

DUNDEE REIT  
SUPPLEMENTARY OPERATING  
INFORMATION PACKAGE

(AS AT JUNE 30, 2005)

[www.dundeereit.com](http://www.dundeereit.com)

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(AS OF JUNE 30, 2005)

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Dundee REIT corporate data

Activity summary

Distribution history

1. Summary of commercial revenue properties as at June 30, 2005  
*(including total and owned net rentable area; portfolio breakdown charts showing proportional holdings by asset class and region)*
2. Summary of office revenue properties as at June 30, 2005  
*(including year built and renovated; site area; description of asset)*
3. Summary of industrial revenue properties as at June 30, 2005  
*(including year built and renovated; clear ceiling height; site area; description of asset)*
4. Summary of retail revenue properties as at June 30, 2005  
*(including year built and renovated; site area; description of asset; anchor tenants)*
5. Average in-place rents as at June 30, 2005  
*(by region and asset class; including monthly tenancies; net rental rates)*
6. Annual contracted lease rollovers (2005-2009+) as at June 30, 2005  
*(by region and asset class; including vacancies and monthly tenancies; square footage and percentage of total)*
7. Average expiring rents (2005-2009+) as at June 30, 2005  
*(by region and asset class; including monthly tenancies)*
8. Occupancy by asset as at June 30, 2005  
*(by property, region and asset class; including number of tenants, average tenant size, average lease term remaining, and occupancy)*  
Occupancy breakdown *(charts detailing average lease term and tenant size by region and asset type)*
9. Largest tenants as at June 30, 2005  
*(largest tenants with location by owned share of GLA; tenants with portfolio wide annualized owned gross rental income of over \$500,000)*

Note: Numbers may not total to 100% due to rounding

# Trust Data

## The REIT

Dundee REIT is an unincorporated open-ended real estate investment trust governed by the laws of Ontario. Dundee REIT is a "mutual fund trust" as defined in the Income Tax Act (Canada), but is not a "mutual fund" within the meaning of applicable Canadian securities legislation.

We are a provider of high quality, affordable business premises. We focus on owning, acquiring, leasing and managing mid-sized urban and suburban office and industrial properties in Canada. Our portfolio consists of approximately 15.1 million square feet of gross leasable area, located primarily in our target markets - Toronto, Ottawa, Montréal, Calgary and Edmonton. Our portfolio is well diversified by asset type, geographic location and tenant mix.

Dundee REIT was formed in connection with the reorganization of the business of Dundee Realty Corporation on June 30, 2003, pursuant to which substantially all of Dundee Realty's commercial real estate division, including senior management, and a joint interest in its property management business were transferred to us. Prior to completing the reorganization, Dundee Realty had established itself as one of Canada's largest real estate companies and had traded on the Toronto Stock Exchange for six years between July 1997 and June 2003.

## REIT Objectives

- Provide unitholders with predictable and sustainable cash distributions, payable monthly and, to the extent reasonably possible, on a Canadian income tax deferred basis, from a portion of the cash flow generated from our commercial revenue producing properties;
- Prudently increase cash distributions as the performance of our underlying business warrants;
- Improve the overall value of our enterprise through the effective management of our business and finances; and
- Improve the overall value of our enterprise by acquiring additional commercial revenue producing properties that add value to our overall portfolio.

## Distributions

Dundee REIT pays a monthly distribution, equal to at least 80% of Distributable Income on an annualized basis, to unitholders of record on any month end on or about the fifteenth day of the following month. We also have a Distribution Reinvestment and Unit Purchase Plan. For more information, please visit our web site.

### Capitalization

(as at June 30, 2005)

Total Rental Properties	
Assets:	\$1,244,097
Debt:	886,733
Unitholders' Equity:	310,767
Non-controlling Interest:	150,117

### Rental Property Portfolio

As at June 30, 2005:  
189 properties (225 buildings)  
15,103,498 square feet

### Regional Asset Distribution

(by square footage, as at  
June 30, 2005)

#### *Industrial:*

Québec	39%
Ontario	30%
Western Canada	31%

#### *Office:*

Québec	27%
Ontario	54%
Western Canada	19%

#### *Retail:*

Ontario	13%
Western Canada	5%
United States	82%

### Average Occupancy

Stabilized assets only  
(as at June 30, 2005)

Office	95.1%
Industrial	96.6%
Retail	93.0%
Total	95.8%

### Core Rental Property Markets

Montréal, Québec  
Toronto, Ontario  
Ottawa, Ontario  
Edmonton, Alberta  
Calgary, Alberta

### Head Office

Dundee Real Estate Investment Trust  
30 Adelaide Street East, Suite 1600  
Toronto, Ontario, Canada  
M5C 3H1  
Telephone: (416) 365-3535  
Fax: (416) 365-6565

### Dundee Realty Management Corp.

#### Regional Offices:

Montréal, Québec  
Ottawa, Ontario  
Edmonton, Alberta  
Toronto, Ontario  
Calgary, Alberta

### Trust Information and Stock Exchange Listings

Dundee REIT began trading on the Toronto Stock Exchange ("TSX") on July 2, 2003. Dundee REIT was formed in connection with the reorganization of the business of Dundee Realty Corporation on June 30, 2003, pursuant to which substantially all of Dundee Realty's commercial real estate division, including senior management, and a joint interest in its property management business were transferred to the REIT. Dundee Realty was listed on the TSX from July 1997 to June 30, 2003.

As at June 30, 2005, the REIT had 16,904,915 REIT Units, Series A and 8,278,728 LP Class B Units, Series 1 outstanding.

### **Trading Symbol**

D.UN

### **Transfer Agent**

Computershare Investor Services Inc.  
100 University Avenue, 8<sup>th</sup> Floor  
Toronto, Ontario, Canada  
M5H 2Y1

### **Board of Trustees**

Ned Goodman, Chairman  
Detlef Bierbaum  
Günther Bautz  
Donald Charter  
Michael Cooper  
Peter Crossgrove  
Robert Goodall  
David Goodman  
Duncan Jackman  
Robert Tweedy

### **Executive Officers**

Michael J. Cooper  
President and Chief Executive Officer  
  
J. Michael Knowlton  
Executive Vice-President and  
Chief Financial Officer  
  
P. Jane Gavan  
Executive Vice President, General Counsel  
and Corporate Secretary

### **Investor Relations**

Dundee Real Estate Investment Trust  
30 Adelaide Street East  
Toronto, Ontario, Canada  
M5C 3H1

Telephone: (416) 365-3535  
Fax: (416) 365-3545  
info@dundeereit.com

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President and Chief Executive Officer  
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Vice President, Communications  
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cwebb@dundeerealty.com

### **German-Language Investor Relations**

Barbara Wallner  
Manager, Investor Relations  
Telephone: (416) 365-3538  
Toll free from Germany: 0800 189-0344  
Fax: (416) 365-3545  
bwallner@dundeerealty.com

### **Web Site**

[www.dundeereit.com](http://www.dundeereit.com)

# Activity Summary

## July 1, 2003 to August 4, 2005

### June 2005

- ◆ \$13.2 million acquisition of 2285 Speakman Drive, a 131,000 square foot four storey office building in Mississauga, Ontario
- ◆ \$35.5 million acquisition of 400-480 boul. Armand Frappier, a 198,000 square foot office complex in Laval, Québec
- ◆ \$25.9 million acquisition of 975 boul. St. Joseph, a 194,000 square foot five storey office building located in Gatineau, Québec
- ◆ \$18.3 million acquisition of Joffre Place, a 111,000 square foot six storey office building located in Calgary, Alberta
- ◆ declared monthly distribution of \$0.183 per unit

### May 2005

- ◆ \$10.5 million acquisition of 375-425 Britannia Road, a 121,000 square foot office and industrial complex in Mississauga, Ontario
- ◆ \$4.4 million acquisition of 1415-1511 rue Berlier, a 64,000 square foot multi-tenant flex industrial building in Laval, Québec
- ◆ declared monthly distribution of \$0.183 per unit

### April 2005

- ◆ \$24.5 million acquisition of 22000 TransCanada Hwy. and 115 boul. Hymus, two single tenant industrial buildings comprising 371,000 square feet in Montréal, Québec
- ◆ \$16.1 million acquisition of 1000 boul. St. Jean, a 112,000 square foot office building in Montréal, Québec
- ◆ \$5.5 million acquisition of 2280 boul. Alfred-Nobel, an 86,000 square foot four storey office building located within Technoparc Saint-Laurent in Montréal, Québec
- ◆ \$1.7 million acquisition of the remaining 50% interest in 120 Valleywood Drive, a 59,000 square foot single tenant flex industrial building in Markham, Ontario; the Trust now owns 100% of this asset
- ◆ \$14.1 million acquisition of the remaining 50% interest in 56 Wellesley Street West, a 216,000 square foot 18 storey office building in Toronto, Ontario; the Trust now owns 100% of this asset
- ◆ declared monthly distribution of \$0.183 per unit

### March 2005

- ◆ \$8.6 million acquisition of 2465 St. Laurent Blvd., a 62,000 square foot three storey office building in downtown Ottawa, Ontario
- ◆ \$1.5 million acquisition of the remaining 10% interest in Epcor Centre, a 192,000 square foot office building in downtown Edmonton, Alberta, the Trust now owns 100% of this asset
- ◆ \$4.7 million acquisition of 2580 Avenue Dollard, a 90,000 square foot industrial building in Montréal, Québec
- ◆ declared monthly distribution of \$0.183 per unit

### February 2005

- ◆ \$20.4 million acquisition of 204-214 King Street East, a 135,000 square foot office building in downtown Toronto, Ontario
- ◆ declared monthly distribution of \$0.183 per unit

#### **January 2005**

- ◆ \$6.6 million acquisition of 1219 Corporate Drive, a 103,000 square foot single tenant industrial building in Burlington, Ontario
- ◆ \$9.6 million acquisition of 2599 Speakman Drive, a 114,000 square foot two storey office campus in the Sheridan Research Park in Mississauga, Ontario
- ◆ \$2.3 million disposition of the REIT's 25% interest in 2301-2311 Royal Windsor Drive, two industrial buildings in Mississauga, Ontario, representing approximately 51,000 square feet
- ◆ declared monthly distribution of \$0.183 per unit

#### **December 2004**

- ◆ \$44.8 million disposition of Northgate Mall, a 331,000 square foot retail mall in Regina, Saskatchewan.
- ◆ declared monthly distribution of \$0.183 per unit

#### **November 2004**

- ◆ declared monthly distribution of \$0.183 per unit

#### **October 2004**

- ◆ declared monthly distribution of \$0.183 per unit

#### **September 2004**

- ◆ the Trust announced Jeff Barnes, Executive Vice President and Chief Financial Officer, would be leaving Dundee REIT before the end of the year. Michael Knowlton, in addition to his current role as Chief Operating Officer, will assume the role of Chief Financial Officer
- ◆ declared monthly distribution of \$0.183 per unit

#### **August 2004**

- ◆ declared monthly distribution of \$0.183 per unit

#### **July 2004**

- ◆ \$5.2 million disposition of the REIT's 20% interest in 2000 rue Halpern, a 527,000 square foot single tenant industrial building in Montréal, Québec
- ◆ declared monthly distribution of \$0.183 per unit

#### **June 2004**

- ◆ \$64.5 million acquisition of a 13-building portfolio totalling 323,373 square feet of office, laboratory and flex space in Technoparc Saint-Laurent in Montréal, Québec
- ◆ \$5.2 million disposition of 6500 Kitimat Road, a 59,600 square foot single tenant industrial building in Mississauga, Ontario
- ◆ completed public offering of \$75 million principal amount of convertible unsecured debentures. The debentures bear interest at 6.5% per annum, payable semi-annually on June 30th and December 31st each year, and mature on June 30, 2014. Each debenture is convertible into 40 REIT Units, Series A per \$1,000 of face value, representing a conversion price of \$25.00 per unit. On or after June 30, 2008, but prior to June 30, 2010, the debentures may be redeemed at par plus accrued and unpaid interest, provided that the market price for the Trust's units is not less than \$31.25.
- ◆ declared monthly distribution of \$0.183 per unit

#### **May 2004**

- ◆ \$6.6 million acquisition of the Geo-X Building, a 36,428 square foot flex industrial building in Calgary, Alberta
- ◆ \$26.0 million acquisition of a 50% interest in 720 Bay Street, an 11 storey, 248,000 square foot Class A office building in Toronto, Ontario

#### **April 2004**

- ◆ declared monthly distribution of \$0.183 per unit

#### **March 2004**

- ◆ \$6.0 million acquisition of remaining 16.4% interest in 222-230 Queen Street, a 15 storey, 204,000 square foot office building in Ottawa, Ontario. The REIT now owns 100% of this asset.
- ◆ \$9.7 million acquisition of 1620 Tech Avenue, a 73,000 square foot office property in Toronto, Ontario. This is the first asset purchased pursuant to a series of agreements completed with a private developer in February 2004.
- ◆ issued monthly distribution of \$0.183 per unit

#### **February 2004**

- ◆ \$155 million acquisition of 1.525 million square feet of newly constructed office, industrial and flex space properties located in the Toronto and Calgary markets. The transaction also includes a \$10.5 million mezzanine loan for additional development assets, including 28 acres of vacant development land in Toronto and a 73,000 square foot office building currently under construction. The REIT has entered into a series of agreements with the developer, which provides the REIT with the first option to purchase the properties, once their development is complete, at a price that is below market value. Dundee REIT intends to acquire the 73,000 square foot office building under construction upon completion and to acquire a further 400,000 square feet as the land is developed into flex industrial space.
- ◆ completed public offering of 4,537,000 REIT Units, Series A, at \$24.25 per Unit for gross proceeds of \$110.0 million
- ◆ \$6.0 million disposition of the REIT's 50% interest in Centennial Mall, a 178,000 square foot enclosed community shopping centre located in Brampton, Ontario
- ◆ issued monthly distribution of \$0.183 per unit

