



SmartCentres Declares Distribution for May 2026

Toronto, Ontario (May 20, 2026) – SmartCentres Real Estate Investment Trust (“SmartCentres”) (TSX: SRU.UN) announced today that the trustees of SmartCentres have declared a distribution for the month of May 2026 of \$0.15417 per unit, representing \$1.85 per unit on an annualized basis. The distribution will be payable on June 15, 2026 to unitholders of record as at May 29, 2026.

About SmartCentres

SmartCentres is one of Canada’s largest fully integrated REITs, with a best-in-class and growing mixed-use portfolio featuring 200 strategically located properties in communities across the country. SmartCentres has approximately \$12.3 billion in assets consisting of income producing value-oriented retail, purpose-built rental, first-class office and self-storage properties. SmartCentres owns 35.5 million square feet of leasable space with 97.6% 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