

BOARDWALK REAL ESTATE INVESTMENT TRUST

Q2 2008 Conference Call

August 14, 2008 – 11:00 EST

416-644-3414 (within Toronto) or toll-free 800-733-7560 (outside Toronto).



Q2 2008 Conference Call

This presentation contains forward-looking statements relating to our operations and the environment in which we operate which are based on our expectations, estimates, forecast and projections, which we believe are reasonable as of the current date. These statements are not guarantees of future performance and involve risks and uncertainties that are difficult to control or predict. For more exhaustive information on these risks and uncertainties, you should refer to our most recently filed annual information form which is available at www.sedar.com. Actual outcomes and results may differ materially from those expressed in these forward-looking statements. Readers, therefore, should not place undue reliance on any such forward-looking statements. Further, a forward-looking statement speaks only as of the date on which such statement is made and should not be relied upon as of any other date. While we may elect to, we undertake no obligation to publicly update any such statement to reflect new information or the occurrence of future events or circumstances at any particular time.



Topics for Discussion

- Q2 Results
 - Overview and Highlights
 - Multi-family Market Fundamentals
- Financial and Operations Review
 - Portfolio Highlights
 - Operations Review and Performance
 - Stabilized Building Analysis
 - Financial Overview and Summary
 - Outlook and Guidance Update
- Q&A



Overview – Q2 Highlights

in \$millions, except per unit amounts

	3 Months ended June 2008	% Change	6 Months ended June 2008	% Change
Rental Revenue	\$105.5	13.8%	\$207.7	15.2%
NOI	\$66.7	13.6%	\$127.2	15.9%
FFO	\$32.9	10.6%	\$60.6	15.4%
Per Unit	\$0.60	13.2%	\$1.10	18.3%
DI	\$33.2	10.8%	\$61.5	14.8%
Per Unit	\$0.61	15.1%	\$1.12	17.9%

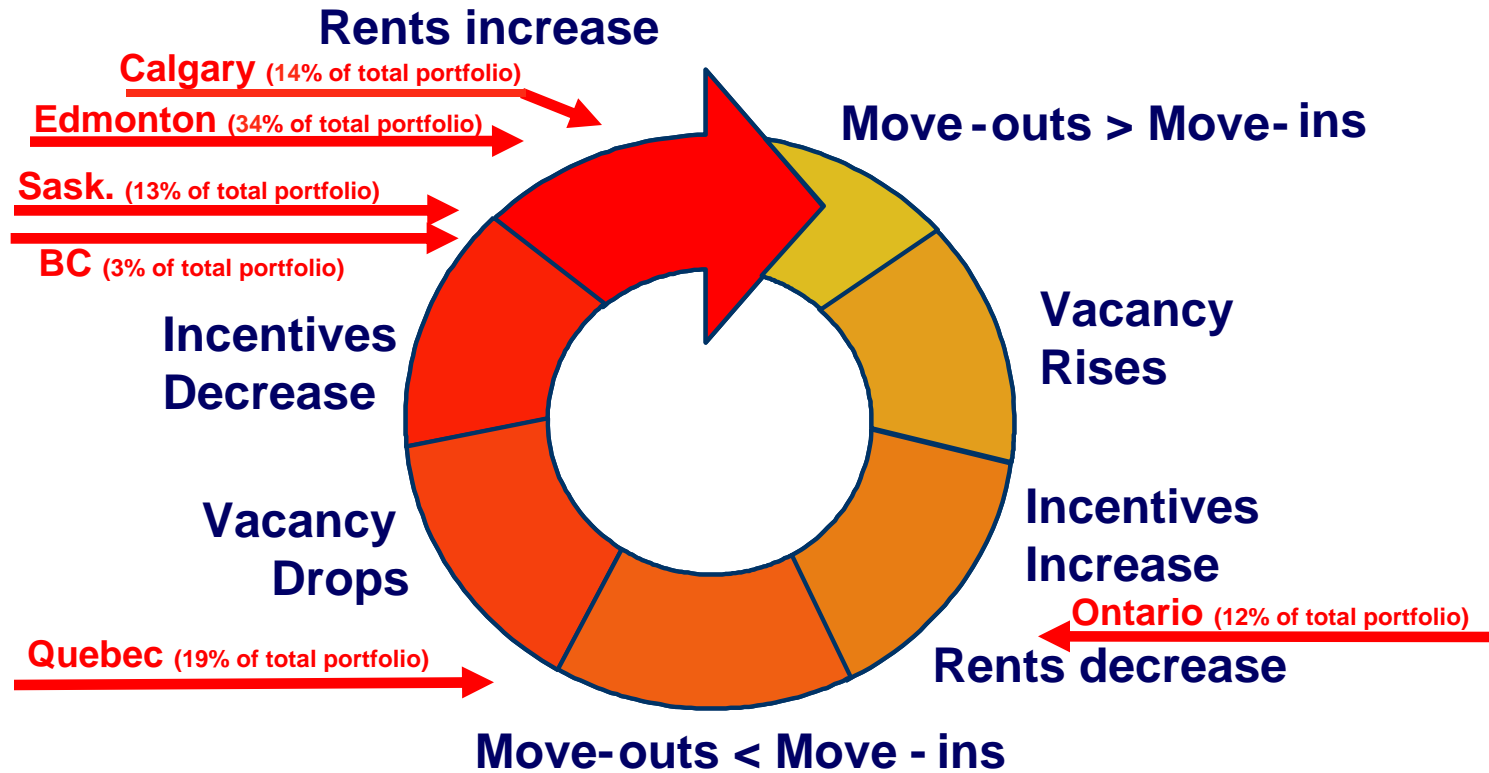


Q2 - Portfolio Highlights

	Q2 2008	Q2 2007	Change
Portfolio Vacancy	4.74%	4.16%	58 bps
Average Rent Realized	\$955	\$865	\$90
Same Property			
Revenues	9.6%		
Operating Costs	12.0%		
NOI	8.2%		



Rental Revenue Cycle



Internal Growth Potential Sensitivity Analysis

Monthly increase in gross rents	\$25	\$50	\$75	\$100	\$125	\$150
Monthly impact on FFO (\$MM)	\$ 0.9	\$ 1.8	\$ 2.7	\$ 3.6	\$ 4.6	\$ 5.5
Annual Impact on FFO (\$MM)	\$ 10.9	\$ 21.9	\$ 32.8	\$ 43.8	\$ 54.7	\$ 65.7
Per Unit	\$ 0.20	\$ 0.40	\$ 0.60	\$ 0.79	\$ 0.99	\$ 1.19

Source – Internally generated



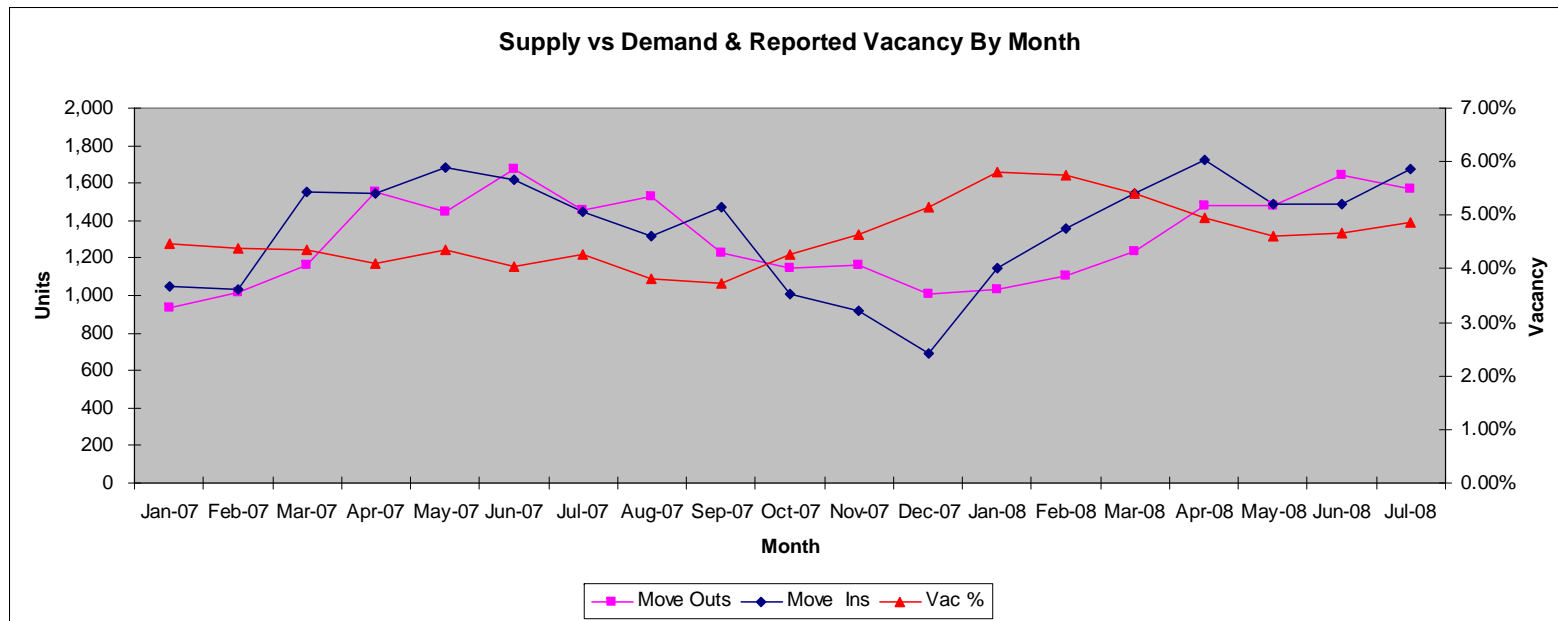
Social Responsibility

Boardwalk is an advocate of social responsibility. To address the need for affordable housing:

- We partner with all levels of Government, and Housing Authorities in every centre.
 - Currently over 1000 units dedicated to Government subsidized housing in Alberta.
- We program internally:
 - Self-imposed “Rent Protection” - maximum \$150 / month rent increase per year for existing Customers
 - In house subsidy program eliminates rent increases for any resident who can prove financial hardship.



