



For Immediate Release

Curbline Properties Fourth Quarter 2024 Investment Update

For additional information:

Conor Fennerty,
EVP and Chief Financial Officer

New York, New York, January 8, 2025 - Curbline Properties Corp. (NYSE: CURB), an owner of convenience shopping centers positioned on the curbline of well-trafficked intersections and major vehicular corridors in suburban, high household income communities, announced today investment activity for the fourth quarter of 2024.

“Curbline’s first quarter as an independent publicly traded company was very productive as we look to scale the first public real estate company focused exclusively on convenience properties located on the curbline in the wealthiest submarkets in the United States,” commented David R. Lukes, President and Chief Executive Officer. “The Company closed on the acquisition of 20 convenience shopping centers for \$206.1 million in the fourth quarter with the investments funded with cash on hand. The Company remains in a net cash position at year end with an undrawn \$400 million revolving credit facility and \$100M delayed draw term loan facility. Additionally, Curbline executed new leases with several new to portfolio tenants highlighting the depth of leasing prospects and strength of demand for available space.”

Date	Property Name	MSA	Price (\$000s)
10/02/24	Shops at Bay Pines	Tampa-St. Petersburg-Clearwater, FL	4,650
10/15/24	Narcoossee Cove North	Orlando-Kissimmee-Sanford, FL	13,200
10/18/24	6-Property Portfolio	Various	25,100
10/28/24	Worthington Plaza	Columbus, OH	6,675
11/01/24	Houston Levee Galleria	Memphis, TN-MS-AR	19,200
11/04/24	Independence Point	Kansas City, MO-KS	4,600
11/04/24	Shops at Riverdale Commons	Minneapolis-St. Paul, MN	8,175
11/12/24	Santa Margarita Marketplace	Los Angeles-Long Beach-Anaheim, CA	22,760
11/21/24	Shops at Olde Town Station	Denver-Aurora-Lakewood, CO	9,900
11/22/24	Scenic Plaza	Atlanta-Sandy Springs-Roswell, GA	8,201
12/12/24	Magnolia Point	Houston-Pasadena-The Woodlands, TX	28,373
12/17/24	Nine Mile Corner - Phase II	Denver-Aurora-Lakewood, CO	12,375
12/20/24	Shops at West Carmel Marketplac	Indianapolis-Carmel-Anderson, IN	9,600
12/20/24	Magnolia Point - Phase II	Houston-Pasadena-The Woodlands, TX	1,333
12/30/24	Shops at Prasada North	Phoenix-Mesa-Chandler, AZ	32,000
			\$206,143

About Curbline Properties

Curbline Properties is an owner and manager of convenience shopping centers positioned on the curbline of well-trafficked intersections and major vehicular corridors in suburban, high household income communities. The Company is publicly traded under the ticker symbol “CURB” on the NYSE and plans to elect to be treated as a

REIT for U.S. federal income tax purposes. Additional information about Curblin is available at www.curblin.com. To be included in the Company's e-mail distributions for press releases and other investor news, please click [here](#).

Safe Harbor

Curblin Properties considers portions of the information in this press release to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, both as amended, with respect to the Company's expectation for future periods. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. For this purpose, any statements contained herein that are not historical fact may be deemed to be forward-looking statements. There are a number of important factors that could cause our results to differ materially from those indicated by such forward-looking statements, including, among other factors, the ability to execute our business strategy as an independent, publicly traded company. Other risks and uncertainties that could cause our results to differ materially from those indicated by such forward-looking statements include general economic conditions, including inflation and interest rate volatility; local conditions such as the supply of, and demand for, retail real estate space in our geographic markets; the consistency with future results of assumptions based on past performance; dependence on rental income from real property; the loss of, significant downsizing of or bankruptcy of a tenant and the impact of any such event on rental income and our properties; our ability to enter into agreements to buy and sell properties on commercially reasonable terms and to satisfy closing conditions applicable to such sales; our ability to secure equity or debt financing on commercially acceptable terms or at all; development and construction activities may not achieve a desired return on investment; impairment charges; property damage, expenses related thereto and other business and economic consequences (including the potential loss of rental revenues) resulting from extreme weather conditions or natural disasters in locations where we own properties, and the ability to estimate accurately the amounts thereof; sufficiency and timing of any insurance recovery payments related to damages from extreme weather conditions or natural disasters; any change in strategy; the impact of pandemics and other public health crises; unauthorized access, use, theft or destruction of financial, operations or third party data maintained in our information systems or by third parties on our behalf; and our ability to qualify as a REIT and to maintain REIT status once elected. For additional factors that could cause the results of the Company to differ materially from those indicated in the forward-looking statements, please refer to the Company's Registration Statement on Form 10 and any subsequent reports that we file with the Securities and Exchange Commission. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.