#### **January 2004**

- ◆ Preliminary Prospectus filed with respect to new issue of 4,125,000 million REIT Units, Series A at \$24.25 per Unit on a bought deal basis
- ◆ issued monthly distribution of \$0.183 per unit

#### **December 2003**

- ◆ \$68 million acquisition of a 50% interest in the Telus Tower, a 28 storey, 705,000 square foot office building in Calgary, Alberta
- ◆ issued monthly distribution of \$0.183 per unit

#### **November 2003**

- ◆ \$37.2 million acquisition of the Palladium Campus, a 229,000 square foot office complex located in suburban Ottawa, Ontario
- ◆ completed public offering of 2,600,000 REIT Units, Series A, at \$21.70 per Unit for gross proceeds of \$56.4 million
- ◆ issued monthly distribution of \$0.183 per unit

#### **October 2003**

- ◆ issued monthly distribution of \$0.183 per unit

#### **September 2003**

- ◆ Preliminary Prospectus filed with respect to new issue of REIT Units, Series A
- ◆ Fair market value for REIT Unit, Series A as of June 30, 2003 determined to be \$20.40
- ◆ issued monthly distribution of \$0.183 per unit

**August 2003**

- ◆ Distribution Reinvestment and Unit Purchase Plan launched
- ◆ issued monthly distribution of \$0.183 per unit

**July 2003**

- ◆ issued monthly distribution of \$0.183 per unit

## Distribution History

Distribution Period	Record Date	Payable Date	Distribution (per unit)	Distribution Reinvestment Price (per unit)
July 1 – July 31, 2005	July 29, 2005	August 15, 2005	\$0.183	
June 1 – June 30, 2005	June 30, 2005	July 15, 2005	\$0.183	\$26.87
May 1 – May 31, 2005	May 31, 2005	June 15, 2005	\$0.183	\$26.53
April 1 – April 30, 2005	April 29, 2005	May 15, 2005	\$0.183	\$25.32
March 1 - March 31, 2005	March 31, 2005	April 15, 2005	\$0.183	\$25.51
February 1 - February 28, 2005	Feb. 28, 2005	March 15, 2005	\$0.183	\$26.57
January 1 – January 31, 2005	January 31, 2005	February 15, 2005	\$0.183	\$26.22
December 1- December 31, 2004	December 31, 2004	January 15, 2005	\$0.183	\$25.82
November 1 – November 30, 2004	November 30, 2004	December 15, 2004	\$0.183	\$25.19
October 1 – October 31, 2004	October 29, 2004	November 15, 2004	\$0.183	\$24.97
September 1 – September 30, 2004	September 30, 2004	October 15, 2004	\$0.183	\$24.91
August 1 – August 31, 2004	August 31, 2004	September 15, 2004	\$0.183	\$24.22
July 1 – July 31, 2004	July 30, 2004	August 15, 2004	\$0.183	\$24.23
June 1 – June 30, 2004	June 30, 2004	July 15, 2004	\$0.183	\$23.49
May 1 – May 31, 2004	May 31, 2004	June 15, 2004	\$0.183	\$22.59
April 1 – April 30, 2004	April 30, 2004	May 15, 2004	\$0.183	\$21.97
March 1 – March 31, 2004	March 31, 2004	April 15, 2004	\$0.183	\$23.69
February 1 – February 29, 2004	February 27, 2004	March 15, 2004	\$0.183	\$25.51
January 1 – January 31, 2004	January 30, 2004	February 15, 2004	\$0.183	\$24.78
December 1 – December 31, 2003	December 31, 2003	January 15, 2004	\$0.183	\$24.66
November 1 – November 30, 2003	November 28, 2003	December 15, 2003	\$0.183	\$23.24
October 1 – October 31, 2003	October 31, 2003	November 15, 2003	\$0.183	\$22.56
September 1 – September 30, 2003	September 30, 2003	October 15, 2003	\$0.183	\$20.98
August 1 – August 31, 2003	August 29, 2003	September 15, 2003	\$0.183	\$21.89
July 1 – July 31, 2003	July 31, 2003	August 15, 2003	\$0.183	n/a

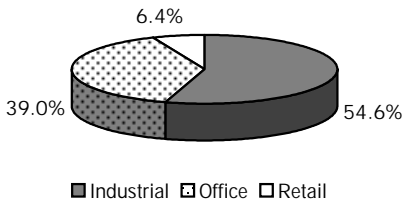
# Table 1: Commercial Revenue Properties

June 30, 2005

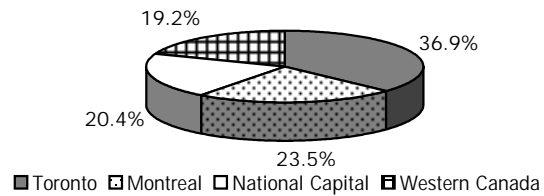
Property	Ownership	Total GLA in Square Feet	Owned Share of Total GLA in Square Feet
Montreal Region Office <sup>1</sup>	100.00%	1,385,329	1,385,329
National Capital Region Office	100.00%	1,200,821	1,200,821
Toronto Region Office	84.19%	2,579,501	2,171,652
Western Canada Office	76.23%	1,482,932	1,130,372
<b>Total Office<sup>1</sup></b>	<b>88.56%</b>	<b>6,648,583</b>	<b>5,888,174</b>
Montreal Region Industrial	100.00%	3,236,536	3,236,536
Toronto Region Industrial	100.00%	2,448,396	2,448,396
Western Canada Industrial	100.00%	2,560,495	2,560,495
<b>Total Industrial</b>	<b>100.00%</b>	<b>8,245,427</b>	<b>8,245,427</b>
Toronto Region Retail	100.00%	128,367	128,367
Western Canada Retail	100.00%	46,140	46,140
US Retail	100.00%	795,390	795,390
<b>Total Retail</b>	<b>100.00%</b>	<b>969,897</b>	<b>969,897</b>
<b>Total<sup>1</sup></b>	<b>95.21%</b>	<b>15,863,907</b>	<b>15,103,498</b>

<sup>1</sup> Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

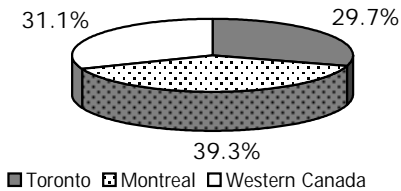
Commercial Revenue Properties by Asset Type



Office Revenue Properties by Region



Industrial Revenue Properties by Region



Retail Revenue Properties by Region

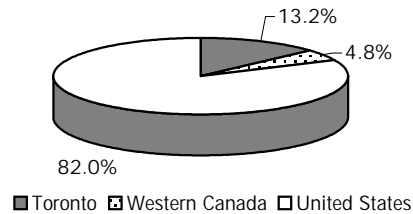


Table 2: Office Revenue Properties

June 30, 2005

Property	Ownership	Owned Share		Year Built	Year Renovated	Total Site Area in Acres	Owned Share of Site Area in Acres	Description of Asset
		Total GLA in Square Feet	of Total GLA in Square Feet					
400-480 Boulevard Armand Frappier, Laval	100.00%	198,015	198,015	1999-2003		11.8	11.8	Four building office/lab portfolio
7400 Boulevard les Galeries d'Anjou, Montreal	100.00%	116,202	116,202	1987		2.6	2.6	6 storey suburban office building
1000 Boulevard Saint-Jean, Montreal	100.00%	109,980	109,980	1988-1990		2.6	2.6	Seven storey office building w/ grade retail
8250 Boulevard Décarie, Montréal	100.00%	84,051	84,051	1988		1.7	1.7	4 storey suburban office building
3-243 Place Frontenac, Montreal	100.00%	66,967	66,967	1976		5.4	5.4	Single storey suburban office building
7450 Boulevard les Galeries d'Anjou, Montreal	100.00%	66,372	66,372	1985		2.2	2.2	5 storey suburban office building
953-981 Boulevard Saint-Jean, Montreal	100.00%	62,974	62,974	1985		2.6	2.6	One 4 storey suburban office building and one single storey retail building
8200 Boulevard Décarie, Montréal	100.00%	60,842	60,842	1982		1.8	1.8	3 storey suburban office building
2800 Marie-Curie Avenue, Montreal	100.00%	50,000	50,000	2000		3.6	3.6	Two storey flex research facility
1 Place du Commerce, Longueuil	100.00%	43,083	43,083	1978		3.6	3.6	3 storey suburban office building with grade retail
2310 Boulevard Alfred-Nobel, Montreal	100.00%	36,400	36,400	2000		2.5	2.5	Two storey flex research facility
768-790 Boulevard Décarie, Montreal	100.00%	35,804	35,804	1986	1992	0.6	0.6	3 storey suburban office building with grade retail
2 Place du Commerce, Longueuil	100.00%	35,901	35,901	1976		1.5	1.5	3 storey suburban office building
9045 Chemin de la Côte de Liesse, Montreal	100.00%	31,300	31,300	1974		1.7	1.7	2 storey suburban office building
7150 Albert-Einstein Street, Montreal	100.00%	31,169	31,169	2000		2.7	2.7	Two storey flex research facility
8 Place du Commerce, Longueuil	100.00%	29,902	29,902	1981		0.8	0.8	2 storey suburban office building
3 Place du Commerce, Longueuil	100.00%	27,901	27,901	1978		1.8	1.8	1 storey suburban commercial plaza
2650 Marie-Curie Avenue, Montreal	100.00%	26,261	26,261	2001		2.6	2.6	Two storey flex research facility
3669-3681 Boulevard des Sources, Montreal	100.00%	24,708	24,708	1982		1.3	1.3	2 storey suburban office building
2300 Boulevard Alfred-Nobel, Montreal	100.00%	21,580	21,580	1997		1.2	1.2	Two storey flex research facility
2525 Marie-Curie Avenue, Montreal	100.00%	21,384	21,384	2001		2.6	2.6	One storey flex research facility
7290 Frederick-Banting Street, Montreal	100.00%	20,859	20,859	2001		2.8	2.8	Two storey flex research facility
7190 Frederick-Banting Street, Montreal	100.00%	20,244	20,244	1997		3.3	3.3	Two storey flex research facility
7200 Frederick-Banting Street, Montreal	100.00%	20,000	20,000	1999		3.3	3.3	Two storey flex research facility
7150 Frederick-Banting Street, Montreal	100.00%	19,623	19,623	2000		3.6	3.6	Two storey flex research facility
7170 Frederick-Banting Street, Montreal	100.00%	19,614	19,614	2002		3.5	3.5	Two storey flex research facility
5 Place du Commerce, Longueuil	100.00%	19,288	19,288	1981		1.5	1.5	2 storey suburban office building
7210 Frederick-Banting Street, Montreal	100.00%	18,739	18,739	2001		2.8	2.8	Two storey flex research facility
9675 Chemin de la Côte de Liesse, Montreal	100.00%	18,294	18,294	1974		1.3	1.3	2 storey suburban office building
9545 Chemin de la Côte de Liesse, Montreal	100.00%	18,572	18,572	1974		1.2	1.2	2 storey single tenant office building
7220 Frederick-Banting Street, Montreal	100.00%	17,500	17,500	2000		3.3	3.3	Two storey flex research facility
985 Boulevard Saint-Jean, Montreal	100.00%	11,800	11,800	1985		1.4	1.4	1 storey suburban commercial building
<b>Montreal Region Office<sup>1</sup></b>	<b>100.00%</b>	<b>1,385,329</b>	<b>1,385,329</b>			<b>84.7</b>	<b>84.7</b>	
975 Boulevard Saint-Joseph Boulevard, Gatineau	100.00%	193,923	193,923	1983	2001	3.5	3.5	Five storey office building
222-230 Queen Street (Capitol Square), Ottawa	100.00%	204,278	204,278	1972	1991, 2001	0.6	0.6	14 storey core office building with grade retail
110 O'Connor Street, Ottawa	100.00%	189,173	189,173	1970	1998, 1999	0.5	0.5	14 storey core office building with grade retail
25 Fitzgerald Road, Ottawa	100.00%	120,000	120,000	1998		6.0	6.0	5 storey single tenant suburban office building
1145 Hunt Club Road, Ottawa	100.00%	89,129	89,129	1990		4.0	4.0	6 storey suburban office building
770 Palladium Drive, Ottawa	100.00%	85,555	85,555	2001		3.2	3.2	4 Storey Suburban Office Building
750 Palladium Drive, Ottawa	100.00%	80,550	80,550	2001		3.5	3.5	3 Storey Suburban Office Building
1 Antares, Ottawa	100.00%	71,594	71,594	1990		5.0	5.0	5 storey suburban office building
700 Palladium Drive, Ottawa	100.00%	63,052	63,052	2001		2.8	2.8	3 Storey Suburban Office Building
2465 St Laurent Boulevard, Ottawa	100.00%	61,861	61,861	1989		1.6	1.6	Three-storey office building
21 Fitzgerald Drive, Ottawa	100.00%	41,706	41,706	1986	1996	3.0	3.0	2 storey single tenant suburban office building
<b>National Capital Region Office</b>	<b>100.00%</b>	<b>1,200,821</b>	<b>1,200,821</b>			<b>33.7</b>	<b>33.7</b>	
Woodbine Steeles Corporate Centre, Markham	100.00%	292,223	292,223	1986		7.5	7.5	One 9 storey and two 4 storey suburban office buildings
Centennial Centre, Toronto	100.00%	232,281	232,281	1985		11.2	11.2	Eight building 1, 2, and 3 storey suburban office complex