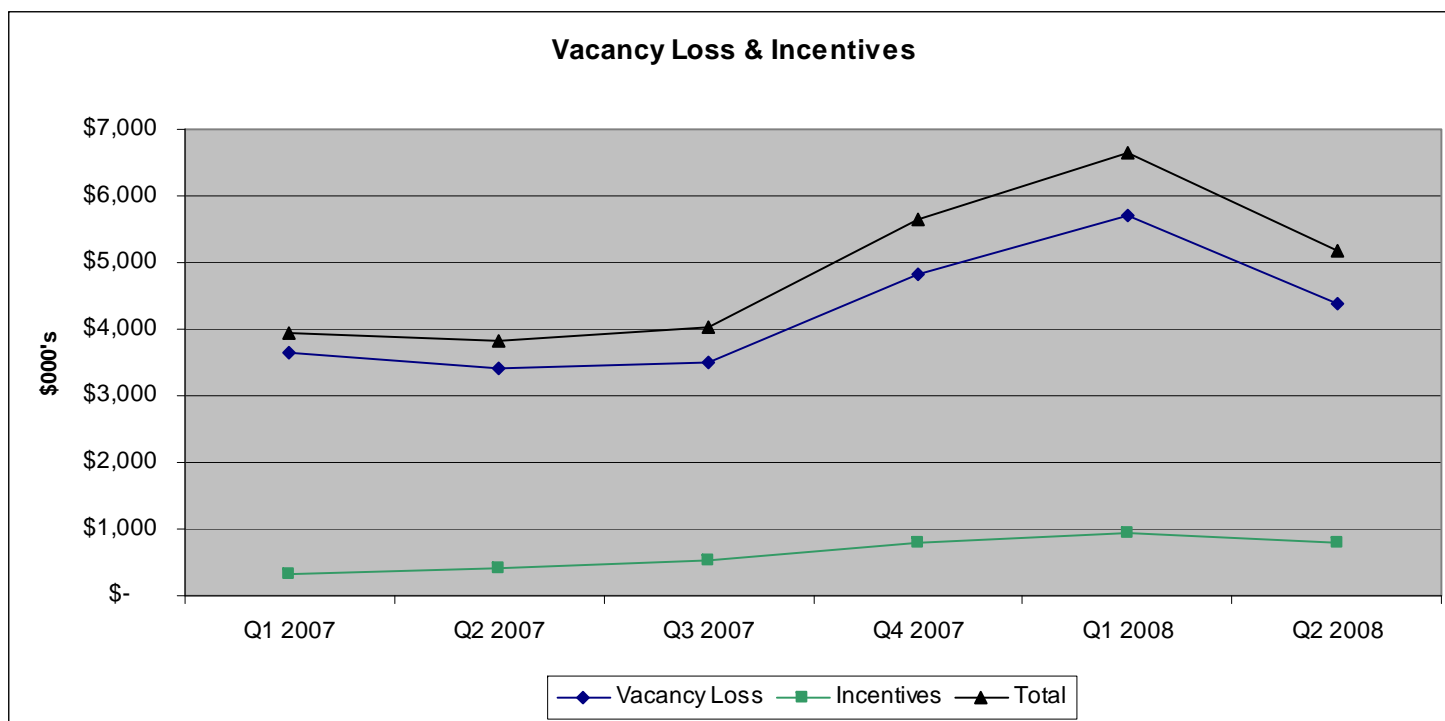
Move-outs, Move-ins and Vacancy



Source – Internally generated



Vacancy Loss and Incentives

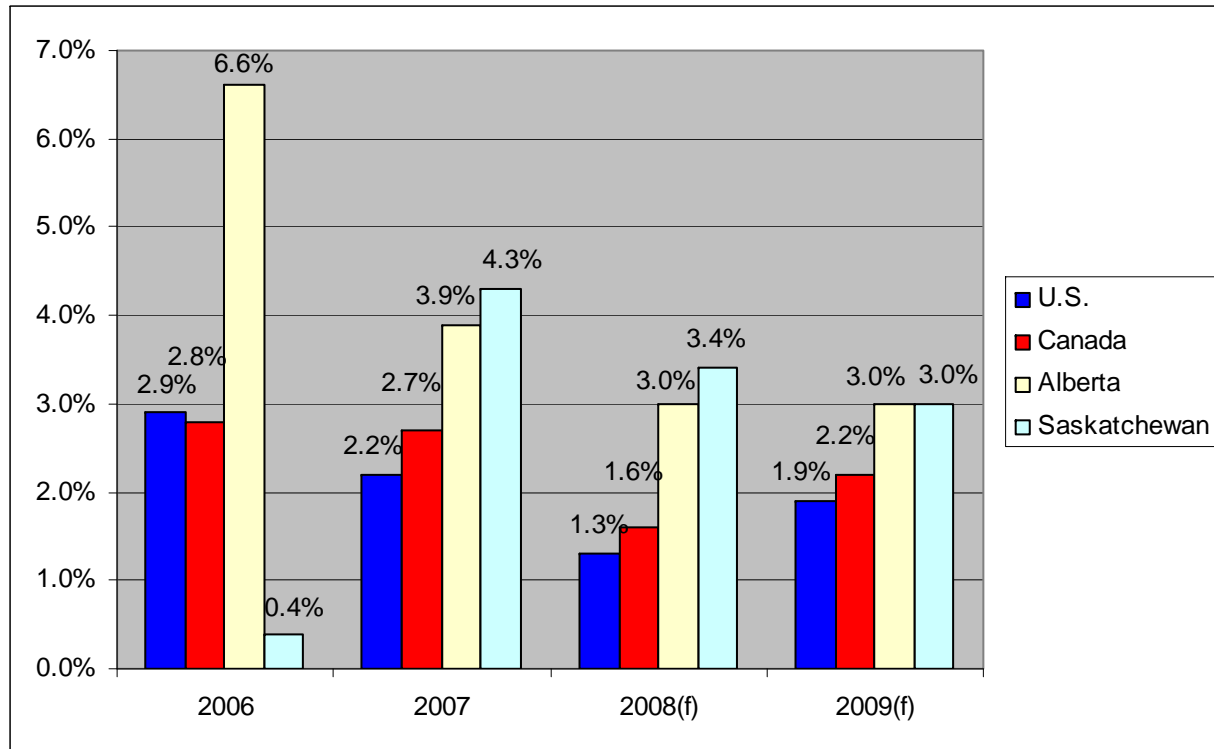


Source – Internally generated



GDP Growth

Alberta vs. Saskatchewan, Canada and U.S.

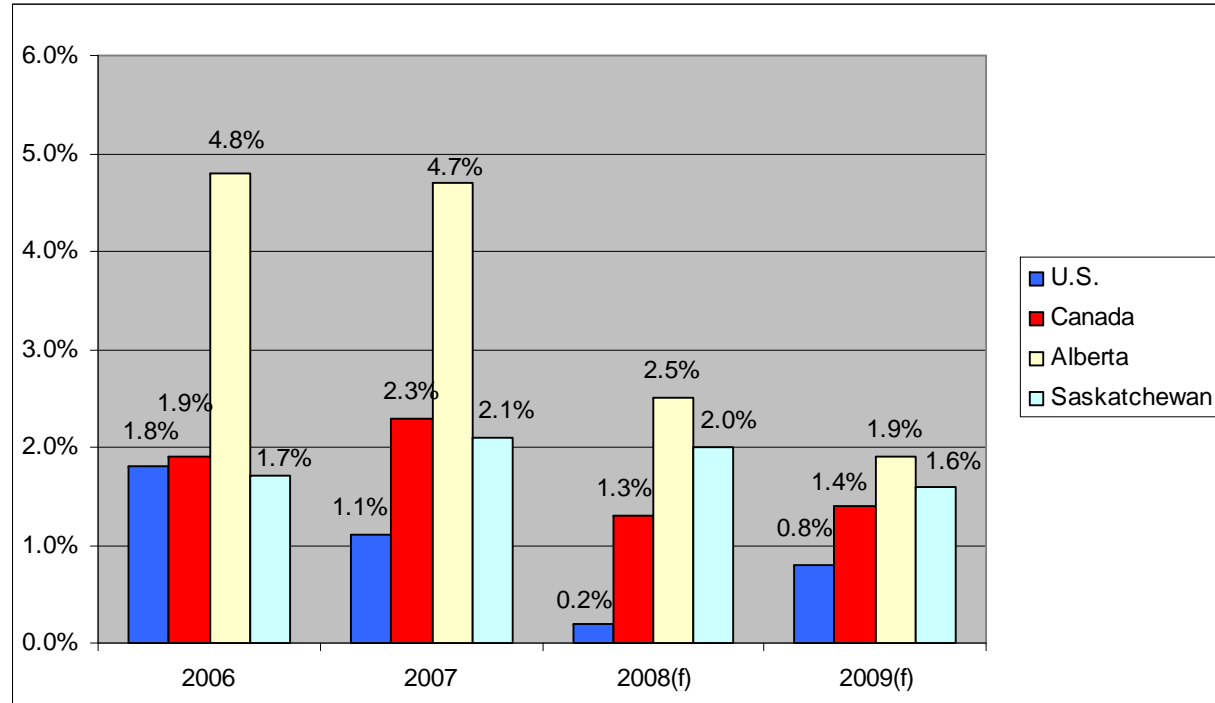


Source: Government of Alberta, CMHC forecast



Employment Growth

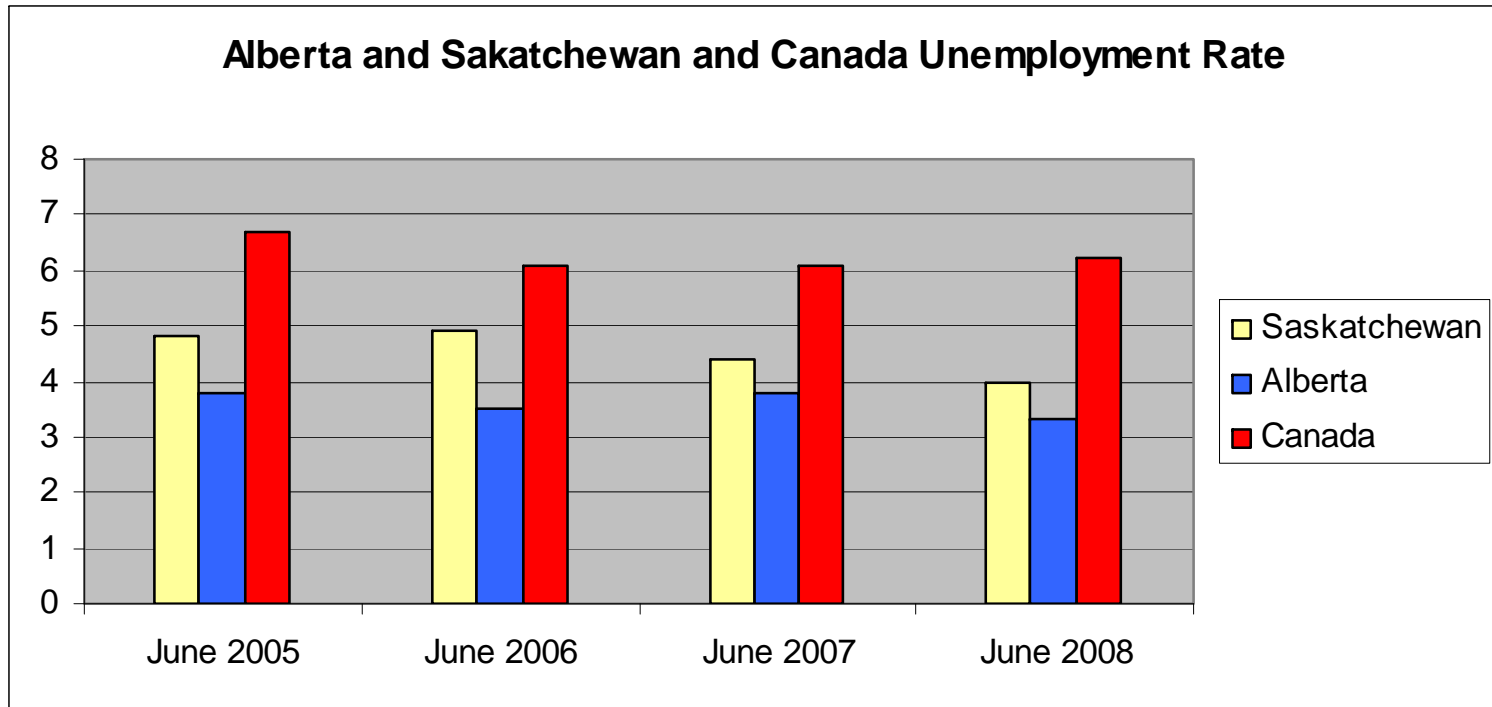
Alberta vs. Saskatchewan, Canada and U.S.



