



For Immediate Release

Curbline Properties Second Quarter 2026 Investment and Capital Markets Update

For additional information:

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New York, New York, June 1, 2026 - Curbline Properties Corp. (NYSE: CURB), an owner of convenience centers in suburban, high household income communities, announced today year-to-date investment and capital markets activity in connection with presentations at NAREIT's REITweek 2026 Investor Conference.

"Through the first five months of the year, Curbline has acquired almost \$400 million of assets and we are expecting total second quarter acquisitions to be the highest quarterly volume since our spin-off. Our pipeline of opportunities continues to expand as we benefit from the Company's network of relationships, track record and targeted approach to sourcing investments consistent with the existing portfolio. In May, Curbline also raised over \$100 million of gross proceeds through its at-the-market ("ATM") equity offering program, providing additional capital for acquisition opportunities in the highly fragmented but liquid marketplace for convenience centers," said David R. Lukes, President and Chief Executive Officer. "Looking forward, we believe Curbline remains uniquely positioned for growth given its differentiated investment focus, the leasing economics of the Company's property type, and its balance sheet."

Year-to-date, Curbline has acquired 31 convenience shopping centers for \$386.3 million. In May 2026, Curbline sold 3.9 million shares of common stock under the Company's ATM program on a forward basis with expected gross proceeds of \$106.3 million. The sales, along with cash on hand and unsettled forward equity sales from prior issuance, are expected to be used to fund acquisitions.

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 a self-managed real estate investment trust (REIT) that is publicly traded under the ticker symbol "CURB" on the NYSE. Additional information about Curbline is available at 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, changes in the economic performance and value of the Company's properties as a result of broad economic and local conditions, such as inflation, interest rate volatility and market reaction to tariffs and other trade policies; 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; the impact of changes in consumer trends, distribution channels, suburban population, retailing practices and the space needs of tenants; our dependence on rental income which depends on the successful operations and

financial condition of tenants, the loss of which, including as a result of store closures or bankruptcy, could result in significant occupancy loss and negatively impact rental income from our properties; our ability to enter into new leases and renew existing leases, in each case, on favorable terms; our ability to identify, acquire, construct or develop additional properties that produce the cash flows that we expect and may be limited by competitive pressures, and our ability to manage our growth effectively and capture the efficiencies of scale that we expect from expansion; potential environmental liabilities; our ability to secure debt and equity financing on commercially acceptable terms or at all; the illiquidity of real estate investments which could limit our ability to make changes to our portfolio to respond to economic or other conditions; property damage, expenses related thereto and other business and economic consequences (including the potential loss of rental revenues) resulting from natural disasters, public health crises and weather-related factors in locations where we own properties, the ability to estimate accurately the amounts thereof and the sufficiency and timing of any insurance recovery payments related to such damages; any change in strategy; the effect of future offerings of debt and equity securities on the value of our common stock; any disruption, failure or breach of the networks or systems on which the Company relies, including as a result of cyber-attacks; impairment in the value of real estate property that we own; changes in tax laws impacting REITs and real estate in general, as well as our ability to maintain our REIT status; and our ability to retain and attract key management personnel. 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 under "Item 1A. Risk Factors" and our subsequent reports filed 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.