Property	Ownership	Owned Share		Year Built	Year Renovated	Owned		Description of Asset
		Total GLA in Square Feet	of Total GLA in Square Feet			Total Site Area in Acres	Share of Site Area in Acres	
State Street Financial Centre, Toronto	50.00%	413,934	206,967	1958	2001	1.3	0.7	17 storey downtown office building
151 Bloor Street West, Toronto	100.00%	166,437	166,437	1961	1990, 2003	0.5	0.5	12 storey mid-town office building with grade retail
204 King Street East, Toronto	100.00%	135,707	135,707	1901-1965	1996-1997	0.6	0.6	Renovated office with grade retail
2 St. Clair Avenue East, Toronto	100.00%	155,326	155,326	1977	1984, 2001	0.6	0.6	14 storey midtown office building with grade and sub-grade retail concourse
2285 Speakman Drive, Mississauga	100.00%	130,335	130,335	1971		14.6	14.6	4 storey Office building in research park
720 Bay Street, Toronto	50.00%	247,743	123,872	1989		0.6	0.3	Eleven storey office building
2599 Speakman Drive, Mississauga	100.00%	112,967	112,967	1971		14.6	14.6	2 storey Office building in research park
21 St. Clair Avenue East, Toronto	100.00%	109,798	109,798	1970	2001	0.5	0.5	14 storey midtown office building with grade retail
56 Wellesley Street West, Toronto	100.00%	215,729	215,729	1972	1991	0.5	0.5	17 storey core office building with grade retail
5 Park Home Avenue, Toronto	100.00%	89,319	89,319	1987		0.5	0.5	6 storey suburban retail with grade retail concourse
110 Sheppard Avenue East, Toronto	50.00%	154,021	77,011	1993		1.2	0.6	10 storey suburban office building
2400-2430 Meadowpine Boulevard, Mississauga	100.00%	59,448	59,448	1982		6.1	6.1	Four 2 storey office buildings
70 Richmond Street East, Toronto	100.00%	34,142	34,142	1908	1982	0.2	0.2	4 storey core office building
2355 Skymark Avenue, Mississauga	100.00%	30,091	30,091	1990		1.8	1.8	Three storey office building
<b>Toronto Region Office</b>	<b>84.19%</b>	<b>2,579,501</b>	<b>2,171,652</b>			<b>62</b>	<b>61</b>	
Preston Centre, Saskatoon	100.00%	61,623	61,623	1988	1998, 2003	3.1	3.1	3 storey suburban office building with grade retail
EPCOR Centre, Edmonton	100.00%	192,029	192,029	1975	1995, 2001	0.5	0.5	20 storey core office building with grade and sub-grade retail
Telus Tower, Calgary	50.00%	705,120	352,560	1983		1.7	0.9	28 Storey Office Building
Roslyn Building, Calgary	100.00%	130,830	130,830	1966	2003	0.5	0.5	10 storey downtown office building
Joffre Place, Calgary	100.00%	102,846	102,846	1980		0.6	0.6	6 storey office building
Kensington House, Calgary	100.00%	77,147	77,147	1982	2002/2003	0.6	0.6	5 storey midtown office building with grade retail
Station Tower, Surrey	100.00%	213,337	213,337	1994		1.0	1.0	18 storey suburban office building with grade retail
<b>Western Canada Office</b>	<b>76.23%</b>	<b>1,482,932</b>	<b>1,130,372</b>			<b>8.0</b>	<b>7.1</b>	
<b>Total Office<sup>1</sup></b>	<b>88.56%</b>	<b>6,648,583</b>	<b>5,888,174</b>			<b>189</b>	<b>186</b>	
<b>Redevelopment Properties:</b>								
2280 Boulevard Alfred-Nobel, Montreal	100.00%	85,394	85,394	2000		3.6	3.6	Four storey flex research facility
<b>Total Redevelopment Properties</b>	<b>100.00%</b>	<b>85,394</b>	<b>85,394</b>			<b>3.6</b>	<b>3.6</b>	
<b>Total Office Including Redevelopment Properties</b>	<b>88.71%</b>	<b>6,733,977</b>	<b>5,973,568</b>			<b>192.3</b>	<b>189.8</b>	

1 Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

**Table 3: Industrial Revenue Properties**

June 30, 2005

Property	Ownership	Owned Share		Year Built	Year Renovated	Clear Ceiling Height (Warehouse Component)	Total Site Area in Acres	Owned Share of Site Area in Acres	Description of Asset
		Total GLA in Square Feet	of Total GLA in Square Feet						
22000 Trans Canada Highway, Montreal	100.00%	316,243	316,243	2000	2002	30'	12.6	12.6	Single storey industrial with two storey office
3901 Rue Jarry Est, Montréal	100.00%	174,013	174,013	1988		28'	7.7	7.7	Multi-tenant office-warehouse
105-125 Montee de Liesse, Montreal	100.00%	159,848	159,848	1976		18'	6.1	6.1	Multi-tenant industrial warehouse
900-950 Boulevard St-Martin, Laval	100.00%	142,693	142,693	1974	1989	22'	7.7	7.7	Multi-tenant industrial-warehouse
375-455 Rue Deslauriers, Montreal	100.00%	138,913	138,913	1972		16'	6.1	6.1	Multi-tenant industrial warehouse
295-371 Rue Deslauriers, Montreal	100.00%	134,673	134,673	1973		16'	6.1	6.1	Multi-tenant industrial warehouse
457-491 and 495-533 Rue Deslauriers, Montreal	100.00%	134,561	134,561	1971		16'	6.3	6.3	Multi-tenant industrial-warehouse
105-145 Rue Deslauriers, Montreal	100.00%	116,611	116,611	1974	1996	23'	4.5	4.5	Two building single tenant office-warehouse
2580 Avenue Dollard, Montreal	100.00%	89,500	89,500	1975	1990	19'	4.7	4.7	Multi-tenant industrial-warehouse
350-360 Rue Lebeau, Montreal	100.00%	73,800	73,800	1972		18'	3.3	3.3	Dual tenant industrial warehouse
290-316 Rue Benjamin-Hudon & 165 Rue Deslauriers, Montreal	100.00%	67,035	67,035	1973		18'	3.2	3.2	Multi-tenant industrial-warehouse
555 and 604-678 Rue Deslauriers, Montreal	100.00%	66,896	66,896	1973		16'	2.9	2.9	Multi-tenant industrial warehouse
9601-9665 Chemin de la Côte de Liesse, Montreal	100.00%	66,542	66,542	1969		16'	3.4	3.4	Multi-tenant industrial-warehouse
9551-9599 Chemin de la Côte de Liesse, Montreal	100.00%	64,312	64,312	1968		16'	3.3	3.3	Multi-tenant industrial-warehouse
1415-1511 Rue Berlier, Laval	100.00%	63,427	63,427	2000	2002	24'	3.3	3.3	One storey flex industrial building
10113-10161 Chemin de la Côte de Liesse, Montreal	100.00%	63,177	63,177	1972		16'	3.3	3.3	Multi-tenant industrial-warehouse
10205-10255 Chemin de la Côte de Liesse, Montreal	100.00%	62,483	62,483	1972		15'	3.4	3.4	Multi-tenant industrial-warehouse
2789-2855 Boulevard Le Corbusier, Laval	100.00%	59,370	59,370	1972		18'	3.3	3.3	Multi-tenant industrial warehouse
4575-4605 Rue Hickmore, Montreal	100.00%	57,887	57,887	1973		18'	2.7	2.7	Multi-tenant industrial-warehouse
300 Avenue Labrosse, Montreal	100.00%	55,333	55,333	1974		18'	2.7	2.7	Two storey single tenant office-warehouse
9501-9521 Chemin de la Côte de Liesse, Montreal	100.00%	55,090	55,090	1968		16'	2.3	2.3	Multi-tenant industrial-warehouse
115 Boulevard Hymus, Montreal	100.00%	55,044	55,044	1974	2001	22'	3.2	3.2	Single Storey Warehouse
295-341 Rue Benjamin-Hudon & 255 Rue Deslauriers, Montreal	100.00%	53,543	53,543	1972		16'	2.6	2.6	Multi-tenant industrial-warehouse
9701-9745 Chemin de la Côte de Liesse, Montreal	100.00%	52,660	52,660	1969		16'	2.3	2.3	Multi-tenant industrial-warehouse
3961-4015 Avenue Robert, Montréal	100.00%	52,447	52,447	1986		17'	1.6	1.6	Multi-tenant office-warehouse
700-740 Renaud, 9125 and 9135 Cote de Liesse, Montreal	100.00%	51,181	51,181	1968		16'	3.0	3.0	Multi-tenant industrial warehouse
9 Place du Commerce, Longueuil	100.00%	50,600	50,600	1976		18'	1.5	1.5	Multi-tenant industrial-warehouse
601-623 Rue Le Breton, Longueuil	100.00%	48,788	48,788	1976		16'	3.1	3.1	Multi-tenant industrial-warehouse
601-631 Rue Bériault, Longueuil	100.00%	48,709	48,709	1988		22'	3.4	3.4	Multi-tenant industrial-warehouse
2115-2147 Rue de la Provence, Longueuil	100.00%	48,174	48,174	1986		18'	2.9	2.9	Multi-tenant industrial-warehouse
605-607 Rue Deslauriers, Montreal	100.00%	43,709	43,709	1973		16'	2.2	2.2	Single tenant industrial-warehouse
25 Rue de Lauzon, Longueuil	100.00%	43,452	43,452	1988		20'	2.7	2.7	Multi-tenant office warehouse
11 Place du Commerce, Longueuil	100.00%	40,531	40,531	1976	2004	18'	1.9	1.9	Multi-tenant flex building
500-510 Rue Deslauriers, Montreal	100.00%	39,390	39,390	1973		18'	1.7	1.7	Single tenant industrial warehouse
220-230 Rue Lebeau, Montreal	100.00%	36,000	36,000	1973		18'	1.9	1.9	Multi-tenant industrial warehouse
470-472 Rue Deslauriers, Montreal	100.00%	35,559	35,559	1973		18'	1.6	1.6	Single tenant industrial-warehouse
9335-9395 Chemin de la Côte de Liesse, Montreal	100.00%	31,801	31,801	1967		16'	1.7	1.7	Multi-tenant industrial warehouse
9405-9475 Chemin de la Côte de Liesse, Montreal	100.00%	31,321	31,321	1967		15'	1.7	1.7	Multi-tenant industrial-warehouse
7 Place du Commerce, Longueuil	100.00%	31,500	31,500	1976		18'	2.4	2.4	Multi-tenant industrial-warehouse
742 Avenue Renaud, Montreal	100.00%	30,381	30,381	1968		16'	1.6	1.6	Single tenant industrial warehouse
35 Rue de Lauzon, Longueuil	100.00%	28,140	28,140	1990		20'	2.3	2.3	Multi-tenant office warehouse
874-896 Rue Trans Canada, Longueuil	100.00%	27,836	27,836	1989		20'	1.9	1.9	Multi-tenant industrial-warehouse
938-952 Rue Trans Canada, Longueuil	100.00%	27,826	27,826	1989		20'	1.9	1.9	Multi-tenant industrial-warehouse
908-926 Rue Trans Canada, Longueuil	100.00%	27,645	27,645	1989		20'	1.9	1.9	Multi-tenant industrial-warehouse
982-1002 Rue Trans Canada, Longueuil	100.00%	27,415	27,415	1988		20'	1.9	1.9	Multi-tenant industrial-warehouse
200-210 Rue Lebeau, Montreal	100.00%	26,550	26,550	1973		19'	1.4	1.4	Single tenant industrial-warehouse
735-743 Avenue Renaud, Montreal	100.00%	23,386	23,386	1973		16'	1.2	1.2	Single tenant office-warehouse
9010-9060 Rue Ryan, Montreal	100.00%	23,063	23,063	1973		15'	1.3	1.3	Multi-tenant industrial-warehouse
9245 and 9255 Chemin de la Côte de Liesse, Montreal	100.00%	19,178	19,178	1974		16'	1.9	1.9	Multi-tenant industrial warehouse
10 Place du Commerce, Longueuil	100.00%	18,300	18,300	2001		16'	2.6	2.6	Single tenant industrial-warehouse
<b>Montreal Region Industrial</b>	<b>100.00%</b>	<b>3,236,536</b>	<b>3,236,536</b>			<b>20'</b>	<b>160.2</b>	<b>160.2</b>	