Source: Government of Alberta, CMHC forecast



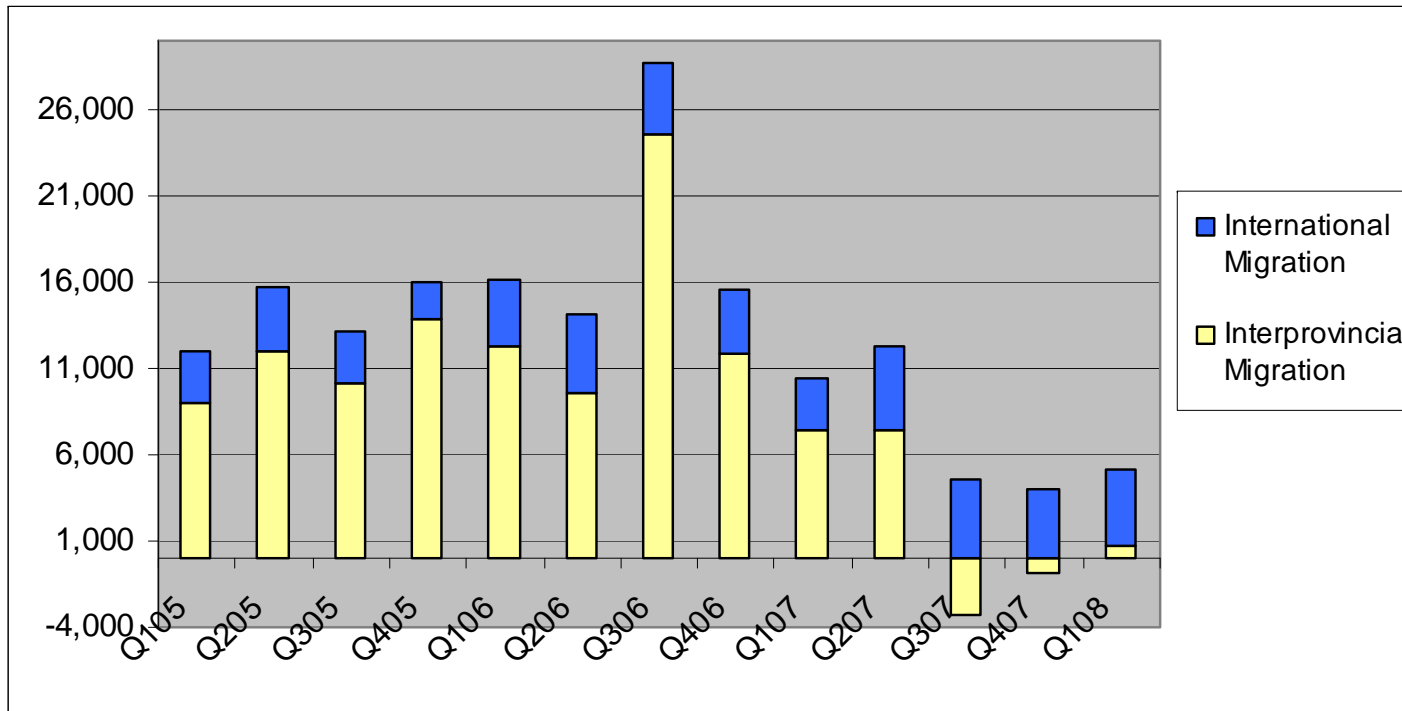
Alberta and Saskatchewan Unemployment Rate



Source: Statistics Canada



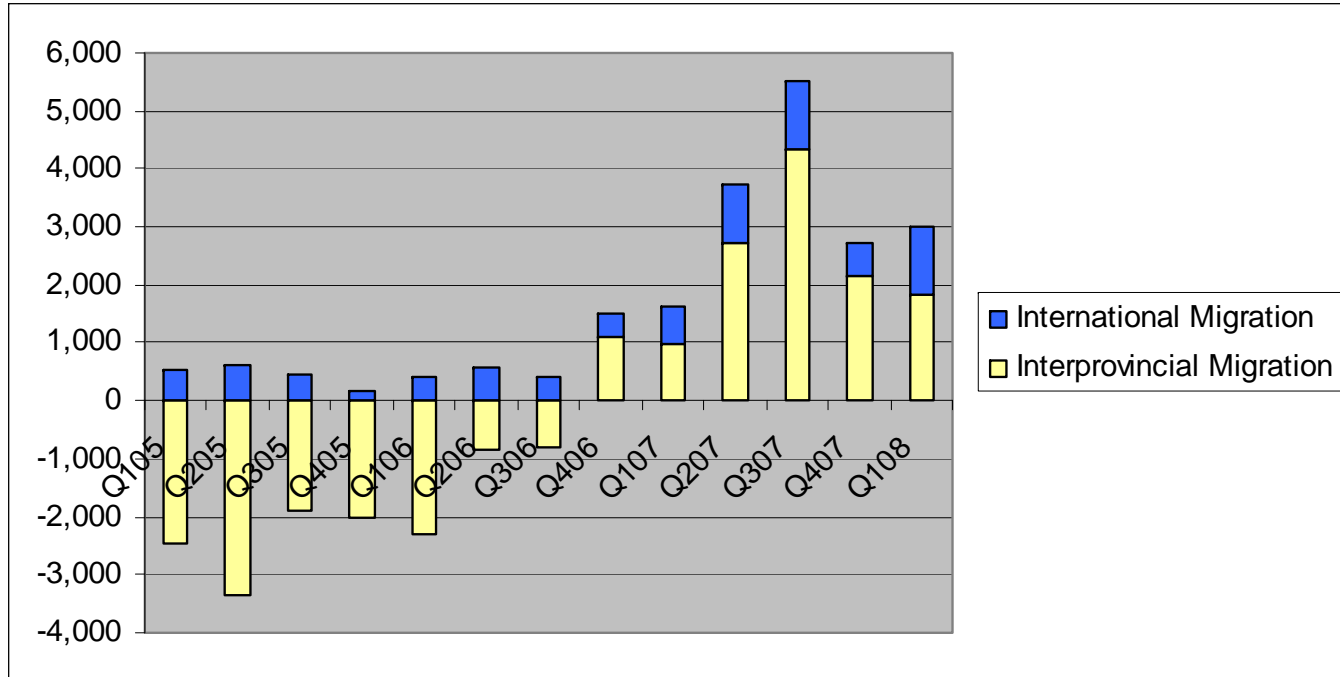
Alberta International and Interprovincial Migration



Source: Statistics Canada



Saskatchewan International and Interprovincial Migration



Source: Statistics Canada



Inventory of Major Alberta Projects

Continued Long Term Capital being invested in Alberta

Sector	June 2008 Value of Project (\$millions)	March 2008 Value of Project (\$millions)	Dec. 2007 Value of Project (\$millions)	Oct. 2007 Value of Project (\$millions)
Agriculture & Related	\$64.4	\$83.0	\$89.00	\$89
Biofuels, Chemicals & Petrochemicals	\$2,846.0	\$2,766.00	\$2,714.50	\$2,734
Commercial/Retail	\$11,118.2	\$8,625.4	\$8,597.90	\$7,712
Commercial/Retail and Residential	\$4,500.8	\$4,485.8	\$3,663.50	\$3,667
Infrastructure, Institutional and Other Industrial	\$35,424.0	\$30,504.8	\$29,992.90	\$28,603.50
Manufacturing, Mining, Forestry & Related	\$3,024.9	\$3,029.4	\$2,451.40	\$2,413
Oil & Gas	\$3,983.0	\$4,140.0	\$4,195.40	\$3,778
Oil Sands	\$170,059.0	\$162,609.0	\$155,596.00	\$149,562
Pipelines	\$12,190.0	\$11,943.8	\$11,713.10	\$8,686
Power	\$11,837.0	\$10,971.0	\$10,245.00	\$7,702
Residential	\$7,284.7	\$6,439.3	\$6,179.40	\$6,041
Tourism/Recreation	<u>\$10,875.1</u>	<u>\$9,319.5</u>	<u>\$9,337.70</u>	<u>\$7,423.50</u>
Total	\$273,207.1	\$254,917.0	\$244,775.40	\$228,410

Source: Alberta Economic Development



Investments in Major Alberta Projects



Source: Alberta Inventory of Major Projects



Alberta Forecast

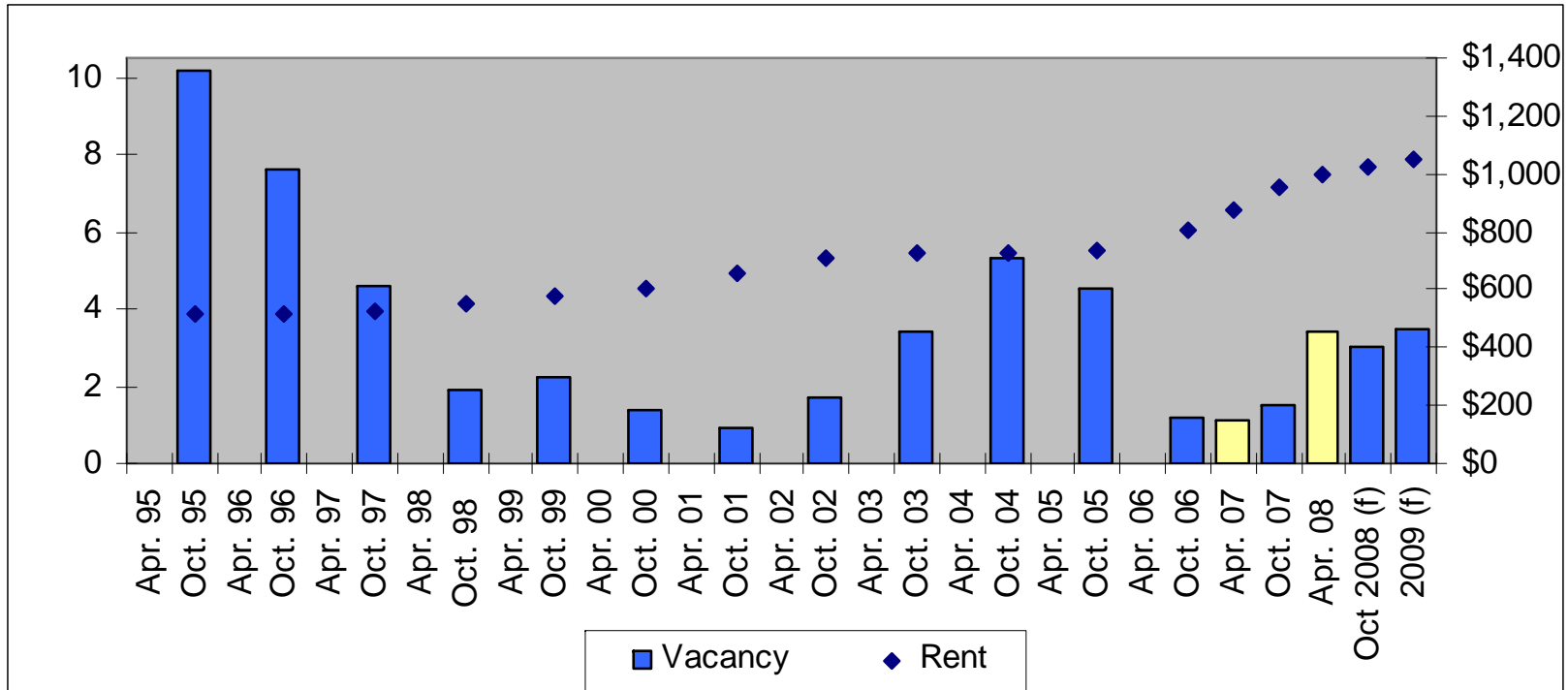
Alberta Forecast Summary

	2005	2006	2007 (f)	2008 (f)	2009 (f)
Economy					
Real GDP Growth	4.60%	6.80%	4.30%	3.20%	3.00%
Employment Growth	1.50%	4.80%	4.70%	2.00%	1.70%
Net Migration	63,239	81,480	47,000	42,000	38,500
New Home Market					
Single-Detached Starts	26,684	31,835	28,105	28,250	22,750
Multi-family Starts	14,163	17,127	20,231	16,250	15,000
Resale Market					
Total MLS Sales	65,866	74,350	72,000	67,500	66,000
Average Price	\$218,266	\$285,383	\$355,000	\$369,000	\$389,000

