**SmartCentres Declares Distribution for September 2026**

**Toronto, Ontario (September 16, 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 September 2026 of $0.15417 per unit, representing $1.85 per unit on an annualized basis. The distribution will be payable on October 15, 2026 to unitholders of record as at September 30, 2026.

## About SmartCentres

SmartCentres is one of Canada's largest fully integrated REITs, with a best-in-class and growing mixed-use portfolio featuring 201 strategically located properties in communities across the country. SmartCentres has approximately $12.1 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 98.1% in place and committed occupancy, on 3,500 acres of owned land across Canada.

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