Property	Ownership	Total GLA in Square Feet	Owned Share of Total GLA in Square Feet	Year Built	Year Renovated	Clear Ceiling Height (Warehouse Component)	Total Site Area in Acres	Owned Share of Site Area in Acres	Description of Asset
2110-2160 Williams Parkway, Brampton	100.00%	228,668	228,668	1991	1998	20'	11.7	11.7	Four building multi-tenant industrial-warehouse
77 Fima Crescent, Toronto	100.00%	212,110	212,110	1966		21'	8.0	8.0	Multi-tenant industrial warehouse
2400 Skymark Avenue, Mississauga	100.00%	169,004	169,004	1998		24'	9.2	9.2	Single storey flex building
2155 Steeles Avenue East and 7956 Torbram Road, Brampton	100.00%	153,811	153,811	1987		22'	8.5	8.5	Three building multi-tenant industrial warehouse
5055 Satellite Drive, Mississauga	100.00%	151,745	151,745	1999		24'	9.0	9.0	Single storey flex building
51 Caldari Road, Vaughan	100.00%	148,031	148,031	1991		20'	7.4	7.4	Two building multi-tenant industrial-warehouse
1925 Williams Parkway, Brampton	100.00%	143,205	143,205	2000		28'	7.3	7.3	Multi-tenant industrial warehouse
7600 Danbro Crescent, Mississauga	100.00%	137,728	137,728	1989		27'	7.5	7.5	Single tenant industrial-warehouse
1625 Tech Avenue, Mississauga	100.00%	135,258	135,258	2000		24'	7.6	7.6	Single tenant flex warehouse
25 Bramtree Court, Brampton	100.00%	127,876	127,876	2001		28'	6.2	6.2	Single storey industrial building
375-425 Britannia Road, Mississauga	100.00%	121,321	121,321	1988		18'	6.3	6.3	Three industrial buildings, one office building
1219 Corporate Drive, Burlington	100.00%	103,119	103,119	1999		30'	5.7	5.7	Single-tenant industrial-warehouse
400 Chrysler Drive, Brampton	100.00%	87,090	87,090	1999		24'	4.2	4.2	Single storey industrial building
1070-1100 Midway Boulevard, Mississauga	100.00%	83,368	83,368	1984		20'	4.1	4.1	Two building multi-tenant industrial warehouse
1820 Ironstone Drive, Burlington	100.00%	81,776	81,776	1980		22'	4.8	4.8	Single tenant industrial warehouse
1620 Tech Avenue, Mississauga	100.00%	73,371	73,371	2004		14'	7.6	7.6	Single storey office building
35 Bramtree Court, Brampton	100.00%	63,649	63,649	2001		28'	3.3	3.3	Single storey industrial building
1020 Lorimar Avenue and 7115 Tomken Road, Mississauga	100.00%	52,295	52,295	1989		20'	2.3	2.3	Two building multi-tenant industrial warehouse
55 Idema Road, Markham	100.00%	36,720	36,720	1971		16'	2.6	2.6	Single tenant industrial warehouse
120 Valleywood Drive, Markham	100.00%	59,425	59,425	1987		20'	3.4	3.4	Single tenant office-warehouse
1500-1520 Trinity Drive, Mississauga	100.00%	29,759	29,759	1983		16'	2.0	2.0	Two building multi-tenant industrial warehouse
85 Idema Road, Markham	100.00%	28,605	28,605	1971		16'	2.0	2.0	Single tenant industrial warehouse
40 Bramtree Court, Brampton	100.00%	20,462	20,462	2001		20'	1.7	1.7	Single storey flex building
<b>Toronto Region Industrial</b>	<b>100.00%</b>	<b>2,448,396</b>	<b>2,448,396</b>			<b>23'</b>	<b>132.2</b>	<b>132.2</b>	
Ford Warehouse, Edmonton	100.00%	246,000	246,000	1980		30'	13.7	13.7	Single-tenant industrial warehouse
15303-128th Avenue, Edmonton	100.00%	178,000	178,000	1977	2004	25'	13.5	13.5	Multi-tenant industrial warehouse
Alberta Park, Edmonton	100.00%	128,084	128,084	1981		22'	5.2	5.2	Four building one and two storey multi-tenant office warehouse
Bonaventure Centre, Edmonton	100.00%	113,993	113,993	1978		22'	7.0	7.0	Two building multi-tenant industrial warehouse
Parkway East Building II, Edmonton	100.00%	57,777	57,777	1977		18'	3.0	3.0	Multi-tenant industrial warehouse
Parkway East Building I, Edmonton	100.00%	48,263	48,263	1977		18'	2.6	2.6	Multi-tenant industrial warehouse
Central Web Offset, Edmonton	100.00%	44,500	44,500	1977		20'	2.0	2.0	Two storey single tenant office-warehouse
Office 99, Edmonton	100.00%	23,168	23,168	1975		13'	1.4	1.4	Multi-tenant office-warehouse
7102-7220 Barlow Trail SE, Calgary	100.00%	222,570	222,570	1979		22'	9.7	9.7	Multi-tenant industrial warehouse
2705-2737 57th Avenue SE, Calgary	100.00%	108,800	108,800	1977		20'	5.1	5.1	Single tenant industrial-warehouse
7004-7042 30th Street SE, Calgary	100.00%	94,208	94,208	1976		18'	5.3	5.3	Multi-tenant industrial-warehouse
4710-4760 14th Street NE, Calgary	100.00%	72,780	72,780	1976		18'	4.0	4.0	Multi-tenant industrial-warehouse
2777 23rd Avenue NE, Calgary	100.00%	67,250	67,250	2001		24'	3.8	3.8	Single storey flex building
2150 29th Street NE, Calgary	100.00%	59,851	59,851	1999		24'	3.3	3.3	Single storey flex building
2175 29th Street NE, Calgary	100.00%	58,598	58,598	2000		24'	3.5	3.5	Single storey flex building
2256 29th Street NE, Calgary	100.00%	57,955	57,955	1998		24'	3.5	3.5	Single storey flex building
1139-1165 40th Avenue NE, Calgary	100.00%	57,344	57,344	1974		20'	2.9	2.9	Multi-tenant industrial warehouse
2151 32nd Street NE, Calgary	100.00%	57,332	57,332	1999		24'	3.4	3.4	Single storey flex building
501-529 36th Avenue SE, Calgary	100.00%	57,145	57,145	1974		18'	2.9	2.9	Multi-tenant industrial-warehouse
4504-4576 14th Street NE, Calgary	100.00%	57,090	57,090	1976		16'	4.1	4.1	Multi-tenant industrial-warehouse
2121 29th Street NE, Calgary	100.00%	57,050	57,050	2000		24'	3.8	3.8	Single storey flex building
2928 Sunridge Way NE, Calgary	100.00%	56,796	56,796	2003		24'	4.1	4.1	Single storey flex building
4402-4434 10th Street NE, Calgary	100.00%	54,000	54,000	1974		16'	3.1	3.1	Multi-tenant industrial-warehouse
2985 23rd Avenue NE, Calgary	100.00%	53,110	53,110	2000		24'	3.0	3.0	Single storey flex building
2886 Sunridge Way NE, Calgary	100.00%	44,230	44,230	2001		14'	3.5	3.5	Single storey Office building
535-561 36th Avenue SE, Calgary	100.00%	41,440	41,440	1974		16'	1.9	1.9	Multi-tenant industrial-warehouse
Geo-X Building, Calgary	100.00%	36,428	36,428	2000		20'	2.9	2.9	Single tenant flex building
Highfield Industrial Building, Calgary	100.00%	30,130	30,130	1975		18'	1.6	1.6	Multi-tenant industrial-warehouse

Property	Ownership	Total GLA in Square Feet	Owned Share of Total GLA in Square Feet	Year Built	Year Renovated	Clear Ceiling Height (Warehouse Component)	Total Site Area in Acres	Owned Share of Site Area in Acres	Description of Asset
2876 Sunridge Way NE, Calgary	100.00%	30,000	30,000	2000		16'	2.3	2.3	Single storey flex building
6804-6818 30th Street SE, Calgary	100.00%	30,000	30,000	1976		16'	1.2	1.2	Multi-tenant industrial-warehouse
6023-6039 Centre Street South, Calgary	100.00%	28,800	28,800	1973		15'	1.5	1.5	Multi-tenant retail-warehouse
4502-4516 10th Street NE, Calgary	100.00%	28,667	28,667	1974		16'	1.4	1.4	Multi-tenant industrial-warehouse
3250 Sunridge Way NE, Calgary	100.00%	27,180	27,180	2000		14'	2.1	2.1	Single storey flex building
3030 Sunridge Way NE, Calgary	100.00%	26,894	26,894	2000		14'	3.0	3.0	Single storey flex building
6043-6055 Centre Street South, Calgary	100.00%	25,200	25,200	1973		15'	1.3	1.3	Multi-tenant retail-warehouse
530-544 38A Avenue SE, Calgary	100.00%	24,000	24,000	1974		16'	1.2	1.2	Multi-tenant industrial-warehouse
1135-1149 45th Avenue NE, Calgary	100.00%	21,538	21,538	1974		16'	1.3	1.3	Multi-tenant industrial-warehouse
4620-4640 11th Street NE, Calgary	100.00%	21,097	21,097	1971		16'	1.4	1.4	Multi-tenant industrial-warehouse
102-114 61st Avenue SW, Calgary	100.00%	18,900	18,900	1973		14'	1.1	1.1	Multi-tenant retail-warehouse
4001-4019 23rd Street NE, Calgary	100.00%	15,787	15,787	1976		16'	1.1	1.1	Multi-tenant industrial-warehouse
2915-2925 58th Avenue SE, Calgary	100.00%	15,600	15,600	1976		16'	1.0	1.0	Multi-tenant industrial-warehouse
4515-4519 1st Street SE, Calgary	100.00%	14,340	14,340	1969		16'	0.7	0.7	Multi-tenant retail-warehouse
3503-3521 62nd Avenue SE, Calgary	100.00%	13,200	13,200	1975		13'	1.2	1.2	Multi-tenant industrial-warehouse
4501-4509 1st Street SE, Calgary	100.00%	13,200	13,200	1970		16'	0.7	0.7	Multi-tenant retail-warehouse
4523-4529 1st Street SE, Calgary	100.00%	11,400	11,400	1969		13'	0.7	0.7	Multi-tenant retail-warehouse
7122-7126 Barlow Trail SE, Calgary	100.00%	5,400	5,400	1979		16'	0.2	0.2	Multi-tenant industrial-warehouse
7128-7132 Barlow Trail SE, Calgary	100.00%	5,400	5,400	1979		16'	0.2	0.2	Multi-tenant industrial-warehouse
<b>Western Canada Industrial</b>	<b>100.00%</b>	<b>2,560,495</b>	<b>2,560,495</b>			<b>21'</b>	<b>147.4</b>	<b>147.4</b>	
<b>Total Industrial</b>	<b>100.00%</b>	<b>8,245,427</b>	<b>8,245,427</b>			<b>21'</b>	<b>439.8</b>	<b>439.8</b>	

**Table 4: Retail Revenue Properties**

June 30, 2005

Property	Ownership	Total GLA in Square Feet	Anchor GLA	Owned Share of Total GLA in Square Feet	Year Built	Year Renovated	Total Site Area in Acres	Owned Share of Site Area in Acres	Description of Asset	Anchor(s)
Simcoe Town Centre, Norfolk	100.00%	128,367	57,867	128,367	1982	1994, 2001	8.2	8.2	One level community mall	Giant Tiger, A&P
<b>Toronto Region Retail</b>	<b>100.00%</b>	<b>128,367</b>	<b>57,867</b>	<b>128,367</b>			<b>8.2</b>	<b>8.2</b>		
Kameyosek Shopping Centre, Edmonton	100.00%	46,140		46,140	1984		3.0	3.0	One level neighbourhood plaza	
<b>Western Canada Retail</b>	<b>100.00%</b>	<b>46,140</b>		<b>46,140</b>			<b>3.0</b>	<b>3.0</b>		
Greenbriar Mall, Atlanta	100.00%	795,390	467,652	795,390	1965	1987, 1997	101.5	101.5	One level regional mall	Rich's, Burlington Coat Factory, Cub Foods, Magic Johnson Theaters, Circuit City
<b>US Retail</b>	<b>100.00%</b>	<b>795,390</b>	<b>467,652</b>	<b>795,390</b>			<b>101.5</b>	<b>101.5</b>		
<b>Total Retail</b>	<b>100.00%</b>	<b>969,897</b>	<b>525,519</b>	<b>969,897</b>			<b>112.7</b>	<b>112.7</b>		

## Table 5: Average In-Place Rents

June 30, 2005

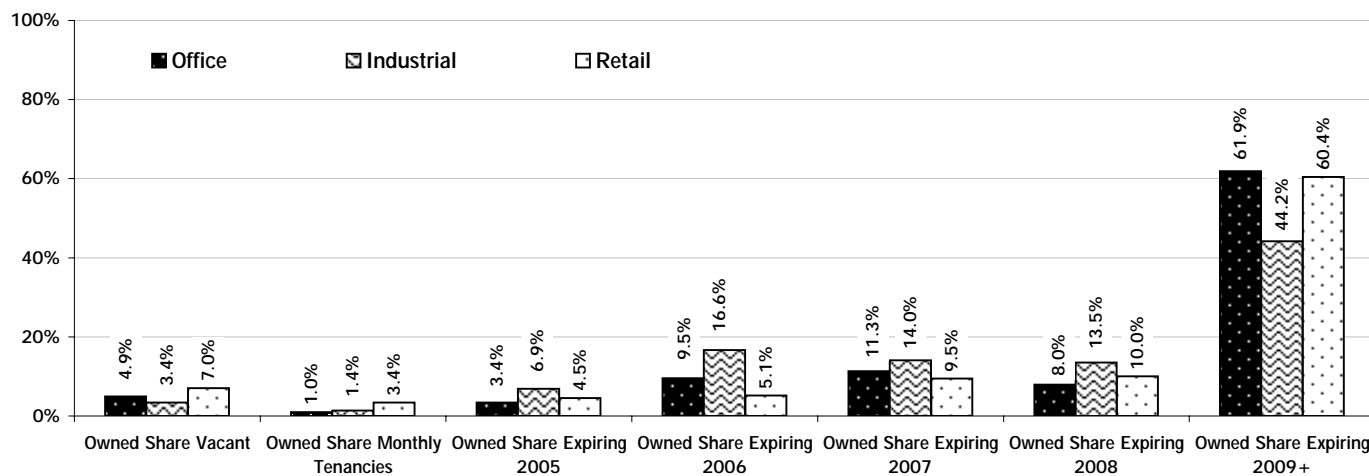
Property	Owned Share of Total GLA in Square Feet	Average In-Place Net Rent (GLA)	Average Contract Net Rent (Total Owned GLA)	Owned Share of Contract Rent
Montreal Region Office	1,385,329	\$13.55	\$12.10	\$16,767,590
National Capital Region Office	1,200,821	\$15.99	\$15.73	\$18,887,361
Toronto Region Office	2,171,652	\$13.10	\$12.43	\$26,998,692
Western Canada Office	1,130,372	\$14.44	\$14.29	\$16,158,206
<b>Total Office<sup>1</sup></b>	<b>5,888,174</b>	<b>\$14.08</b>	<b>\$13.38</b>	<b>\$78,811,849</b>
Montreal Region Industrial	3,236,536	\$4.87	\$4.59	\$14,867,325
Toronto Region Industrial	2,448,396	\$6.61	\$6.57	\$16,081,808
Western Canada Industrial	2,560,495	\$6.10	\$5.92	\$15,153,278
<b>Total Industrial</b>	<b>8,245,427</b>	<b>\$5.79</b>	<b>\$5.59</b>	<b>\$46,102,411</b>
Toronto Region Retail	128,367	\$9.05	\$7.83	\$1,005,133
Western Canada Retail	46,140	\$14.07	\$14.07	\$649,176
US Retail	795,390	\$8.97	\$8.40	\$6,677,504
<b>Total Retail</b>	<b>969,897</b>	<b>\$9.24</b>	<b>\$8.59</b>	<b>\$8,331,814</b>
<b>Total All Assets<sup>1</sup></b>	<b>15,103,498</b>	<b>\$9.21</b>	<b>\$8.82</b>	<b>\$133,246,074</b>