Source: CMHC Forecast



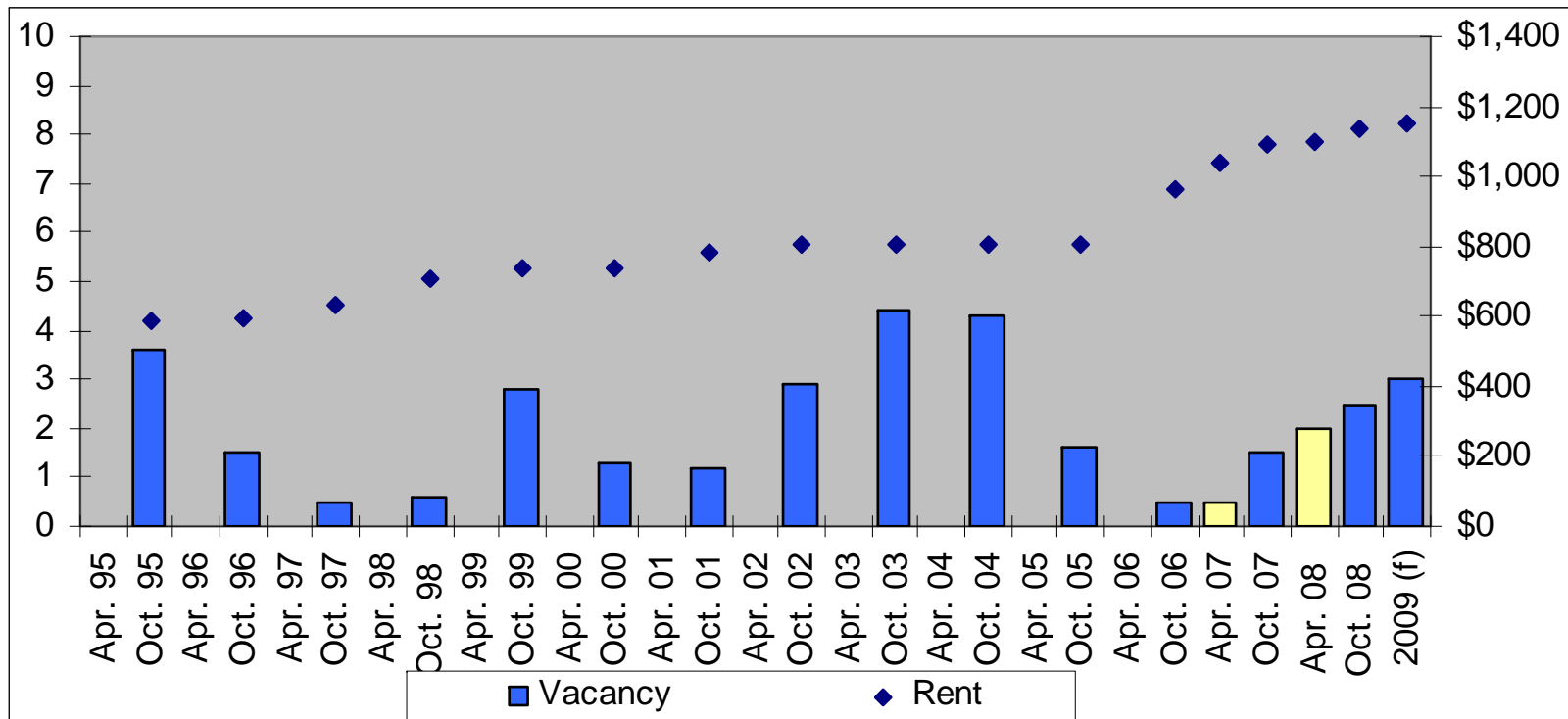
Edmonton Average Vacancy and Average Rent



Source: CMHC, two-bedroom units (centres 10,000 population and higher)



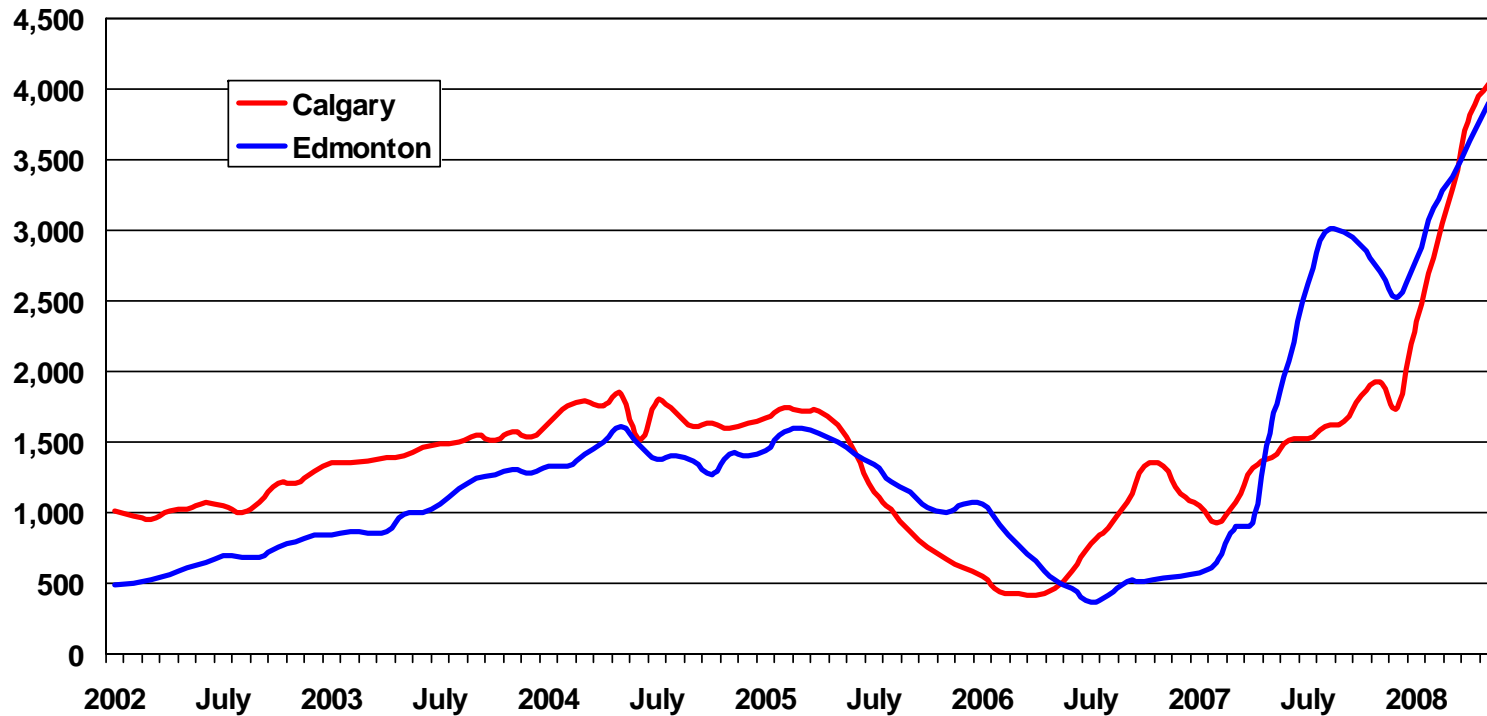
Calgary Average Vacancy and Average Rent



Source: CMHC, two-bedroom units (centres 10,000 population and higher)



