

**FORM 51-102F3**

**Material Change Report**

**Item 1 Name and Address of Company**

Crombie Real Estate Investment Trust ("**Crombie**" or the "**REIT**")  
610 East River Road, Suite 200  
New Glasgow, Nova Scotia B2H 3S2

**Item 2 Date of Material Change**

August 7, 2024

**Item 3 News Release**

The news release describing the material change referred to herein was issued by the Company and released on August 7, 2024, disseminated through the facilities of a recognized newswire service and filed on SEDAR+.

**Item 4 Summary of Material Change**

Crombie announced on August 7, 2024 that Kara Cameron has been appointed as Chief Financial Officer ("**CFO**") of Crombie, effective immediately.

**Item 5.1 Full Description of Material Change**

Crombie announced on August 7, 2024 that Kara Cameron has been appointed as CFO effective immediately.

Kara has been serving as Interim CFO since February 2024. She is a Chartered Professional Accountant with nearly 20 years of experience in progressively senior financial leadership roles, including five years at Crombie as Vice President, Accounting and Financial Reporting, before her appointment as Interim CFO.

Kara holds a Bachelor of Business Administration degree from St. Francis Xavier University and is a graduate of the Harvard Business School, Certificate of Management Excellence program.

**Item 5.2 Disclosure for Restructuring Transactions**

Not applicable.

**Item 6 Reliance on subsection 7.1(2) of National Instrument 51-102**

Not applicable.

**Item 7 Omitted Information**

Not applicable.

**Item 8 Executive Officer**

For more information please contact:

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Chief Financial Officer  
Phone: 902.755.8100

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Senior Director, Investor Relations & ESG Reporting  
Phone: 902.759.0164

**Item 9**

**Date of Report**

August 9, 2024