



**PRESS RELEASE**  
For immediate release

**COGIR REAL ESTATE AND SMARTCENTRES JOIN FORCES TO LAUNCH MOSTRA'S FOURTH RENTAL CONDO PROJECT, IN MASCOUCHE, AND SMARTLIVING'S VERY FIRST PROJECT IN THE PROVINCE OF QUEBEC**

**Mascouche, April 23, 2021** Mr. Marc Doré, Cogir Real Estate's Chief Investment and Asset Management Officer, and Mr. Herbert Nunes SmartCentres' Business Leader and Vice-President Development (Eastern Canada Portfolio), met together on Friday, April 23, in Mascouche for the official groundbreaking ceremony of the fourth Mostra rental condo project. This project is made possible thanks to a partnership between Cogir Real Estate and SmartCentres. It is part of the SmartLiving vision. SmartLiving is a subsidiary brand created in 2019, designed to develop strategically situated and functional neighbourhoods intended to maximize the pleasure of living there.

*"This high-quality housing project, costing over \$70 million, will feature 240 rental units. The SmartLiving banner is quite well aligned with Cogir's real estate outlook where the human being is the focus of all our projects. We are also quite pleased with this new partnership and we are hopeful that Mostra Mascouche is only the beginning of a long and fruitful relationships between our companies,"* declares Mr. Mathieu Duguay.

*"This strategic partnership is fully compatible with SmartLiving's vision that seeks to develop strategically located, all-encompassing and appealing living environments. We are very happy to be working with Cogir Real Estate, a strong Quebec-based corporation that shares SmartCentres' values, in carrying out one of the first real estate projects in Quebec under the SmartLiving banner,"* adds Herbert Nunes, SmartCentres' Business Leader and Vice-President Development (Eastern Canada Portfolio).

*"We are very excited about partnering with Cogir on this project in the thriving and growing City of Mascouche. We are confident that Mostra Mascouche is the first step in a strong, strategic partnership."* said Mitchell Goldhar, Executive Chairman of SmartCentres. *"This partnership reaffirms our commitment to focus on recurring revenue growth in purpose-built apartments, seniors, office and self-storage through a \$13.5 billion intensification program across the country."* added Mr. Goldhar.

*"We are very happy to have this opportunity to build this fourth Mostra in partnership with the Smartliving team. This banner, which was created in late 2017 with the launch of its first property in Longueuil, seeks to provide living environments that meet the needs of people wishing to enjoy each day in a reinvented rental condo. They will have access to a wide range of services to make their lives easier, all in the comfort of their own home,"* concludes Marc Doré, Cogir Real Estate's Chief Investment and Asset Management Officer. As orchestrated by Cogir Real Estate and SmartLiving, Mostra's rental condos are scheduled to open for business in the summer of 2022.

With this unique housing project, Mascouche residents will be able to enjoy Mostra's turnkey comfort. In addition to contemporary and functional living environments featuring one, two or three bedrooms, residents will have an all-inclusive lifestyle. Mostra will put at their disposal a swimming pool, a bicycle workshop, a mail and package room adapted to the new reality of online shopping, a professional-grade kitchen area next to a reception hall, a gym, a magnificent barbecue-equipped terrace, many relaxation areas, a massage therapy room, a lounge with reading areas and work-sharing spaces, an electric car-sharing service, indoor and outdoor parking, a concierge and maintenance service.

Moreover, responding to the new reality of telecommuting that will likely continue in many companies, specific telecommuting areas have been included.

PHOTO

*From left to right Marc Doré, Cogir Real Estate's Chief Investment and Asset Management Officer, and Mr. Herbert Nunes SmartCentres' Business Leader and Vice-President Development (Eastern Canada Portfolio).*

## **About Cogir Real Estate**

A Quebec company founded in 1995, Cogir Real Estate relies on a team of more than 4,000 dedicated colleagues who strive tirelessly to offer the best service to its clients. Compelled by a constant desire to give direction to real estate, we seek every day to humanize, create and excel, in order to create enjoyable and functional living environments that are a reflection of their occupants. Our team manages over 250 properties in the provinces of Quebec, Ontario and Nova Scotia as well as in the United States. The company oversees more than 7 million square feet of commercial, industrial and office real estate. From a residential point of view, we administer more than 27,500 housing units in Quebec, Ontario and the United States, including a network of over 50 private retirement homes. Our company also has extensive experience in the hotel industry.

## **About SmartCentres**

SmartCentres Real Estate Investment Trust is one of Canada's largest fully integrated REITs, with a best-in-class portfolio featuring 166 strategically located properties in communities across the country. SmartCentres has \$10.4 billion in assets and owns 33.8 million square feet of income producing value-oriented retail space with 97.4% occupancy, on 3,500 acres of owned land across Canada.

SmartCentres continues to focus on enhancing the lives of Canadians by planning and developing complete, connected, mixed-use communities on its existing retail properties. Project 512, a publicly announced \$12 billion intensification program (\$5.4 billion at SmartCentres' share), represents the REIT's current major development focus. This intensification program consists of rental apartments, condos, seniors' residences and hotels, to be developed under the SmartLiving banner; and retail, office, and storage facilities, to be developed under the SmartCentres banner.

Project 512 will produce an additional 59.3 million square feet of space; 27.1 million square feet of which has or will commence construction within the next five years. From shopping centres to city centres, SmartCentres is uniquely positioned to reshape the Canadian urban and urban-suburban landscape. For more information visit [smartcentres.com](http://smartcentres.com).

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