

CAPREIT Announces March 2025 Distribution

TORONTO, March 17, 2025 -- Canadian Apartment Properties Real Estate Investment Trust ("CAPREIT") (TSX: CAR.UN) announced today its March 2025 monthly distribution in the amount of \$0.12917 per Unit (or \$1.55 on an annualized basis). The March 2025 distribution will be payable on April 15, 2025 to Unitholders of record at the close of business on March 31, 2025.

CAPREIT is Canada's largest publicly traded provider of quality rental housing. As at December 31, 2024, CAPREIT owns approximately 46,900 residential apartment suites and townhomes (excluding approximately 1,800 suites and sites classified as assets held for sale), that are well-located across Canada and the Netherlands, with a total fair value of approximately \$14.9 billion, excluding approximately \$0.3 billion of assets held for sale. Since its Initial Public Offering in May 1997, CAPREIT has grown monthly cash distributions per Unit by 117%. For more information about CAPREIT, its business and its investment highlights, please visit our website at www.capreit.ca and our public disclosure which can be found under our profile at www.sedarplus.ca.

For further information please contact:

CAPREIT
Mr. Mark Kenney
President & Chief Executive Officer
(416) 861-9404

CAPREIT
Mr. Stephen Co
Chief Financial Officer
(416) 306-3009

CAPREIT
Mr. Julian Schonfeldt
Chief Investment Officer
(647) 535-2544