<sup>1</sup> Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

**Table 6: Annual Contracted Lease Rollovers (2005-2009+)**

June 30, 2005

Property	Owned Share of Total GLA in Square Feet	Owned Share Vacant	Owned Share Monthly Tenancies	Owned Share Expiring 2005	Owned Share Expiring 2006	Owned Share Expiring 2007	Owned Share Expiring 2008	Owned Share Expiring 2009+
Montreal Region Office <sup>1</sup>	1,385,329	147,867	40,886	81,588	138,855	181,525	109,529	685,079
National Capital Region Office	1,200,821	19,715	2,591	18,768	136,211	89,632	23,290	910,614
Toronto Region Office	2,171,652	110,489	11,590	66,154	170,976	365,907	290,902	1,155,636
Western Canada Office	1,130,372	11,585	2,624	34,643	114,631	27,506	45,175	894,208
<b>Total Office<sup>1</sup></b>	<b>5,888,174</b>	<b>289,656</b>	<b>57,691</b>	<b>201,153</b>	<b>560,672</b>	<b>664,570</b>	<b>468,896</b>	<b>3,645,536</b>
	<i>100.0%</i>	<i>4.9%</i>	<i>1.0%</i>	<i>3.4%</i>	<i>9.5%</i>	<i>11.3%</i>	<i>8.0%</i>	<i>61.9%</i>
Montreal Region Industrial	3,236,536	185,004	104,346	186,575	635,830	538,060	260,904	1,325,817
Toronto Region Industrial	2,448,396	16,117		162,409	400,867	189,376	355,598	1,324,029
Western Canada Industrial	2,560,495	76,220	12,277	219,371	336,006	430,360	495,215	991,046
<b>Total Industrial</b>	<b>8,245,427</b>	<b>277,341</b>	<b>116,623</b>	<b>568,355</b>	<b>1,372,703</b>	<b>1,157,796</b>	<b>1,111,717</b>	<b>3,640,892</b>
	<i>100.0%</i>	<i>3.4%</i>	<i>1.4%</i>	<i>6.9%</i>	<i>16.6%</i>	<i>14.0%</i>	<i>13.5%</i>	<i>44.2%</i>
Toronto Region Retail	128,367	17,331	4,406	2,401	8,746	43,142	5,452	46,889
Western Canada Retail	46,140			3,214	820	898	18,477	22,731
US Retail	795,390	50,566	28,512	38,139	40,362	47,839	73,469	516,503
<b>Total Retail</b>	<b>969,897</b>	<b>67,897</b>	<b>32,918</b>	<b>43,754</b>	<b>49,928</b>	<b>91,879</b>	<b>97,398</b>	<b>586,123</b>
	<i>100.0%</i>	<i>7.0%</i>	<i>3.4%</i>	<i>4.5%</i>	<i>5.1%</i>	<i>9.5%</i>	<i>10.0%</i>	<i>60.4%</i>
<b>Total All Assets<sup>1</sup></b>	<b>15,103,498</b>	<b>634,894</b>	<b>207,232</b>	<b>813,262</b>	<b>1,983,303</b>	<b>1,914,245</b>	<b>1,678,011</b>	<b>7,872,551</b>
	<i>100.0%</i>	<i>4.2%</i>	<i>1.4%</i>	<i>5.4%</i>	<i>13.1%</i>	<i>12.7%</i>	<i>11.1%</i>	<i>52.1%</i>

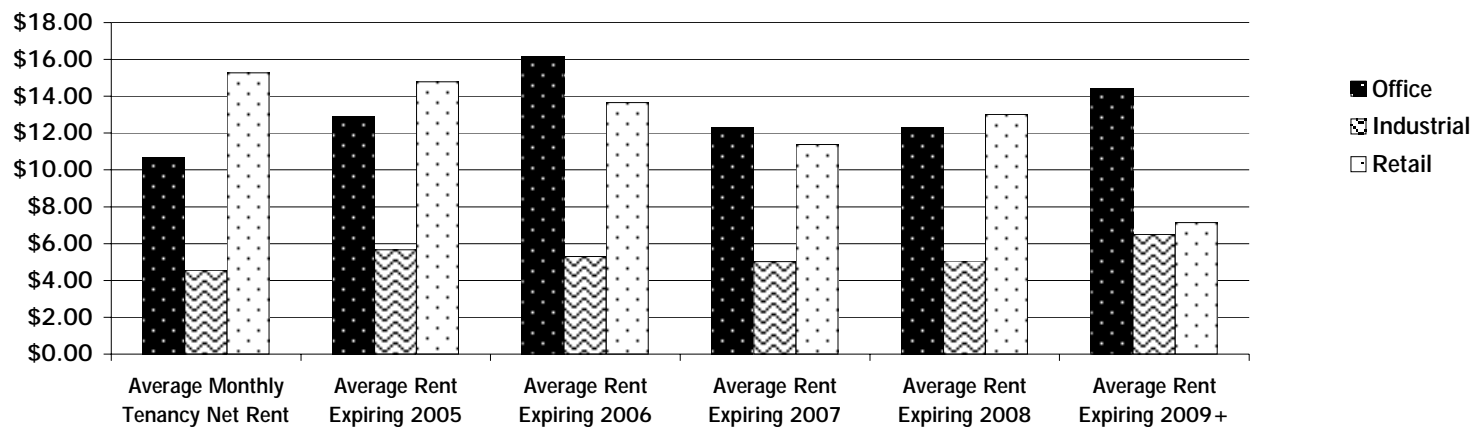


<sup>1</sup> Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

# Table 7: Average Expiring Rents (2005-2009+)

June 30, 2005

Property	Owned Share of Total GLA in Square Feet	Average Monthly Tenancy Net Rent	Average Rent Expiring 2005	Average Rent Expiring 2006	Average Rent Expiring 2007	Average Rent Expiring 2008	Average Rent Expiring 2009+
Montreal Region Office <sup>1</sup>	1,385,329	\$9.64	\$11.81	\$10.17	\$11.40	\$10.89	\$15.67
National Capital Region Office	1,200,821	\$11.21	\$14.12	\$24.47	\$15.06	\$14.07	\$14.92
Toronto Region Office	2,171,652	\$11.22	\$11.83	\$14.10	\$12.15	\$12.75	\$13.43
Western Canada Office	1,130,372	\$24.57	\$17.05	\$16.55	\$11.93	\$11.81	\$14.25
<b>Total Office<sup>1</sup></b>	<b>5,888,174</b>	<b>\$10.71</b>	<b>\$12.93</b>	<b>\$16.15</b>	<b>\$12.33</b>	<b>\$12.29</b>	<b>\$14.42</b>
Montreal Region Industrial	3,236,536	\$4.31	\$5.06	\$4.54	\$4.61	\$4.87	\$5.16
Toronto Region Industrial	2,448,396	\$0.00	\$5.36	\$5.60	\$5.66	\$5.59	\$7.48
Western Canada Industrial	2,560,495	\$6.54	\$6.40	\$6.41	\$5.25	\$4.79	\$6.95
<b>Total Industrial</b>	<b>8,245,427</b>	<b>\$4.54</b>	<b>\$5.66</b>	<b>\$5.31</b>	<b>\$5.02</b>	<b>\$5.06</b>	<b>\$6.49</b>
Toronto Region Retail	128,367	\$18.58	\$22.98	\$9.42	\$7.86	\$13.09	\$8.01
Western Canada Retail	46,140	\$0.00	\$12.86	\$16.00	\$14.52	\$16.77	\$11.96
US Retail	795,390	\$14.75	\$14.44	\$14.52	\$14.49	\$12.07	\$6.85
<b>Total Retail</b>	<b>969,897</b>	<b>\$15.27</b>	<b>\$14.79</b>	<b>\$13.65</b>	<b>\$11.38</b>	<b>\$13.02</b>	<b>\$7.14</b>
<b>Total All Assets<sup>1</sup></b>	<b>15,103,498</b>	<b>\$7.96</b>	<b>\$7.95</b>	<b>\$8.58</b>	<b>\$7.86</b>	<b>\$7.54</b>	<b>\$10.21</b>



<sup>1</sup> Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

**Table 8: Occupancy by Asset**

June 30, 2005

Property	Total GLA in Square Feet	Owned Share of	No. of Tenants	Average	Average Lease	Owned Share	Occupancy
		Total GLA in Square Feet		Tenant Size in Square Feet	Term Remaining in Years	Vacant in Square Feet	
400-480 Boulevard Armand Frappier, Laval	198,015	198,015	24	7,852		9,570	95.2%
7400 Boulevard les Galeries d'Anjou, Montreal	116,202	116,202	9	8,442		40,221	65.4%
1000 Boulevard Saint-Jean, Montreal	109,980	109,980	31	3,444		3,208	97.1%
8250 Boulevard Décarie, Montréal	84,051	84,051	9	5,601		33,642	60.0%
3-243 Place Frontenac, Montreal	66,967	66,967	28	2,212		5,045	92.5%
7450 Boulevard les Galeries d'Anjou, Montreal	66,372	66,372	14	3,392		18,889	71.5%
953-981 Boulevard Saint-Jean, Montreal	62,974	62,974	28	2,190		1,660	97.4%
8200 Boulevard Décarie, Montréal	60,842	60,842	8	6,468		9,098	85.0%
2800 Marie-Curie Avenue, Montreal	50,000	50,000	1	50,000			100.0%
1 Place du Commerce, Longueuil	43,083	43,083	9	4,787			100.0%
2310 Boulevard Alfred-Nobel, Montreal	36,400	36,400	1	36,400			100.0%
768-790 Boulevard Décarie, Montreal	35,804	35,804	12	2,592		4,698	86.9%
2 Place du Commerce, Longueuil	35,901	35,901	9	3,591		3,578	90.0%
9045 Chemin de la Côte de Liesse, Montreal	31,300	31,300	5	5,944		1,578	95.0%
7150 Albert-Einstein Street, Montreal	31,169	31,169	2	15,585			100.0%
8 Place du Commerce, Longueuil	29,902	29,902	9	2,981		3,069	89.7%
3 Place du Commerce, Longueuil	27,901	27,901	7	3,770		1,508	94.6%
2650 Marie-Curie Avenue, Montreal	26,261	26,261	1	26,261			100.0%
3669-3681 Boulevard des Sources, Montreal	24,708	24,708	11	2,105		1,555	93.7%
2300 Boulevard Alfred-Nobel, Montreal	21,580	21,580	1	21,580			100.0%
2525 Marie-Curie Avenue, Montreal	21,384	21,384	2	10,692			100.0%
7290 Frederick-Banting Street, Montreal	20,859	20,859	1	20,859			100.0%
7190 Frederick-Banting Street, Montreal	20,244	20,244	2	10,122			100.0%
7200 Frederick-Banting Street, Montreal	20,000	20,000	2	10,000			100.0%
7150 Frederick-Banting Street, Montreal	19,623	19,623	3	6,541			100.0%
7170 Frederick-Banting Street, Montreal	19,614	19,614	2	9,807			100.0%
5 Place du Commerce, Longueuil	19,288	19,288	2	6,779		5,731	70.3%
7210 Frederick-Banting Street, Montreal	18,739	18,739	2	9,370			100.0%
9675 Chemin de la Côte de Liesse, Montreal	18,294	18,294	4	3,369		4,817	73.7%
9545 Chemin de la Côte de Liesse, Montreal	18,572	18,572	1	18,572			100.0%
7220 Frederick-Banting Street, Montreal	17,500	17,500	2	8,750			100.0%
985 Boulevard Saint-Jean, Montreal	11,800	11,800	1	11,800			100.0%
<b>Montreal Region Office<sup>1</sup></b>	<b>1,385,329</b>	<b>1,385,329</b>	<b>243</b>	<b>5,092</b>	<b>4.28</b>	<b>147,867</b>	<b>89.3%</b>
975 Boulevard Saint-Joseph Boulevard, Gatineau	193,923	193,923	14	13,852			100.0%
222-230 Queen Street (Capitol Square), Ottawa	204,278	204,278	24	8,512			100.0%
110 O'Connor Street, Ottawa	189,173	189,173	6	31,529			100.0%