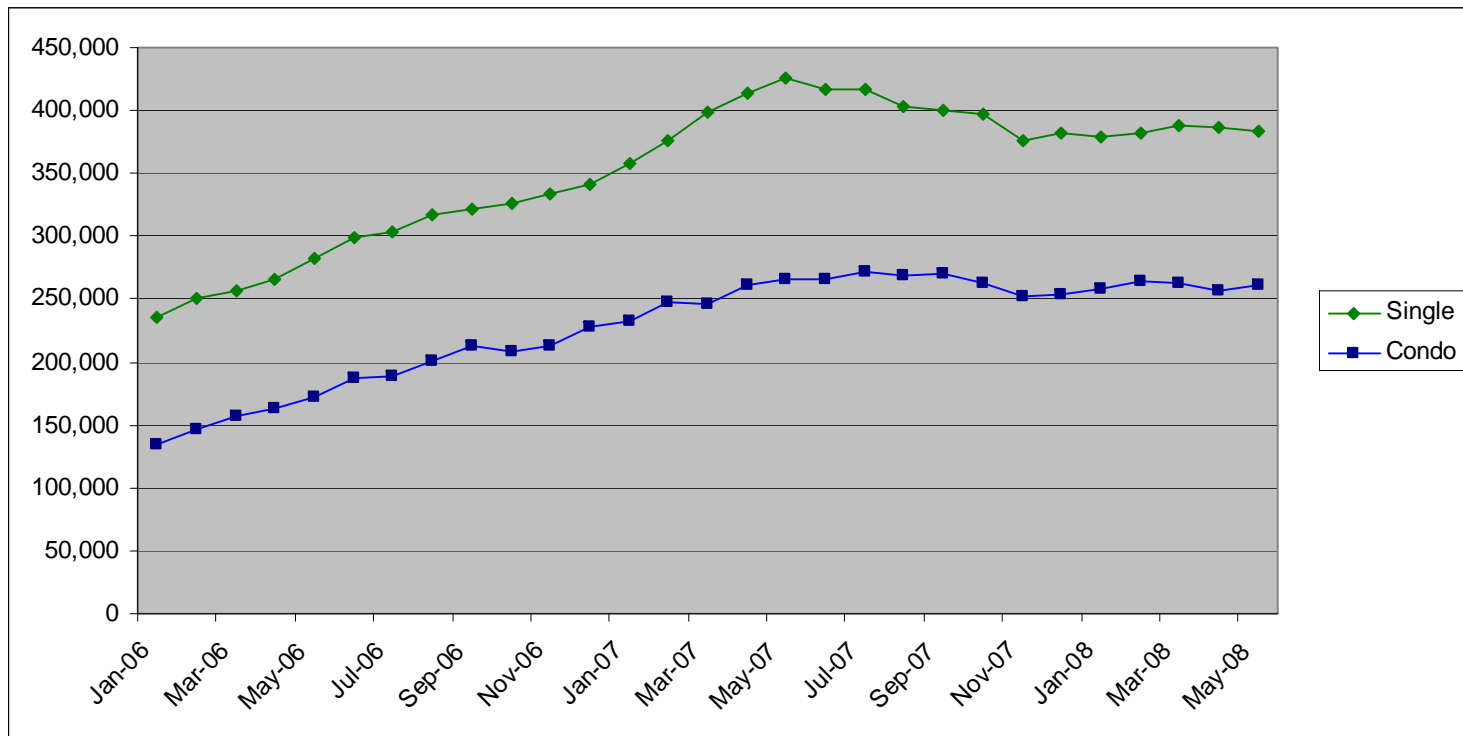
Resale Condominium listings



Source: CMHC



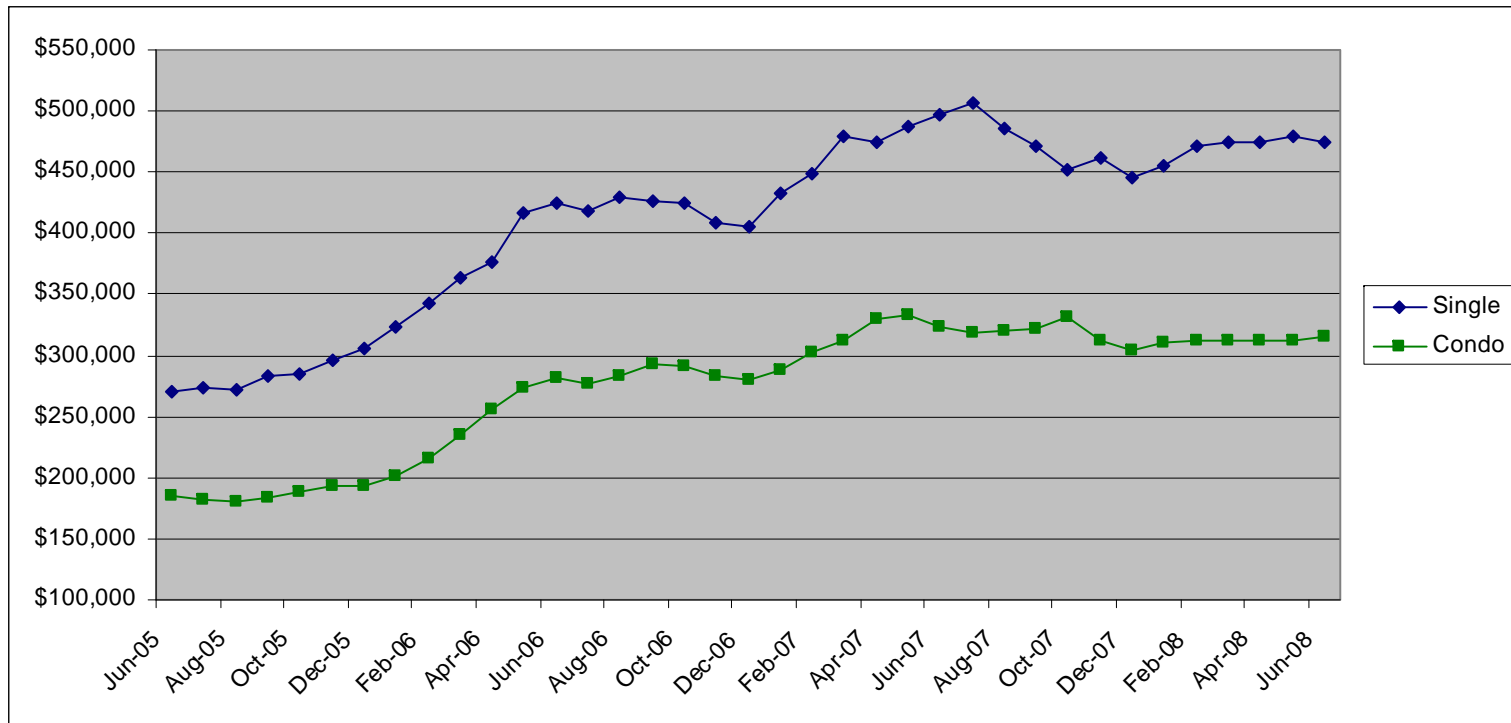
Edmonton Single Family Home and Condo Prices



Source: Edmonton Real Estate Board



Calgary Single Family Home and Condo Prices

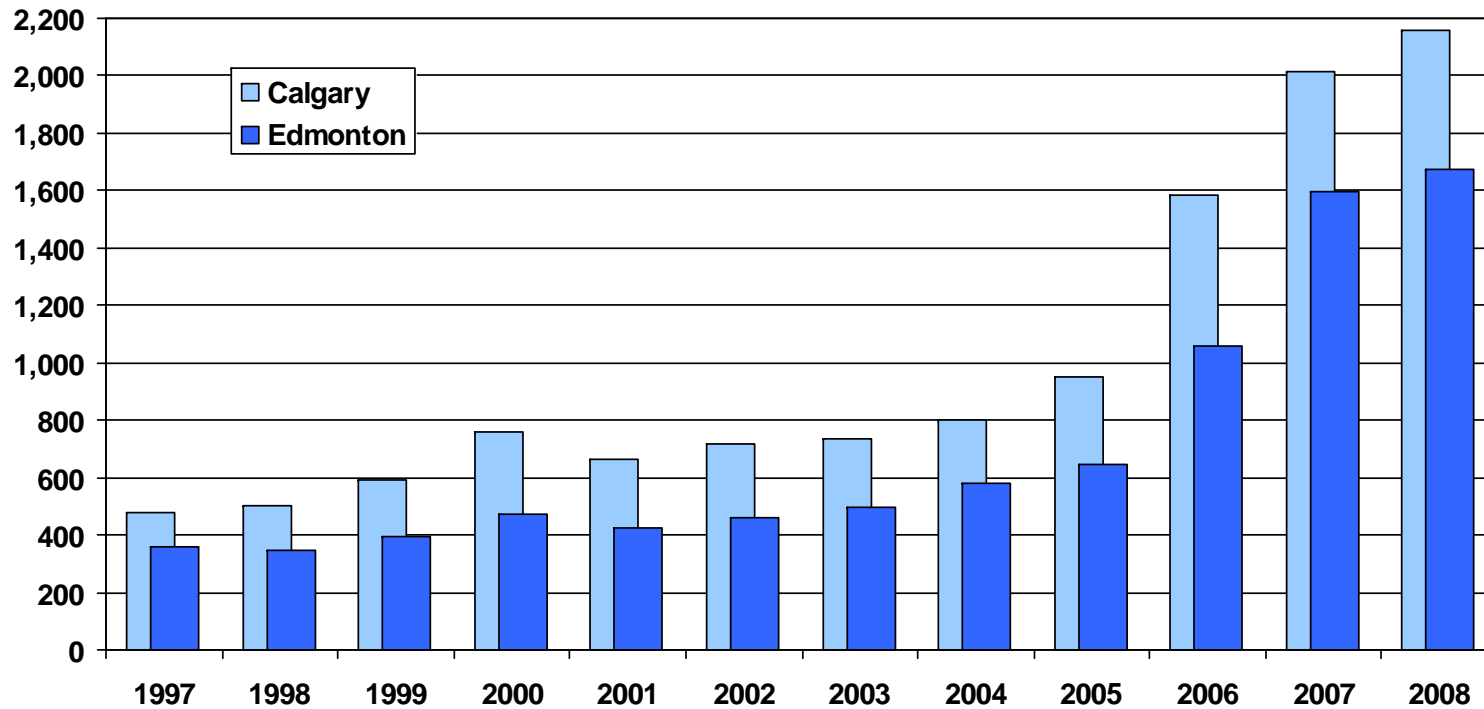


Source: Calgary Real Estate Board and Century 21 CREB archive



Alberta Mortgage Payments vs. Monthly Rent

monthly carrying costs minus average two bedroom rent (\$)

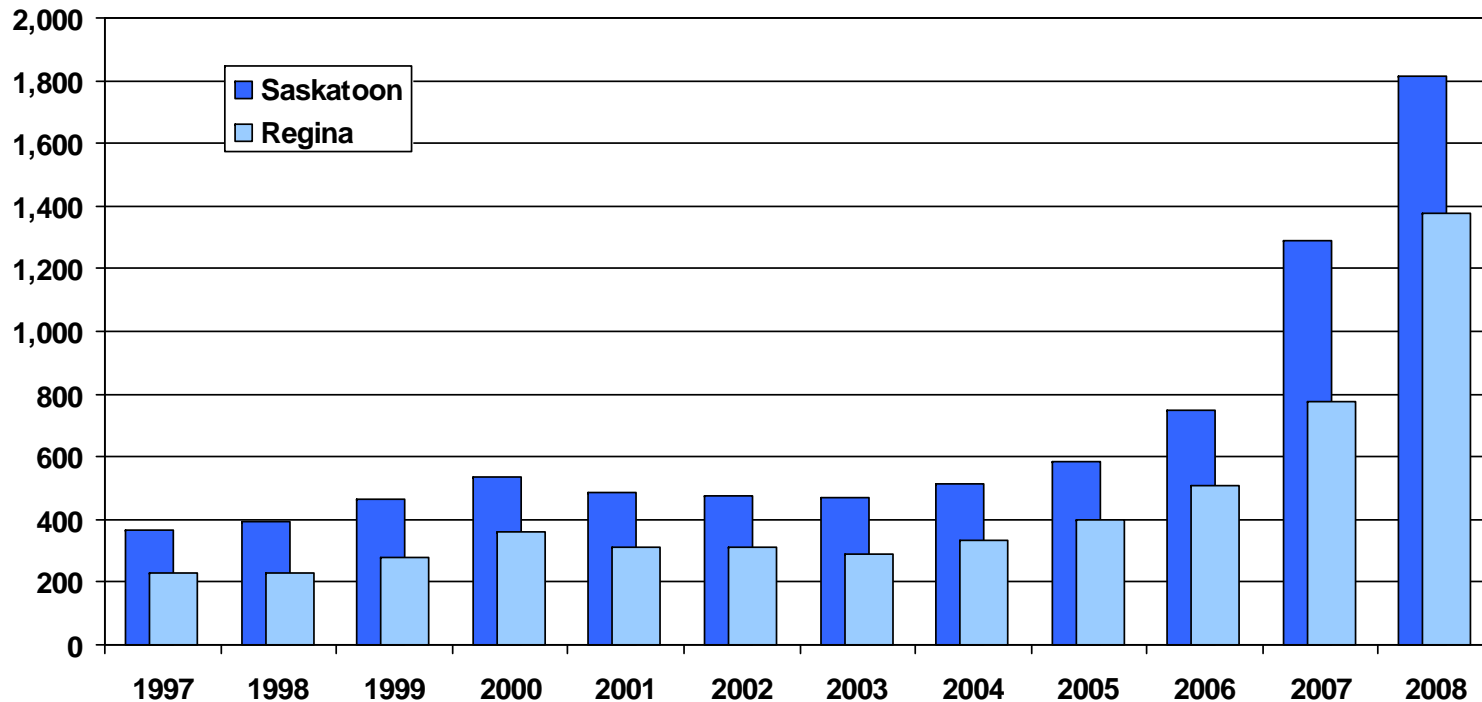


Source: CMHC



Saskatchewan Mortgage Payments vs. Monthly Rent

monthly carrying costs minus average two bedroom rent (\$)



