



SmartCentres Declares Distribution for February 2025

Toronto, Ontario (February 19, 2025) – SmartCentres Real Estate Investment Trust (“SmartCentres”) (TSX: SRU.UN) announced today that the trustees of SmartCentres have declared a distribution for the month of February 2025 of \$0.15417 per unit, representing \$1.85 per unit on an annualized basis. The distribution will be payable on March 17, 2025 to unitholders of record as at February 28, 2025.

About SmartCentres

SmartCentres is one of Canada’s largest fully integrated REITs, with a best-in-class and growing mixed-use portfolio featuring 195 strategically located properties in communities across the country. SmartCentres has approximately \$11.9 billion in assets consisting of income producing value-oriented retail, purpose-built rental, first-class office and self-storage properties. SmartCentres owns 35.3 million square feet of leasable space with 98.7% in place and committed occupancy, on 3,500 acres of owned land across Canada.

For more information, visit www.smartcentres.com or please contact:

Mitchell Goldhar
Executive Chairman and CEO
(905) 326-6400 ext. 7674
mgoldhar@smartcentres.com

Peter Slan
Chief Financial Officer
(905) 326-6400 ext. 7571
pslan@smartcentres.com