Property	Total GLA in Square Feet	Owned Share of	No. of Tenants	Average	Average Lease	Owned Share	Occupancy
		Total GLA in Square Feet		Tenant Size in Square Feet	Term Remaining in Years		
25 Fitzgerald Road, Ottawa	120,000	120,000	1	120,000			100.0%
1145 Hunt Club Road, Ottawa	89,129	89,129	17	4,539		11,964	86.6%
770 Palladium Drive, Ottawa	85,555	85,555	1	85,555			100.0%
750 Palladium Drive, Ottawa	80,550	80,550	1	80,550			100.0%
1 Antares, Ottawa	71,594	71,594	12	5,320		7,751	89.2%
700 Palladium Drive, Ottawa	63,052	63,052	1	63,052			100.0%
2465 St Laurent Boulevard, Ottawa	61,861	61,861	3	20,620			100.0%
21 Fitzgerald Drive, Ottawa	41,706	41,706	1	41,706			100.0%
<b>National Capital Region Office</b>	<b>1,200,821</b>	<b>1,200,821</b>	<b>81</b>	<b>14,582</b>	<b>4.57</b>	<b>19,715</b>	<b>98.4%</b>
Woodbine Steeles Corporate Centre, Markham	292,223	292,223	63	4,499		8,795	97.0%
Centennial Centre, Toronto	232,281	232,281	64	3,368		16,761	92.8%
State Street Financial Centre, Toronto	413,934	206,967	8	51,742			100.0%
151 Bloor Street West, Toronto	166,437	166,437	43	3,737		5,766	96.5%
2 St. Clair Avenue East, Toronto	155,326	155,326	37	3,495		26,014	83.3%
204 King Street East, Toronto	135,707	135,707	6	22,618			100.0%
2285 Speakman Drive, Mississauga	130,335	130,335	1	130,335			100.0%
720 Bay Street, Toronto	247,743	123,872	1	247,743			100.0%
2599 Speakman Drive, Mississauga	112,967	112,967	2	56,484			100.0%
21 St. Clair Avenue East, Toronto	109,798	109,798	28	2,871		29,413	73.2%
56 Wellesley Street West, Toronto	215,729	215,729	10	21,573			100.0%
5 Park Home Avenue, Toronto	89,319	89,319	9	9,205		6,478	92.7%
110 Sheppard Avenue East, Toronto	154,021	77,011	11	10,968		16,687	78.3%
2400-2430 Meadowpine Boulevard, Mississauga	59,448	59,448	29	2,030		575	99.0%
70 Richmond Street East, Toronto	34,142	34,142	5	6,828			100.0%
2355 Skymark Avenue, Mississauga	30,091	30,091	2	15,046			100.0%
<b>Toronto Region Office</b>	<b>2,579,501</b>	<b>2,171,652</b>	<b>319</b>	<b>7,688</b>	<b>4.62</b>	<b>110,489</b>	<b>94.9%</b>
Preston Centre, Saskatoon	61,623	61,623	17	3,553		1,215	98.0%
Total Saskatoon Office	61,623	61,623	17	3,553	4.13	1,215	98.0%
EPCOR Centre, Edmonton	192,029	192,029	3	63,267		2,227	98.8%
Total Edmonton Office	192,029	192,029	3	63,267	6.48	2,227	98.8%
Telus Tower, Calgary	705,120	352,560	7	100,661		248	99.9%
Roslyn Building, Calgary	130,830	130,830	21	6,230			100.0%
Joffre Place, Calgary	102,846	102,846	17	5,687		6,175	94.0%
Kensington House, Calgary	77,147	77,147	20	3,857			100.0%
Total Calgary Office	1,015,943	663,383	65	15,527	6.76	6,423	99.0%

Property	Total GLA in Square Feet	Owned Share of		Average Tenant Size in Square Feet	Average Lease	Owned Share		Occupancy
		Total GLA in Square Feet	No. of Tenants		Term Remaining in Years	Vacant in Square Feet		
Station Tower, Surrey	213,337	213,337	23	9,201		1,720	99.2%	
Total Surrey Office	213,337	213,337	23	9,201	5.35	1,720	99.2%	
<b>Western Canada Office</b>	<b>1,482,932</b>	<b>1,130,372</b>	<b>108</b>	<b>13,621</b>	<b>6.30</b>	<b>11,585</b>	<b>99.0%</b>	
<b>Total Office<sup>1</sup></b>	<b>6,648,583</b>	<b>5,888,174</b>	<b>751</b>	<b>8,445</b>	<b>4.87</b>	<b>289,656</b>	<b>95.1%</b>	
22000 Trans Canada Highway, Montreal	316,243	316,243	1	316,243			100.0%	
3901 Rue Jarry Est, Montréal	174,013	174,013	2	87,007			100.0%	
105-125 Montee de Liesse, Montreal	159,848	159,848	3	38,958		42,973	73.1%	
900-950 Boulevard St-Martin, Laval	142,693	142,693	2	71,347			100.0%	
375-455 Rue Deslauriers, Montreal	138,913	138,913	11	9,832		30,765	77.9%	
295-371 Rue Deslauriers, Montreal	134,673	134,673	7	19,239			100.0%	
457-491 and 495-533 Rue Deslauriers, Montreal	134,561	134,561	7	19,223			100.0%	
105-145 Rue Deslauriers, Montreal	116,611	116,611	1	116,611			100.0%	
2580 Avenue Dollard, Montreal	89,500	89,500	5	17,900			100.0%	
350-360 Rue Lebeau, Montreal	73,800	73,800	1	73,800			100.0%	
290-316 Rue Benjamin-Hudon & 165 Rue Deslauriers, Montreal	67,035	67,035	5	13,407			100.0%	
555 and 604-678 Rue Deslauriers, Montreal	66,896	66,896	9	7,100		3,000	95.5%	
9601-9665 Chemin de la Côte de Liesse, Montreal	66,542	66,542	8	6,135		17,466	73.8%	
9551-9599 Chemin de la Côte de Liesse, Montreal	64,312	64,312	7	5,916		22,902	64.4%	
1415-1511 Rue Berlier, Laval	63,427	63,427	14	4,531			100.0%	
10113-10161 Chemin de la Côte de Liesse, Montreal	63,177	63,177	5	12,635			100.0%	
10205-10255 Chemin de la Côte de Liesse, Montreal	62,483	62,483	6	8,516		11,389	81.8%	
2789-2855 Boulevard Le Corbusier, Laval	59,370	59,370	11	5,397			100.0%	
4575-4605 Rue Hickmore, Montreal	57,887	57,887	2	13,054		31,780	45.1%	
300 Avenue Labrosse, Montreal	55,333	55,333	1	55,333			100.0%	
9501-9521 Chemin de la Côte de Liesse, Montreal	55,090	55,090	8	6,886			100.0%	
115 Boulevard Hymus, Montreal	55,044	55,044	1	55,044			100.0%	
295-341 Rue Benjamin-Hudon & 255 Rue Deslauriers, Montreal	53,543	53,543	10	5,354			100.0%	
9701-9745 Chemin de la Côte de Liesse, Montreal	52,660	52,660	7	7,523			100.0%	
3961-4015 Avenue Robert, Montréal	52,447	52,447	6	7,166		9,453	82.0%	
700-740 Renaud, 9125 and 9135 Cote de Liesse, Montreal	51,181	51,181	6	8,530			100.0%	
9 Place du Commerce, Longueuil	50,600	50,600	12	3,792		5,092	89.9%	
601-623 Rue Le Breton, Longueuil	48,788	48,788	4	12,197			100.0%	
601-631 Rue Bériault, Longueuil	48,709	48,709	5	9,742			100.0%	
2115-2147 Rue de la Provence, Longueuil	48,174	48,174	8	6,022			100.0%	
605-607 Rue Deslauriers, Montreal	43,709	43,709	1	43,709			100.0%	
25 Rue de Lauzon, Longueuil	43,452	43,452	9	4,828			100.0%	
11 Place du Commerce, Longueuil	40,531	40,531	2	16,766		7,000	82.7%	

Property	Total GLA in Square Feet	Owned Share of	No. of Tenants	Average	Average Lease	Owned Share	Occupancy
		Total GLA in Square Feet		Tenant Size in Square Feet	Term Remaining in Years	Vacant in Square Feet	
500-510 Rue Deslauriers, Montreal	39,390	39,390	2	19,695			100.0%
220-230 Rue Lebeau, Montreal	36,000	36,000	2	18,000			100.0%
470-472 Rue Deslauriers, Montreal	35,559	35,559	1	35,559			100.0%
9335-9395 Chemin de la Côte de Liesse, Montreal	31,801	31,801	2	15,901			100.0%
7 Place du Commerce, Longueuil	31,500	31,500	2	15,750			100.0%
9405-9475 Chemin de la Côte de Liesse, Montreal	31,321	31,321	4	7,034		3,184	89.8%
742 Avenue Renaud, Montreal	30,381	30,381	1	30,381			100.0%
35 Rue de Lauzon, Longueuil	28,140	28,140	4	7,035			100.0%
874-896 Rue Trans Canada, Longueuil	27,836	27,836	9	3,093			100.0%
938-952 Rue Trans Canada, Longueuil	27,826	27,826	4	6,957			100.0%
908-926 Rue Trans Canada, Longueuil	27,645	27,645	8	3,456			100.0%
982-1002 Rue Trans Canada, Longueuil	27,415	27,415	7	3,916			100.0%
200-210 Rue Lebeau, Montreal	26,550	26,550	1	26,550			100.0%
735-743 Avenue Renaud, Montreal	23,386	23,386	1	23,386			100.0%
9010-9060 Rue Ryan, Montreal	23,063	23,063	4	5,766			100.0%
9245 and 9255 Chemin de la Côte de Liesse, Montreal	19,178	19,178	1	19,178			100.0%
10 Place du Commerce, Longueuil	18,300	18,300	1	18,300			100.0%
<b>Montreal Region Industrial</b>	<b>3,236,536</b>	<b>3,236,536</b>	<b>241</b>	<b>12,662</b>	<b>4.99</b>	<b>185,004</b>	<b>94.3%</b>
2110-2160 Williams Parkway, Brampton	228,668	228,668	4	57,167			100.0%
2400 Skymark Avenue, Mississauga	169,004	169,004	3	56,335			100.0%
77 Fima Crescent, Toronto	212,110	212,110	2	106,055			100.0%
2155 Steeles Avenue East and 7956 Torbram Road, Brampton	153,811	153,811	22	6,745		5,418	96.5%
5055 Satellite Drive, Mississauga	151,745	151,745	4	37,936			100.0%
51 Caldari Road, Vaughan	148,031	148,031	16	8,680		9,158	93.8%
1925 Williams Parkway, Brampton	143,205	143,205	5	28,641			100.0%
7600 Danbro Crescent, Mississauga	137,728	137,728	1	137,728			100.0%
1625 Tech Avenue, Mississauga	135,258	135,258	1	135,258			100.0%
25 Bramtree Court, Brampton	127,876	127,876	2	63,938			100.0%
375-425 Britannia Road, Mississauga	121,321	121,321	24	4,991		1,541	98.7%
1219 Corporate Drive, Burlington	103,119	103,119	1	103,119			100.0%
400 Chrysler Drive, Brampton	87,090	87,090	3	29,030			100.0%
1070-1100 Midway Boulevard, Mississauga	83,368	83,368	8	10,421			100.0%
1820 Ironstone Drive, Burlington	81,776	81,776	2	40,888			100.0%
1620 Tech Avenue, Mississauga	73,371	73,371	3	24,457			100.0%
35 Bramtree Court, Brampton	63,649	63,649	2	31,825			100.0%
1020 Lorimar Avenue and 7115 Tomken Road, Mississauga	52,295	52,295	2	26,148			100.0%
55 Idema Road, Markham	36,720	36,720	1	36,720			100.0%
120 Valleywood Drive, Markham	59,425	59,425	1	59,425			100.0%
1500-1520 Trinity Drive, Mississauga	29,759	29,759	8	3,720			100.0%