Source: CMHC



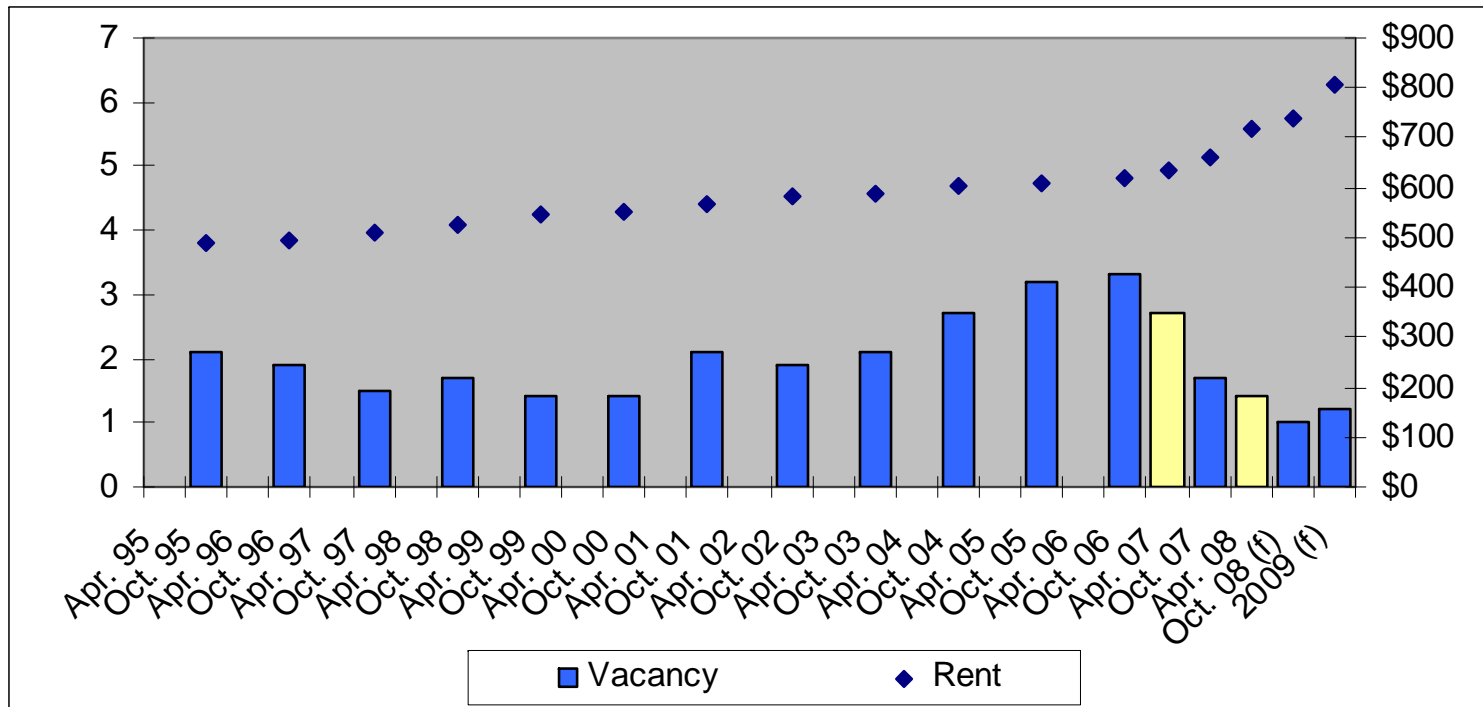
Saskatoon Average Rent and Average Vacancy



Source: CMHC, two-bedroom units (centres 10,000 population and higher)



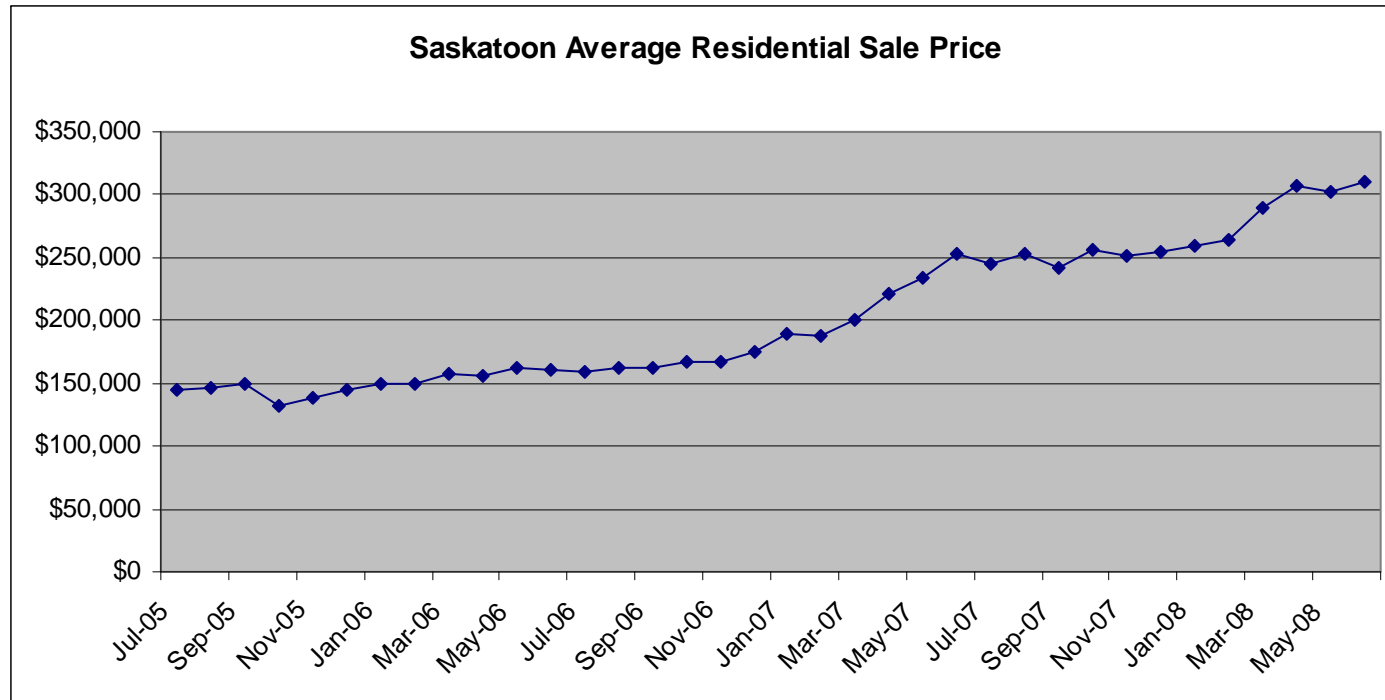
Regina Average Rent and Average Vacancy



Source: CMHC, two-bedroom units (centres 10,000 population and higher)



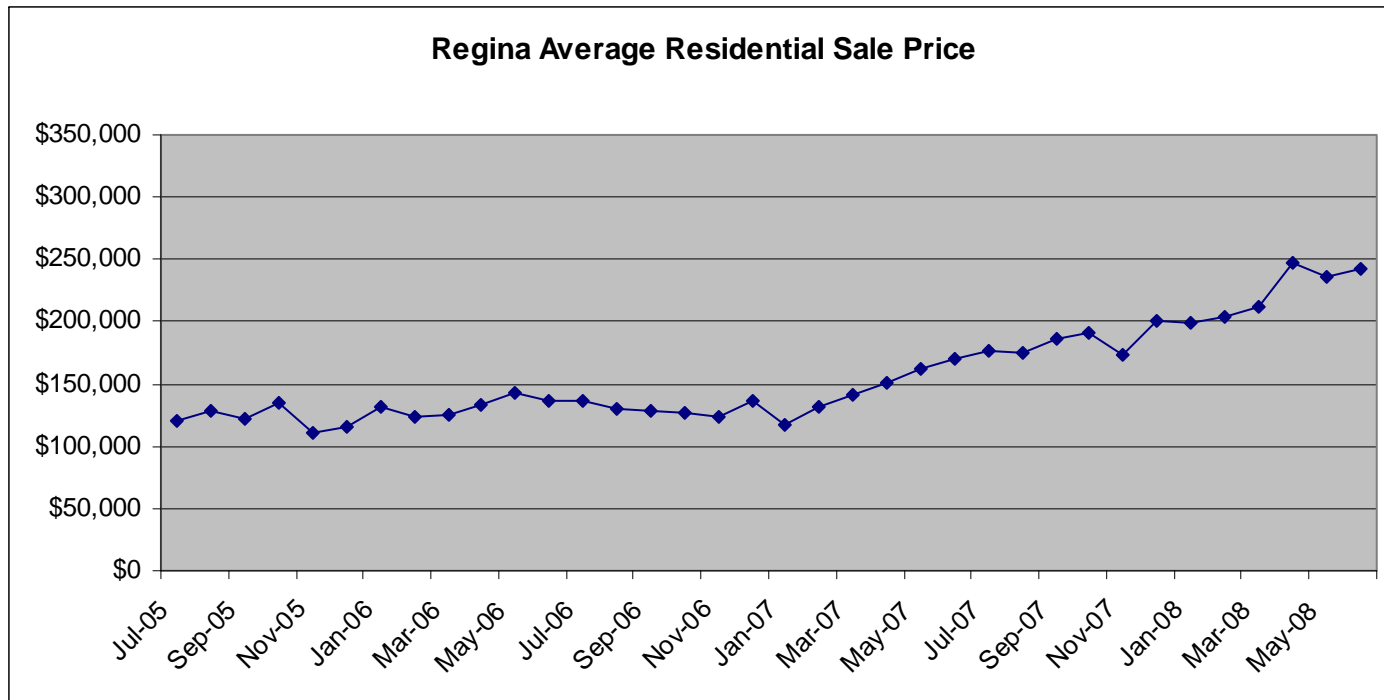
Saskatoon Home Prices



Source: Saskatoon Real Estate Board



Regina Home Prices



Source: CHMC, Regina Association of Realtors



Estimated Net Asset Value Trust Unit Range Analysis

Revenue	2008 revised Budget \$ 420,180,000	Cap Rate	2008 Guidance
		5.00%	\$ 59.63
		5.25%	\$ 55.03
		5.50%	\$ 50.84
Operating Expenses	\$ 157,823,000	5.75%	\$ 47.02
		6.00%	\$ 43.51
Net Operating Income	<u>\$ 262,357,000</u>	6.25%	\$ 40.29
		6.50%	\$ 37.31
Mortgage outstanding June 30 2008	\$ 2,088,314,000	Current Price	38.15
Less cash on Hand	\$ 76,185,000	Implied cap rate	6.43%
	<u>\$ 2,012,129,000</u>		
Trust Units outstanding	54,247,552	NCIB June 30 2008	
		Trust Units Purchased	2,374,547
		Average Purchase Price	\$ 41.39
		Total Invested	<u>\$ 98,282,500.33</u>

NAV range reflects implied capitalization rates only on anticipated cash flows for 2008 . It does not incorporate any subjective value that may relate to other assets including intangibles and excess land or any potential value which may be associated with other higher related uses of these assets such as Condominium Conversion.

