

April 7, 2021

Dear Fellow Stockholder:

Although the economy continues to experience COVID-19 disruptions, the approximately 15.5 percent of Americans that have been fully vaccinated as of March 29, 2021 moves our country closer toward the goal of herd immunity. While business remains far from usual, we nonetheless want to provide a timely update regarding Inland Real Estate Income Trust, Inc. (“Inland Income Trust”, the “Company” or the “REIT”).

The Inland Income Trust portfolio generally performed well in 2020, considering retail bore the brunt of the many lockdowns to help mitigate the spread of COVID-19 and the shift to online shopping was accelerated by the pandemic. As of December 31, 2020, our properties had an economic occupancy of 93.3 percent across a tenant base rich with grocers and other necessity-based retailers. Even though this is down by one percent from 2019, we believe we fared well given the wide range of bankruptcies and store closures devastating retailers and restaurants across the country. We executed 36 new leases and 91 renewals in 2020, with 78 percent of tenants with expiring leases choosing to renew their leases and stay in our centers.

Our same store top line rental income was lower by approximately \$8.5 million due to higher bad debt, lower reimbursements, which were partially due to lower operating expenses, and lower rent because of pandemic-related abatements. However, at the same time, through the active management expertise of our property management and asset management teams, we were able to lower our property operating expenses by approximately \$3.4 million. A summary of our cash rent collection during the pandemic is below.

Month	% Collected Full Rents Before Deferrals*
March 2020	95%
April 2020	86%
May 2020	80%
June 2020	80%
July 2020	90%
August 2020	93%
September 2020	98%
October 2020	99%
November 2020	97%
December 2020	96%
January 2021	96%
February 2021**	91%

\* Cash rent payments collected as a percentage of rent that would have been owed before deferrals negotiated since the onset of the COVID-19 pandemic, applying cash received to the amounts before deferrals that would have been outstanding for the longest period of time.

\*\* February 2021 collections are slightly below earlier months in percentage terms due to charges of real estate tax reconciliations that tenants typically have one to three months to pay and which have not yet been paid.

Although the need for additional rent deferrals has decreased since the early months of the pandemic, the future remains uncertain because of the lingering effects of the pandemic and related risks, and we continue to communicate with our tenants and manage tenant relationships on a case-by-case basis. As of March 15, 2021, deferrals represent \$5.9 million in total rent, or approximately 6 percent of annualized base rent (“ABR”), and modifications and rent abatements represent \$2.2 million in total rent, or 2 percent of ABR. The deferral periods for tenants averaged four months, and most have ended. While some payments from tenants of deferred amounts began during the fourth quarter of 2020, the vast majority are due to be repaid throughout 2021. If tenants representing a significant amount of these deferred amounts cannot or will not pay those amounts in addition to their normal rent due, this would have an adverse effect on our operating results and financial position.

Inland Income Trust’s Board of Directors (the Board) recently determined a new net asset value (NAV) per share of common stock as of December 31, 2020 of \$18.08. The primary factors that impacted the change in the estimated per share NAV from 2019 were (i) a decline in the total value of our retail properties due to the sale of three assets and higher terminal capitalization rates, higher discount rates and a decrease in rents at certain properties and (ii) a stronger balance sheet because of decreases in mortgage loans and credit facility payable, in fair market value of debt due to an increase in risk-adjusted market interest rates and in distributions and share repurchase program payable due to the suspension of distributions and repurchases following the onset of the pandemic.

It is our goal to resume the payment of distributions and to reopen the share repurchase program, but for now, we believe it is prudent to continue preserving cash for the payment of operating and other fundamental expenses until there is further clarity around the longer-term impact of the pandemic on the REIT’s properties and tenants. Finally, while the strategic plan communicated in 2019 and centered around owning a portfolio of 100 percent grocery-anchored properties with lower exposure to big box retailers continues to be the long-term goal for the REIT, we do not currently plan on selling any assets or making new acquisitions until we can more accurately assess market conditions post-pandemic. The strategic plan may evolve or change over time, and despite our hard work and best intentions, we cannot assure you that it will be successfully implemented. We have not sold or purchased any properties since the onset of the pandemic and expect that no liquidity event would occur before the adverse effects of the pandemic on the economy and the retail commercial real estate market subside.

For more information about our NAV and our operating results and financial condition as of December 31, 2020, please review our report on Form 8-K filed on March 5, 2021 and our annual report on Form 10-K filed on March 18, 2021 with the U.S. Securities and Exchange Commission and also available on our website [inland-investments.com/inlandincometrust](http://inland-investments.com/inlandincometrust). Thank you for your investment and confidence in our management of the REIT. Please contact your financial professional or call our Investor Services team at 800-826-8228 if you have any questions.

Sincerely,  
INLAND REAL ESTATE INCOME TRUST, INC.



Mitchell Sabshon  
President and Chief Executive Officer

Enclosure

cc: Trustee, Broker Dealer, Financial Advisor

**Cautionary Note Regarding Forward-Looking Statements**

*The Inland name and logo are registered trademarks being used under license. Inland refers to some or all of the entities that are part of The Inland Real Estate Group of Companies, Inc., one of the nation’s largest commercial real estate and finance groups,*

*which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored and managed by such entities or subsidiaries thereof. Inland has been creating, developing and supporting real estate-related companies for more than 50 years.*

*This letter contains "forward-looking statements" made under the "safe harbor" provisions of the Private Securities Litigation Reform Act of 1995. The statements may be identified by terminology such as "may", "can", "would", "will", "expect", "intend", "estimate", "anticipate", "plan", "seek", "appear", or "believe". Such statements reflect the current view of Inland Income Trust with respect to future events and are subject to certain risks, uncertainties and assumptions related to certain factors including, without limitation, the uncertainties related to the acquisition of any property, general economic conditions, unforeseen events affecting the real estate industry or particular markets, and other factors detailed under Risk Factors in our most recent Form 10-K for the year ended December 31, 2020 filed on March 18, 2021 and subsequent reports on Form 10-Q filed with the Securities and Exchange Commission.*

*Although Inland Income Trust believes that the expectations reflected in such forward-looking statements are reasonable, it can give no assurance that such expectations will prove to be correct. You should exercise caution when considering forward-looking statements and not place undue reliance on them. Based upon changing conditions, should any one or more of these risks or uncertainties materialize, or should any underlying assumptions prove incorrect, actual results may vary materially from those described herein. Except as required by federal securities laws, Inland Income Trust undertakes no obligation to publicly update or revise any written or oral forward-looking statements, whether as a result of new information, future events, changed circumstances or any other reason after the date of this letter. All subsequent written and oral forward-looking statements attributable to Inland Income Trust or persons acting on its behalf are expressly qualified in their entirety by the applicable cautionary statements.*