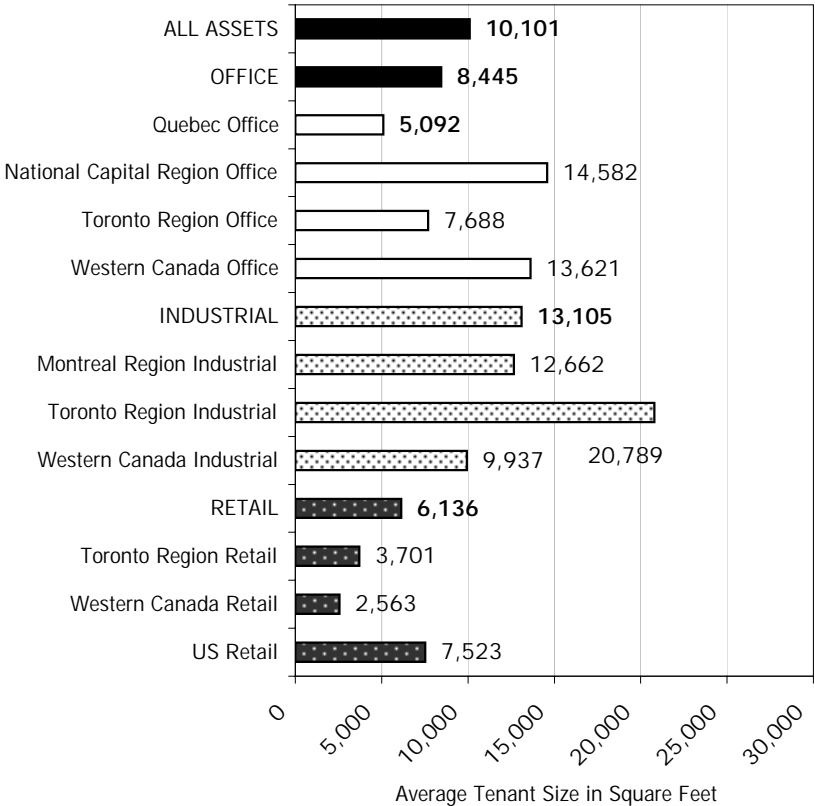
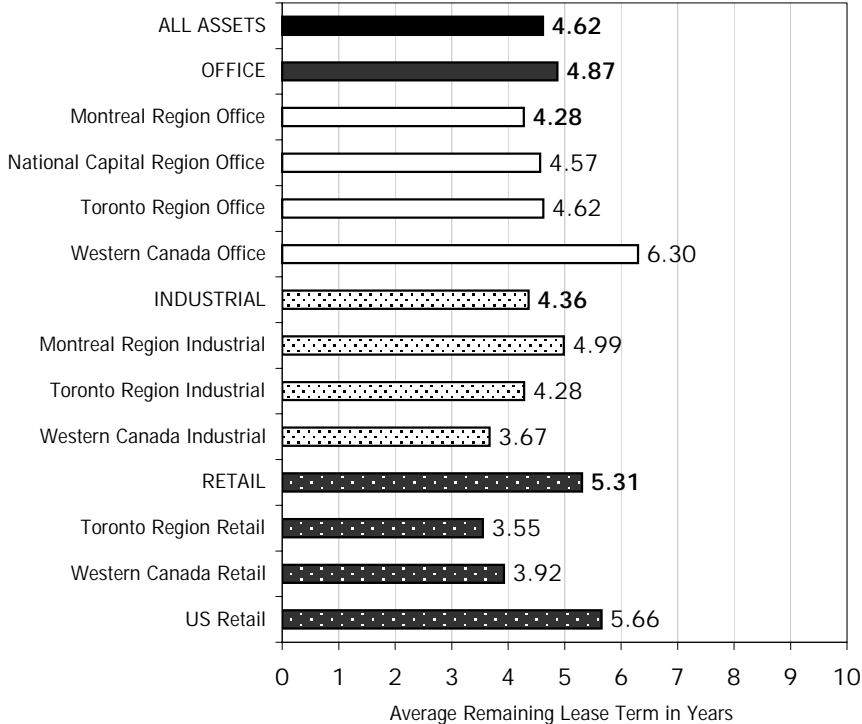
Property	Total GLA in Square Feet	Owned Share of	No. of Tenants	Average	Average Lease	Owned Share	Occupancy
		Total GLA in Square Feet		Tenant Size in Square Feet	Term Remaining in Years	Vacant in Square Feet	
85 Idema Road, Markham	28,605	28,605	1	28,605			100.0%
40 Bramtree Court, Brampton	20,462	20,462	1	20,462			100.0%
<b>Toronto Region Industrial</b>	<b>2,448,396</b>	<b>2,448,396</b>	<b>117</b>	<b>20,789</b>	<b>4.28</b>	<b>16,117</b>	<b>99.3%</b>
Ford Warehouse, Edmonton	246,000	246,000	1	246,000			100.0%
15303-128th Avenue, Edmonton	178,000	178,000	2	89,000			100.0%
Alberta Park, Edmonton	128,084	128,084	11	11,519		1,378	98.9%
Bonaventure Centre, Edmonton	113,993	113,993	3	37,998			100.0%
Parkway East Building II, Edmonton	57,777	57,777	3	19,259			100.0%
Parkway East Building I, Edmonton	48,263	48,263	4	12,066			100.0%
Central Web Offset, Edmonton	44,500	44,500	1	44,500			100.0%
Office 99, Edmonton	23,168	23,168	4	4,663		4,518	80.5%
<b>Total Edmonton Industrial</b>	<b>839,785</b>	<b>839,785</b>	<b>29</b>	<b>28,755</b>	<b>3.32</b>	<b>5,896</b>	<b>99.3%</b>
7102-7220 Barlow Trail SE, Calgary	222,570	222,570	2	100,750		21,070	90.5%
2705-2737 57th Avenue SE, Calgary	108,800	108,800	1	108,800			100.0%
7004-7042 30th Street SE, Calgary	94,208	94,208	9	10,468			100.0%
4710-4760 14th Street NE, Calgary	72,780	72,780	21	3,180		6,000	91.8%
2777 23rd Avenue NE, Calgary	67,250	67,250	4	16,813			100.0%
2150 29th Street NE, Calgary	59,851	59,851	7	8,550			100.0%
2175 29th Street NE, Calgary	58,598	58,598	3	19,533			100.0%
2256 29th Street NE, Calgary	57,955	57,955	5	11,591			100.0%
1139-1165 40th Avenue NE, Calgary	57,344	57,344	7	8,192			100.0%
2151 32nd Street NE, Calgary	57,332	57,332	4	10,520		15,254	73.4%
501-529 36th Avenue SE, Calgary	57,145	57,145	8	6,693		3,600	93.7%
4504-4576 14th Street NE, Calgary	57,090	57,090	32	1,728		1,800	96.8%
2121 29th Street NE, Calgary	57,050	57,050	2	28,525			100.0%
2928 Sunridge Way NE, Calgary	56,796	56,796	5	11,359			100.0%
4402-4434 10th Street NE, Calgary	54,000	54,000	7	6,789		6,480	88.0%
2985 23rd Avenue NE, Calgary	53,110	53,110	1	53,110			100.0%
2886 Sunridge Way NE, Calgary	44,230	44,230	3	14,743			100.0%
535-561 36th Avenue SE, Calgary	41,440	41,440	9	4,604			100.0%
Geo-X Building, Calgary	36,428	36,428	1	36,428			100.0%
Highfield Industrial Building, Calgary	30,130	30,130	1	30,130			100.0%
2876 Sunridge Way NE, Calgary	30,000	30,000	1	30,000			100.0%
6804-6818 30th Street SE, Calgary	30,000	30,000	4	5,750		7,000	76.7%
6023-6039 Centre Street South, Calgary	28,800	28,800	6	4,800			100.0%
4502-4516 10th Street NE, Calgary	28,667	28,667	5	5,013		3,600	87.4%
3250 Sunridge Way NE, Calgary	27,180	27,180	1	27,180			100.0%
3030 Sunridge Way NE, Calgary	26,894	26,894	5	5,379			100.0%

Property	Total GLA in Square Feet	Owned Share of	No. of Tenants	Average Tenant Size in Square Feet	Average Lease	Owned Share	Occupancy
		Total GLA in Square Feet			Term Remaining in Years		
6043-6055 Centre Street South, Calgary	25,200	25,200	5	5,040			100.0%
530-544 38A Avenue SE, Calgary	24,000	24,000	4	6,000			100.0%
1135-1149 45th Avenue NE, Calgary	21,538	21,538	5	4,308			100.0%
4620-4640 11th Street NE, Calgary	21,097	21,097	10	1,918		1,920	90.9%
102-114 61st Avenue SW, Calgary	18,900	18,900	5	3,780			100.0%
4001-4019 23rd Street NE, Calgary	15,787	15,787	9	1,754			100.0%
2915-2925 58th Avenue SE, Calgary	15,600	15,600	5	3,120			100.0%
4515-4519 1st Street SE, Calgary	14,340	14,340	3	4,780			100.0%
3503-3521 62nd Avenue SE, Calgary	13,200	13,200	8	1,650			100.0%
4501-4509 1st Street SE, Calgary	13,200	13,200	5	2,640			100.0%
4523-4529 1st Street SE, Calgary	11,400	11,400	4	2,850			100.0%
7122-7126 Barlow Trail SE, Calgary	5,400	5,400	3	1,800			100.0%
7128-7132 Barlow Trail SE, Calgary	5,400	5,400	1	1,800		3,600	33.3%
<b>Total Calgary Industrial</b>	<b>1,720,710</b>	<b>1,720,710</b>	<b>221</b>	<b>7,468</b>	<b>3.85</b>	<b>70,324</b>	<b>95.9%</b>
<b>Western Canada Industrial</b>	<b>2,560,495</b>	<b>2,560,495</b>	<b>250</b>	<b>9,937</b>	<b>3.67</b>	<b>76,220</b>	<b>97.0%</b>
<b>Total Industrial</b>	<b>8,245,427</b>	<b>8,245,427</b>	<b>608</b>	<b>13,105</b>	<b>4.36</b>	<b>277,341</b>	<b>96.6%</b>
Simcoe Town Centre, Norfolk	128,367	128,367	30	3,701		17,331	86.5%
<b>Toronto Region Retail</b>	<b>128,367</b>	<b>128,367</b>	<b>30</b>	<b>3,701</b>	<b>3.55</b>	<b>17,331</b>	<b>86.5%</b>
Kameyosek Shopping Centre, Edmonton	46,140	46,140	18	2,563			100.0%
<b>Western Canada Retail</b>	<b>46,140</b>	<b>46,140</b>	<b>18</b>	<b>2,563</b>	<b>3.92</b>		<b>100.0%</b>
Greenbriar Mall, Atlanta	795,390	795,390	99	7,523		50,566	93.6%
<b>US Retail</b>	<b>795,390</b>	<b>795,390</b>	<b>99</b>	<b>7,523</b>	<b>5.66</b>	<b>50,566</b>	<b>93.6%</b>
<b>Total Retail</b>	<b>969,897</b>	<b>969,897</b>	<b>147</b>	<b>6,136</b>	<b>5.31</b>	<b>67,897</b>	<b>93.0%</b>
<b>Total All Assets<sup>1</sup></b>	<b>15,863,907</b>	<b>15,103,498</b>	<b>1,506</b>	<b>10,101</b>	<b>4.62</b>	<b>634,894</b>	<b>95.8%</b>
<b>Redevelopment Properties:</b>							
2280 Boulevard Alfred-Nobel, Montreal	85,394	85,394	1	12,977		72,417	15.2%
<b>Total Redevelopment Properties</b>	<b>85,394</b>	<b>85,394</b>	<b>1</b>	<b>12,977</b>	<b>0.33</b>	<b>72,417</b>	<b>15.2%</b>

<sup>1</sup> Excludes 2280 Boulevard Alfred-Nobel, Montreal under Redevelopment

# Average Remaining Lease Term and Tenant Size by Region and Asset Type

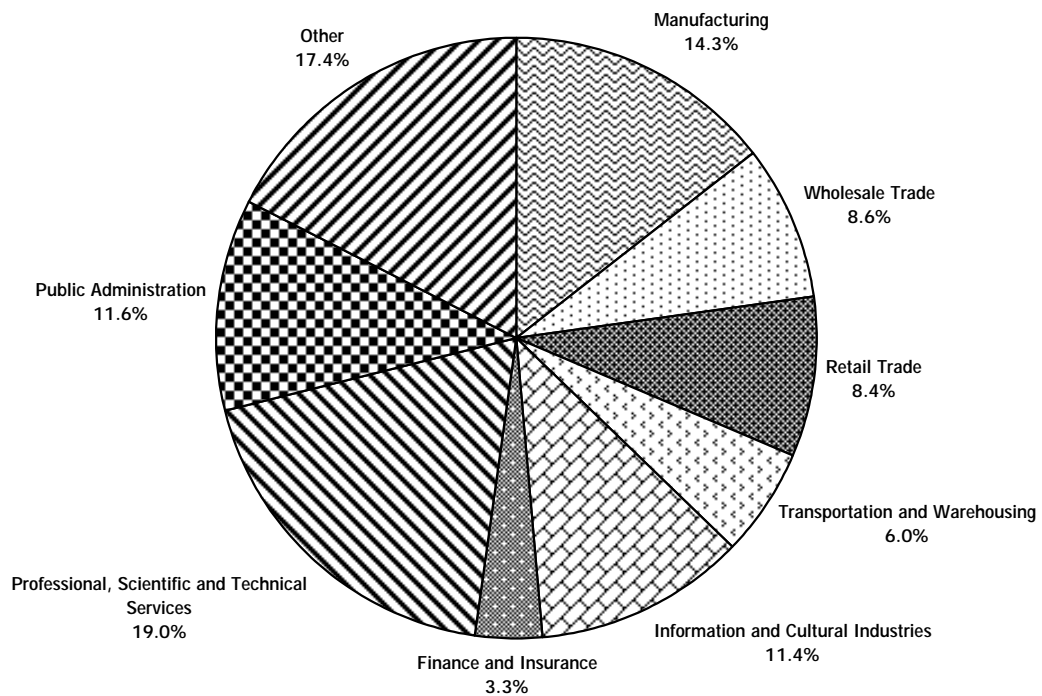
June 30, 2005



# Overall Portfolio Tenant Base

June 30, 2005

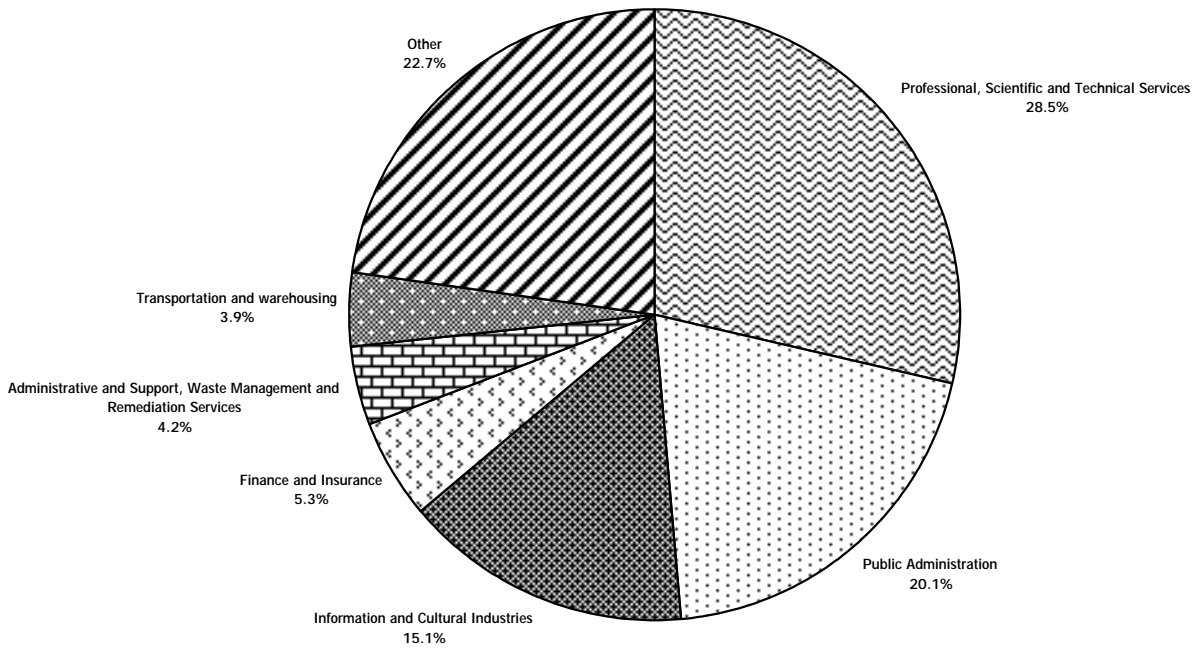
Sector	by GLA	by Contract Rent
Manufacturing	21.11%	14.3%
Wholesale Trade	14.83%	8.6%
Retail Trade	9.68%	8.4%
Transportation and Warehousing	7.86%	6.0%
Information and Cultural Industries	8.06%	11.4%
Finance and Insurance	2.46%	3.3%
Professional, Scientific and Technical Services	13.00%	19.0%
Public Administration	7.94%	11.6%
Other	15.06%	17.4%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>