Source – Internally generated



Acquisition Activity 2008

Closed - 2008

Building Name	City	# of Units	Type	Price	Year 1 Cap Rate	Year 2 Cap Rate	\$/unit	\$/sq ft	Date Closed
Varsity Square Apartments	Calgary	297	High Rise	\$ 48,750,000	5.86%	6.12%	\$ 164,141	\$ 207	June 12, 2008
Total Acquisitions		297		\$ 48,750,000	5.86%	6.12%	\$ 164,141	\$ 207	



Current Cap Rates

Cap rates for various Canadian markets, representing well located, better quality buildings with no deferred capx.

Victoria	4.00 - 5.00%
Vancouver	3.50 - 4.25%
Vancouver Suburbs	4.50 - 5.50%
Calgary	4.50 - 6.00%
Edmonton	4.75 - 6.00%
Saskatoon	5.00 - 6.00%
South West Ontario	6.00 - 6.75%
Montreal	5.50 - 6.50%
Quebec City	5.75 - 6.75 %



Development Update

We continue to explore the possibility of new multi-residential development.

- Densification studies have been completed in Calgary, Edmonton and Fort McMurray

	Existing Density	Additional Density Without Re-Zoning	Achievable Range of Additional Density With Re-Zoning	
			Low	High
Calgary	4,935	4,157	6,223	12,749
Edmonton	10,114	6,416	11,901	14,399
Fort McMurray	352	221	457	457
Total	15,401	10,794	18,581	27,605

- Substantial demolition of existing properties would be required to maximize density
- Condo market has weakened significantly in Calgary and Edmonton and should remain weak for the next few years, time we will use to increase allowable density on a number of our sites.
- New development, given current market conditions, coupled with the re-zoning and construction process, is a medium term project, 2011 to 2012 for the earliest completion



Q2 - Funds From Operations

(in \$000's, except per unit amounts)

FFO Reconciliation

In \$000's, except per unit amounts	3 months Jun-08	3 months Jun-07	% Change	6 months Jun-08	6 months Jun-07	% Change
Net earnings (loss) from continuing operations	\$ 10,375	\$ (102,321)		\$ 13,740	\$ (98,639)	
Adjustments						
Earnings from discontinued operations	\$ 1,355	\$ 4,821		\$ 3,622	\$ 4,769	
Deduct gain on dispositions	\$ (1,355)	\$ (4,810)		\$ (3,622)	\$ (4,810)	
Recovery of write-down on technology business unit/other	-	-		-	-	
Future income taxes	\$ 889	\$ 111,630		\$ 3,270	\$ 111,398	
Future income taxes on discontinued operations	\$ -	\$ -		\$ -	\$ -	
Amortization of assets (capital and intangibles)	\$ 21,638	\$ 20,442		\$ 43,576	\$ 39,800	
Funds from operations	<u>\$ 32,902</u>	<u>\$ 29,762</u>	10.6%	<u>\$ 60,586</u>	<u>\$ 52,518</u>	15.4%
Funds from operations - per unit	<u>\$ 0.60</u>	<u>\$ 0.53</u>	13.2%	<u>\$ 1.10</u>	<u>\$ 0.93</u>	18.3%

Source – Internally generated



Q2 - Overall Performance

FFO RECONCILIATION	3 Months 30-Jun-08	6 Months 30-Jun-08
FFO Opening	\$ 0.53	\$ 0.93
NOI from Stabilized	\$ 0.09	\$ 0.17
NOI from Unstabilized	\$ 0.06	\$ 0.14
Financing costs	\$ (0.08)	\$ (0.15)
Administration and other	\$ (0.01)	\$ (0.02)
Unit buyback	\$ 0.01	\$ 0.03
FFO Closing	<u>\$ 0.60</u>	<u>\$ 1.10</u>

Source – Internally generated



Q2 - Overall Performance

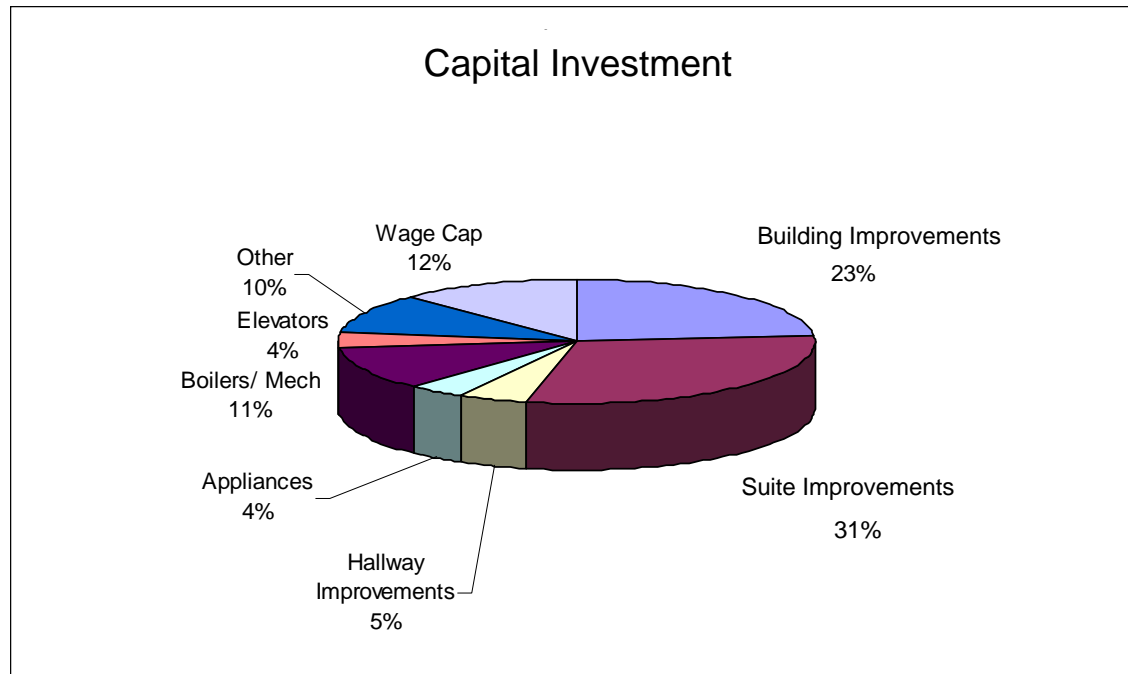
<i>In 000's, except per apartment unit amounts</i>	3 Months Jun-08	3 Months Jun-07	Change	6 Months Jun-08	6 Months Jun-07	Change
Rental revenue	\$105,460	\$92,711	13.8%	\$207,669	\$180,281	15.2%
Expenses						
Operating expenses	\$18,577	\$16,202	14.7%	\$37,136	\$31,743	17.0%
Utilities	\$11,819	\$9,512	24.3%	\$28,533	\$23,374	22.1%
Utility rebate	\$0	(\$8)	-100.0%	(\$1,248)	(\$933)	33.8%
Property taxes	\$8,330	\$8,285	0.5%	\$16,009	\$16,354	-2.1%
	<u>\$38,726</u>	<u>\$33,991</u>	<u>13.9%</u>	<u>\$80,430</u>	<u>\$70,538</u>	<u>14.0%</u>
Net operating income	\$66,734	\$58,720	13.6%	\$127,239	\$109,743	15.9%
Average rental revenue per unit per month	\$955	\$865	10.4%	\$943	\$854	10.4%
Operating costs per unit per month	\$353	\$316	11.7%	\$367	\$335	9.6%
Operating margins	63%	63%		61%	61%	

