

Portfolio Summary

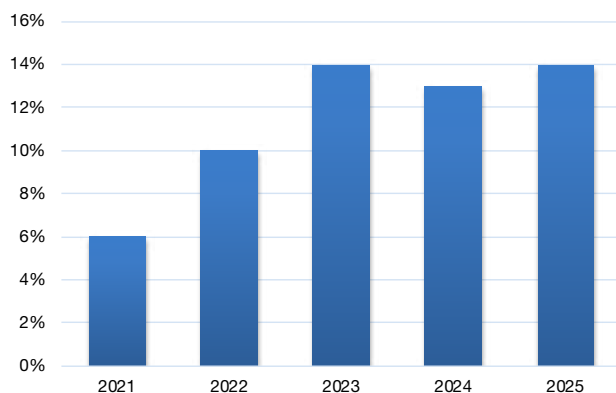
| | |
|---------------------------------|-----------------|
| Total Assets | \$1,176,050,000 |
| Debt to Total Assets* | 53.7% |
| Total Number of Properties | 44 |
| Total Square Feet | 6,469,300 |
| Economic Occupancy ¹ | 93.3% |
| Physical Occupancy | 92.8% |
| Distributions Paid ² | \$10,841,000 |

*Excludes mortgage premium and unamortized debt issuance costs

Top 5 Tenants (Based on ABR)

| | % of ABR | Credit Rating ³ |
|-------------------------------|--------------|----------------------------|
| Kroger | 3.7 | BBB |
| T.J.Maxx/Home Goods/Marshalls | 3.3 | A+ |
| Ross Dress for Less | 2.9 | A- |
| Albertsons/Jewel/Shaws | 2.5 | NR |
| Ulta | 2.3 | NR |
| Total | 14.7% | |

Lease Maturity Percent of Leases Expiring (Based on Gross Leasable Area)



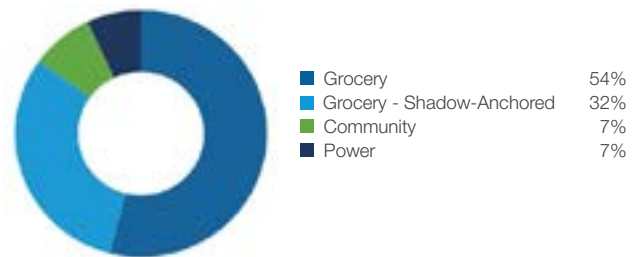
¹Economic occupancy is defined as the percentage of total gross leasable area for which a tenant is obligated to pay rent under the terms of its lease agreement, regardless of the actual use or occupation by that tenant of the area being leased.

²For the year ended December 31, 2020, one distribution was paid, to stockholders of record as of December 31, 2019. This distribution was covered by cash flow from operations. Due to the effects of the COVID-19 pandemic, the distribution originally payable to stockholders of record as of March 31, 2020, at an annualized rate of 5.0% was rescinded, and we have suspended distributions. Please see our Current Report on Form 8-K filed with the SEC on May 27, 2020 for more information regarding our suspension of distributions.

³These Standard & Poor's (S&P) credit ratings express the agency's opinion about the ability and willingness of a company to meet its financial obligations in full and on time. Credit-quality ratings are measured on a scale that generally ranges from AAA (highest) to D (lowest). "NR" is used to classify securities for which a rating is not available.

This material is neither an offer to sell nor a solicitation of an offer to buy any security, which can be made only by a prospectus filed or registered with appropriate state and federal regulatory agencies, and sold only by broker dealers and registered investment advisors authorized to do so.

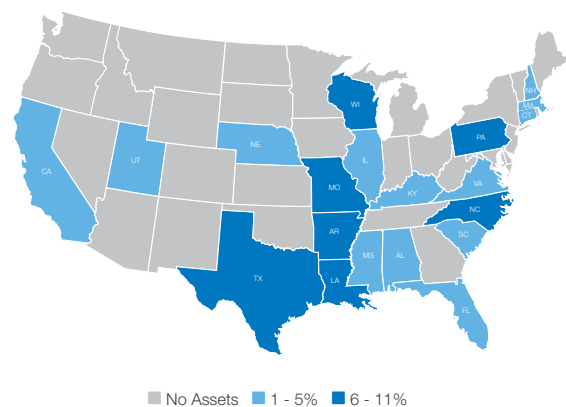
Property Diversification Based on Annualized Base Rent (ABR)



Debt Maturity & Principal Payments

| | Mortgages and Credit Facility Payable |
|--------------|---------------------------------------|
| 2021 | \$84,281,000 |
| 2022 | \$167,161,000 |
| 2023 | \$241,556,000 |
| 2024 | \$341,000 |
| 2025 | \$92,951,000 |
| Thereafter | \$44,727,000 |
| Total | \$631,017,000 |

Assets by Location (Based on Gross Leasable Area)



Important Risk Factors to Consider:

Some of the risks related to investing in commercial real estate include, but are not limited to: continued or more severe adverse effects from the COVID-19 pandemic on our tenants or operations; economic market risks such as local property supply and demand conditions; tenants' inability to pay rent; tenant turnover; inflation and other increases in operating costs; adverse changes in laws and regulations; relative illiquidity of real estate investments; changing market demographics; acts of God such as earthquakes, floods or other uninsured losses; interest rate fluctuations; and availability of financing.

An investment in Inland Income Trust's shares involves significant risks. If Inland Income Trust is unable to effectively manage these risks, it may not meet its investment objectives and investors may lose some or all of their investment. Some of the risks related to investing in Inland Income Trust include, but are not limited to: continued or increasingly severe adverse effects from the COVID-19 pandemic; there is limited liquidity because shares are not bought and sold on an exchange; repurchase programs may be modified or terminated and ours is currently suspended; there is no guarantee that a liquidity event will occur; distributions cannot be guaranteed and may be paid from sources other than cash flow from operations, including borrowings or proceeds of our distribution reinvestment plan; and failure to continue to qualify as a REIT and thus being required to pay federal, state and local taxes. Please consult Inland Income Trust's most recent Annual Report on Form 10-K for the fiscal year ended December 31, 2020, filed with the SEC on March 18, 2021 and subsequent Quarterly Reports on Form 10-Q on file with the Securities and Exchange Commission for more information on the specific risks. The Inland name and logo are registered trademarks being used under license. This material has been distributed by Inland Securities Corporation, member FINRA/SIPC.

