



For Immediate Release

# CurblinE Properties First Quarter 2025 Investment Update

For additional information:

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**New York, New York, March 3, 2025** - CurblinE Properties Corp. (NYSE: CURB), an owner of convenience centers in suburban, high household income communities, announced today investment activity for the first quarter to date.

“CurblinE continues to execute on its business plan of scaling 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. “In the first quarter to date, the Company has closed on the acquisition of 9 convenience shopping centers for \$104.3 million including a six-property portfolio in Jacksonville, Florida. We remain encouraged by the opportunity set and depth of the addressable market for convenience centers.”

Date	Property Name	MSA	Price (\$000s)
01/16/25	Navarre Crossing	Toledo, OH	4,950
01/24/25	Shops at Gilbert Crossroads - Phase II	Phoenix-Mesa-Chandler, AZ	2,700
02/24/25	Corner at Laveen Spectrum	Phoenix-Mesa-Chandler, AZ	10,350
02/27/25	6-Property Portfolio	Jacksonville, FL	86,300
			<b>\$104,300</b>

## 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 CurblinE is available at [www.curblinE.com](http://www.curblinE.com). To be included in the Company’s e-mail distributions for press releases and other investor news, please click [here](#).

## Safe Harbor

CurblinE Properties Corp. 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, including statements regarding the Company’s projected operational and financial performance, strategy, prospects and plans, 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, (1) changes in general economic conditions, including inflation and interest rate volatility; (2) changes in local conditions such as an increase or decrease in the supply of, or demand for, retail real estate space in our geographic markets; (3) the impact of changes in consumer practices, retailing practices and the space needs of tenants; (4) dependence on the successful operations and financial condition of tenants, the loss of which, including as a result of downsizing or bankruptcy, could negatively impact rental income from our properties; (5) our ability to enter into new leases, and

renew existing leases, on favorable terms; (6) our ability to identify, acquire, construct or develop additional properties that produce a desired yield on invested capital; (7) potential environmental liabilities; (8) our ability to secure debt and equity financing on commercially acceptable terms or at all; (9) the illiquidity of real estate investments which could limit our ability to make changes to our portfolio to respond to economic or other conditions; (10) 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; (11) sufficiency and timing of any insurance recovery payments related to damages from extreme weather conditions or natural disasters; (12) any change in strategy; (13) the impact of pandemics and other public health crises; (14) 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 (15) 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 Annual Report on Form 10-K for the year ended December 31, 2024 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.