10 miles | Power Center no Grocer
Trade Area 5 - 10 miles |
|---------------------------------------------|--------------------------------------------|--------------------------------------------------|---------------------------------------------------|
| • 40 properties | • 13 properties | • 8 properties | • 4 properties |
| • 4.0M GLA | • 3.0M GLA | • 2.2M GLA | • 1.4M GLA |
| • 40% of NOI | • 30% of NOI | • 18% of NOI | • 12% of NOI |
| • \$20.88 ABR | • \$20.08 ABR | • \$17.62 ABR | • \$19.51 ABR |

Top 10 Tenants Nationally

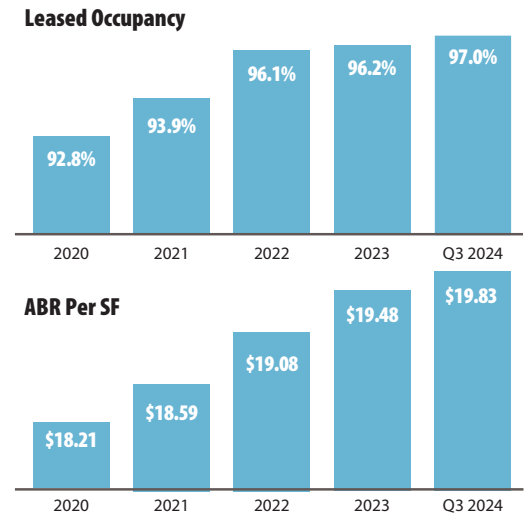
#	Tenant	# of Leases	% of ABR
1	Kroger	15	4.9%
2	Publix	15	3.5%
3	TJX THE TJX COMPANIES, INC.	14	2.5%
4	Albertsons	6	2.2%
5	H-E-B	5	2.2%
6	WHOLE FOODS MARKET	5	1.4%
7	PETSMART	7	1.3%
8	Michaels Where Creativity Happens	7	1.2%
9	BEST BUY	4	1.2%
10	ULTA BEAUTY	8	1.0%
Top 10 Total		86	21.4%

*Grocer Tenant

InvenTrust Portfolio by Percentage of ABR



Robust Leasing Pipeline of Essential Tenants



59 LEASES SIGNED IN Q3
TOTALING 469K SF OF GLA