# Office Portfolio Tenant Base

June 30, 2005

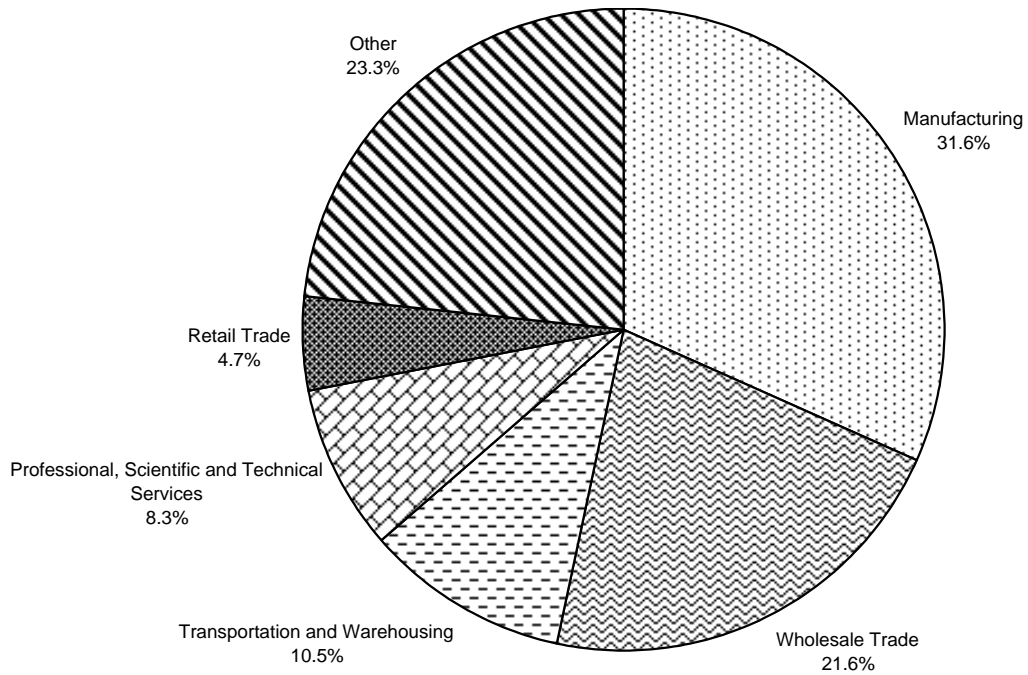
Sector	by GLA	by Contract Rent
Professional, Scientific and Technical Services	26.3%	28.5%
Public Administration	21.4%	20.1%
Information and Cultural Industries	15.3%	15.1%
Finance and Insurance	6.1%	5.3%
Administrative and Support, Waste Management and Remediation Services	4.9%	4.2%
Transportation and warehousing	2.8%	3.9%
Other	23.2%	22.7%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>



# Industrial Portfolio Tenant Base

June 30, 2005

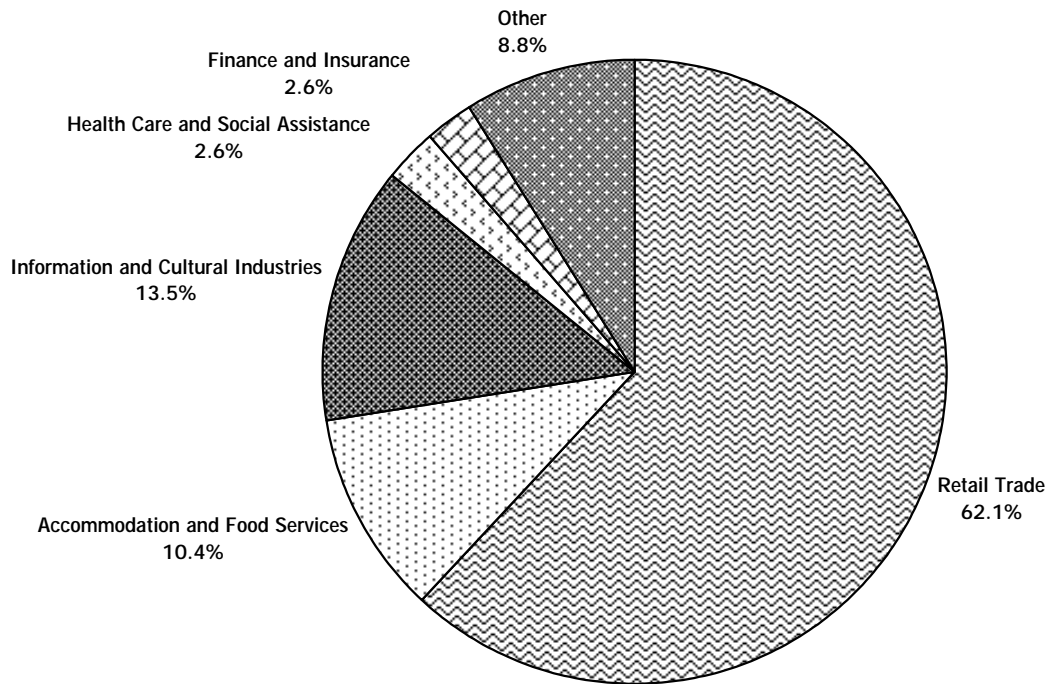
Sector	by GLA	by Contract Rent
Manufacturing	34.1%	31.6%
Wholesale Trade	25.0%	21.6%
Transportation and Warehousing	12.0%	10.5%
Professional, Scientific and Technical Services	6.4%	8.3%
Retail Trade	5.5%	4.7%
Other	16.9%	23.3%
<b>Total</b>	<b>100%</b>	<b>100%</b>



# Retail Portfolio Tenant Base

June 30, 2005

Sector	by GLA	by Contract Rent
Retail Trade	76.4%	62.1%
Accommodation and Food Services	7.0%	10.4%
Information and Cultural Industries	6.5%	13.5%
Health Care and Social Assistance	2.1%	2.6%
Finance and Insurance	1.4%	2.6%
Other	6.5%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>



# Table 9a: Largest Tenants by GLA

June 30, 2005

Tenant	GLA	Owned Area in Square Feet	Properties
Telus	659,000	330,000	Telus Tower (Calgary)
Government of Ontario	596,000	472,000	151 Bloor Street West (Toronto), 56 Wellesley Street West (Toronto), 5 Park Home Avenue (Toronto), 720 Bay Street (Toronto), 2465 St Laurent (Ottawa)
Government of Canada	413,000	413,000	Capitol Square (Ottawa), Station Tower (Vancouver), 21 Fitzgerald Road (Ottawa), 25 Fitzgerald Road (Ottawa), 975 St Joseph (Gatineau)
Encore Gourmet Food Corp	371,287	371,287	115 Boulevard Hymus (Montreal), 22000 Transcanada Highway (Montreal)
Bell Canada	271,000	271,000	110 O'Connor Street (Ottawa), 5055 Satellite Drive (Mississauga), 8250 Decarie (Montreal), Simcoe Town Centre (Norfolk), 21 St Clair (Toronto)
Ford Motor Company	246,000	246,000	Ford Warehouse (Edmonton)
Atomic Energy of Canada	226,000	226,000	2285 Speakman Drive (Mississauga), 2599 Speakman Drive (Mississauga)
Epcor Utilities	189,000	189,000	Epcor Building (Edmonton)
Rich's	180,000	180,000	Greenbriar Mall (Atlanta)
Reitman's	167,000	167,000	3901 Rue Jarry (Laval), Simcoe Town Centre (Norfolk)
Contract Pharmaceuticals	138,000	138,000	7600 Danbro Crescent (Mississauga)
Symcor	135,000	135,000	1625 Tech Avenue (Mississauga)
Burlington Coat Factory	130,000	130,000	Greenbriar Mall (Atlanta)
Centura Quebec	117,000	117,000	105 Deslauriers (Saint-Laurent)
Connect Logistics Services	116,000	116,000	15303 128th Avenue (Edmonton)
Ecco Heating Products	115,000	115,000	7102-7220 Barlow Trail SE, Calgary
IBM	112,000	112,000	200 Lebeau (Montreal), 770 Palladium Drive (Ottawa)
Shanahan's	109,000	109,000	2705-37 57th Avenue (Calgary)
Samko Sales	107,000	107,000	Fima Warehouse (Toronto)
National Rubber	106,000	106,000	Fima Warehouse (Toronto)
ISPC / Wheelabrator	103,000	103,000	1219 Corporate Drive (Burlington)
Alias	102,000	102,000	204 King St East (Toronto)
Government of British Columbia	102,000	102,000	Station Tower (Vancouver)
		<b>4,357,287</b>	
International Financial Data Services	192,000	96,000	State Street Financial Centre (Toronto)
State Street	187,000	94,000	State Street Financial Centre (Toronto)
<b>Total</b>		<b>4,547,287</b>	

## Table 9b. Largest Tenants by annualized owned Gross Rent

(Includes all tenants where projected annualized owned gross contract rent exceeds CDN \$500,000)

June 30, 2005

Rank	Tenant	Cumulative gross revenue
<b>\$3,000,000 or greater</b>		<b>\$59,866,118</b>
1.	Government of Ontario	
2.	Government of Canada	
3.	Telus	
4.	Bell Canada	
5.	State Street Trust Company	
6.	Atomic Energy of Canada Ltd.	
7.	International Financial Data Services	
8.	Government of British Columbia	
9.	IBM	
10.	Epcor Utilities	
<b>Between \$1,500,000 and \$2,999,999:</b>		<b>\$11,984,778</b>
11.	Spirent Communications	
12.	Encore Gourmet Foods Corp	
13.	DRS Technologies	
14.	CGI Groupe	
15.	Symcor	
16.	Alias	
<b>Between \$1,000,000 and \$1,499,999:</b>		<b>\$9,687,825</b>
17.	Solutions Mindready Inc.	
18.	Theratechnologies, Inc.	
19.	Canada Foundation for Innovation	
20.	Soberman, Isenbaum & Colomby	
21.	Schawk	
22.	Government of Quebec	
23.	Methylgene	
24.	Reitman's Canada	
25.	Labopharm	
<b>Between \$750,000 and \$999,999:</b>		<b>\$12,179,966</b>
26.	20/20 Technologies	
27.	Ford Motor Company of Canada	
28.	ISPC / Wheelabrator	
29.	Magic Johnson Theatres	
30.	TD Canada Trust	
31.	Columbia Health Care	
32.	Contract Pharmaceuticals	
33.	Pharmacia	
34.	Fraser Health Authority	
35.	Simplex Time Recorder	
36.	IBI Leaseholds	
37.	News America	
38.	Loyalty Management	
39.	Geo-X	
<b>Between \$500,000 and \$749,999:</b>		<b>\$17,940,295</b>
40.	Ensign Resource Service Group	
41.	Sembiosys Genetics	
42.	Mapei	
43.	Ecco Heating Products	
44.	Scotiabank	
45.	Eckler Partners	
46.	NICO Warehousing	
47.	The Venator Group	
48.	Ecopia Biosciences Inc.	
49.	EXFO Electro-Optical Engineering Inc.	
50.	Centura Quebec	
51.	Equifax Canada	
52.	Connect Logistics Services	
53.	CMRRA	
54.	Comark	
55.	Dictaphone Canada	
56.	PRA International Inc.	
57.	Shanahan's Alberta	
58.	Eaton Yale	
59.	Essilor	
60.	National Rubber	
61.	Canadian Imperial Bank of Commerce	
62.	Neurochem	
63.	ART Aerospace Recherches & Technologies Inc.	
64.	Samko Sales	
65.	Bridge Brand Foods	
66.	Markham Executive Suites	
67.	Expo TCD	
69.	Socadis	

### All tenants with annualized owned rent in excess of \$500,000:

Total annualized owned net rental income	\$72,495,964
Total annualized owned gross rental income	\$119,721,180
Total GLA in square feet (owned share)	7,599,490
Average base rent (PSF)	\$10.79
Average recoveries (PSF)	\$7.34

### Entire owned portfolio:

Total annualized owned net rental income	\$133,557,522
Total annualized owned gross rental income	\$224,847,709
Total occupied GLA in square feet	14,481,582
Average base rent (PSF)	\$9.22
Average recoveries (PSF)	\$6.30