Source – Internally generated



Capital Investment

For the six months ended June 30, 2008

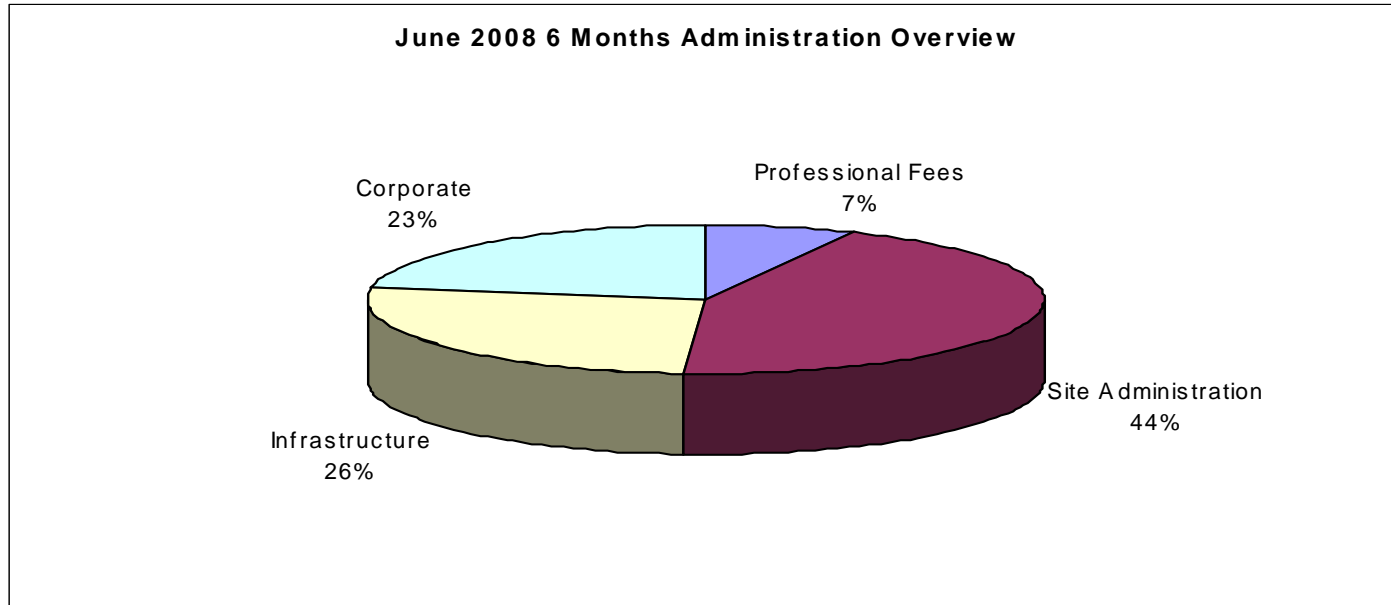


Total Capital Invested in the first six months of 2008: \$32.5 Million



Administration Review

For the six months ended June 30, 2008



Total Administration for the first six months of 2008: \$20.5 Million

Total Administration for Q2 2008: \$10.0 Million

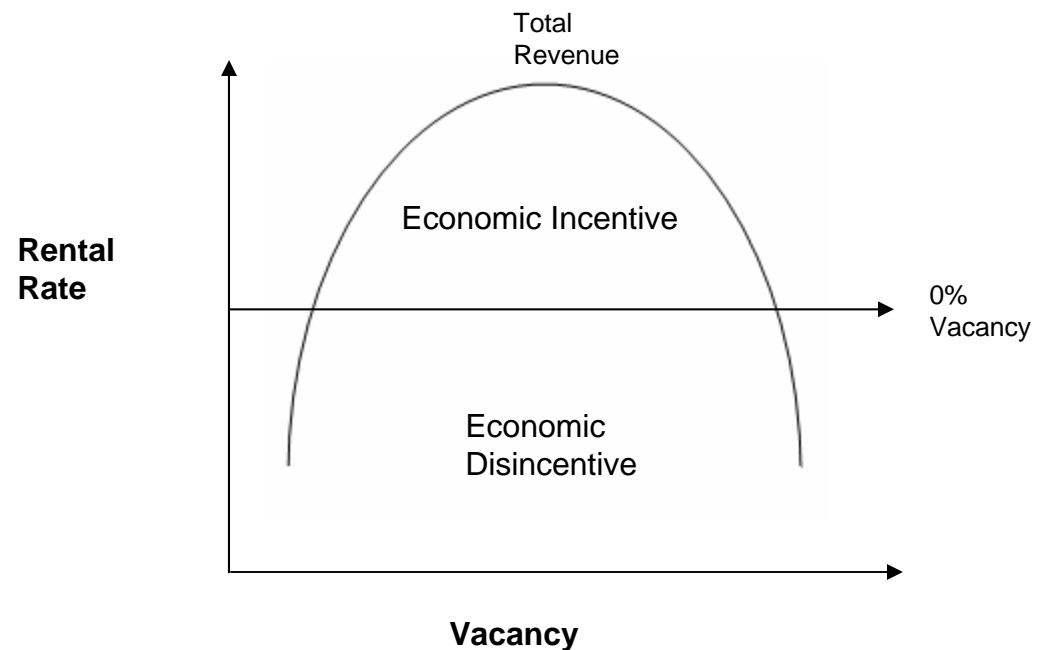


Revenue Maximization

Revenue = Supply + Demand + Price

Low Price = Higher Demand = Low Physical Vacancy but higher Economic Vacancy

High Price = Lower Demand = Higher Physical Vacancy but lower Economic Vacancy



**Our Strategy attempts to optimize physical and economic vacancy on a seasonally adjusted basis.*



Loss To Lease Statistics June 2008

	Jun 2008 Occupied Rent	June 2008 Market Rent	Mark to Market Per Month	Annualized Mark to Market Adjusted for Vacancies (\$000's)	Weighted Average Units	% of Portfolio
Calgary	\$ 1,224	\$ 1,322	\$ 99	\$ 6,073	5,347	15%
Edmonton	\$ 1,096	\$ 1,140	\$ 45	\$ 6,330	12,583	34%
Other Alberta	\$ 1,096	\$ 1,171	\$ 74	\$ 1,600	1,967	5%
Alberta Portfolio	\$ 1,130	\$ 1,192	\$ 62	\$ 14,003	19,897	54%
Saskatchewan	\$ 847	\$ 1,016	\$ 169	\$ 9,131	4,660	13%
Ontario	\$ 790	\$ 788	\$ (2)	\$ (75)	4,265	12%
Quebec	\$ 909	\$ 924	\$ 15	\$ 1,168	6,749	18%
British Columbia	\$ 921	\$ 999	\$ 79	\$ 972	1,087	3%
Total Portfolio	\$ 1,008	\$ 1,068	\$ 60	\$ 25,199	36,658	100%

Source – Internally generated. Occupied rent represents the average for the reported month. Market rent represents the amount reported on the last business day of the month reported.



Alberta Loss To Lease Analysis June 2008

	Total	Per Trust Unit
Mar 2008 - Alberta	\$ 12,910,000	\$ 0.24
Increase in in-place rents	\$ (4,004,000)	\$ (0.07)
Vacancy Adjustment	\$ 90,000	\$ 0.00
Market Rent Adjustment	\$ 5,007,000	\$ 0.09
Jun 2008 - Alberta	<u>\$ 14,003,000</u>	<u>\$ 0.26</u>

Source – Internally generated

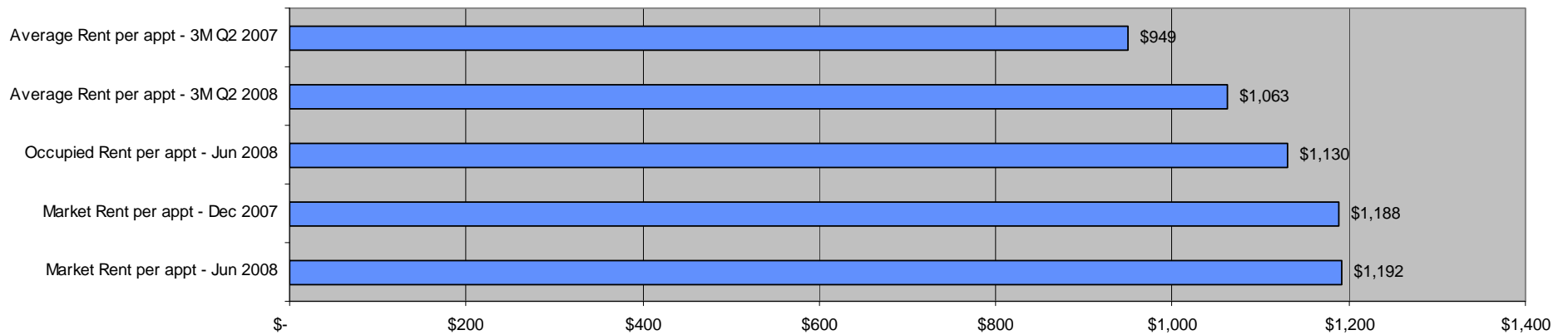


Alberta Monthly Rental Revenue Statistics

Three Months Ended June 2008



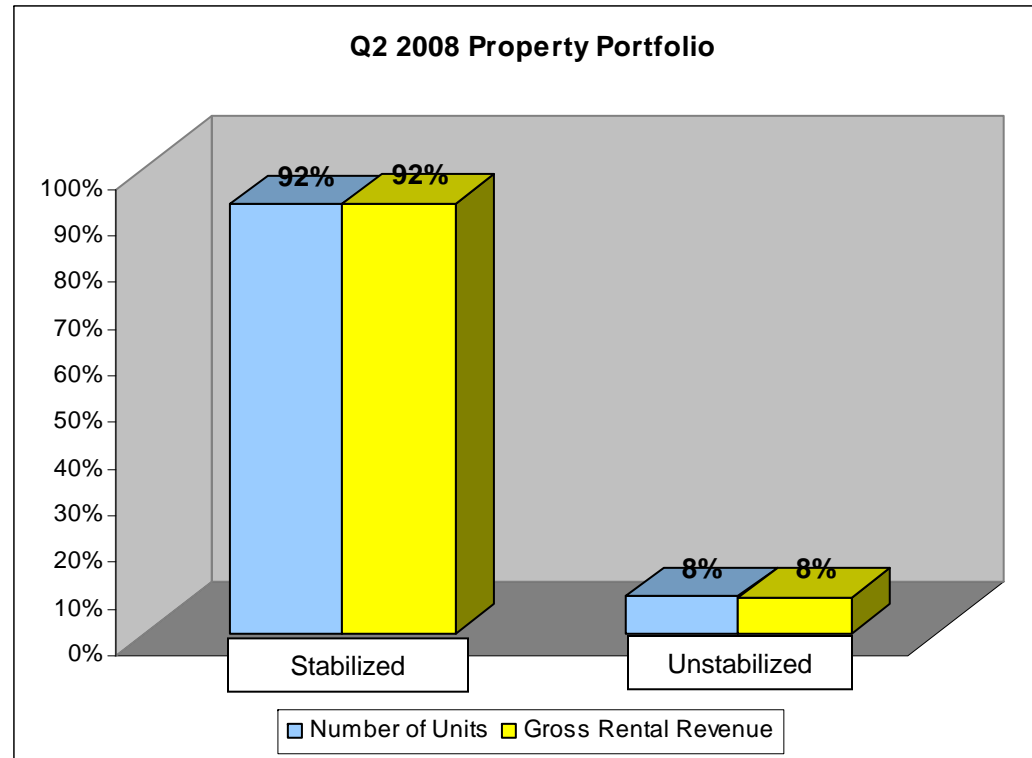
Alberta



**Under existing occupancy “Loss-to-lease” = approx. \$25.2 million and
“Loss to lease” for Alberta = approx. \$14.0 million**



Q2 - Stabilized Analysis



Stabilized Analysis

Three and Six months ended June 30, 2008

June 30 2008 - 3 M	# Units	% Revenue Growth	% Operating Expense Growth	% Net Operating Income Growth	% of NOI
Calgary	4,973	7.8%	13.9%	5.6%	20.2%
Edmonton	10,649	14.2%	18.1%	12.4%	35.2%
Other Alberta	1,680	6.1%	29.6%	-3.1%	5.6%
British Columbia	871	5.8%	-3.6%	12.0%	2.6%
Ontario	4,265	1.1%	6.1%	-3.4%	7.6%
Quebec	6,756	3.3%	4.1%	2.7%	16.9%
Saskatchewan	4,660	20.9%	13.7%	25.3%	11.9%
	33,854	9.6%	12.0%	8.2%	100.0%

June 30 2008 - 6 M	# Units	% Revenue Growth	% Operating Expense Growth	% Net Operating Income Growth	% of NOI
Calgary	4,973	8.5%	17.0%	5.2%	20.3%
Edmonton	10,649	15.3%	17.9%	13.9%	35.7%
Other Alberta	1,680	5.9%	23.5%	-1.8%	5.8%
British Columbia	871	6.0%	3.8%	7.6%	2.6%
Ontario	4,265	0.9%	1.6%	0.1%	7.6%
Quebec	6,756	3.0%	1.4%	4.2%	17.1%
Saskatchewan	4,660	18.4%	14.4%	21.6%	10.9%
	33,854	9.6%	11.0%	8.8%	100.0%

Source – Internally generated



Sequential Stabilized Rental Analysis

June 2008

Stabilized Revenue Growth	# of Units	Q2 2008 vs. Q1 2008	Q1 2008 vs. Q4 2007	Q4 2007 vs. Q3 2007	Q3 2007 vs. Q2 2007
Calgary	4,973	3.0%	3.3%	0.4%	0.8%
Edmonton	10,649	2.6%	5.3%	1.8%	3.9%
Other Alberta	1,680	0.1%	3.2%	1.9%	0.8%
British Columbia	871	1.9%	4.1%	-1.9%	2.6%
Ontario	4,265	0.9%	-0.4%	2.1%	-1.4%
Quebec	6,756	1.1%	0.0%	0.2%	2.3%
Saskatchewan	4,660	6.6%	2.7%	4.6%	5.5%
	33,854	2.5%	2.9%	1.5%	2.4%

Source – Internally generated



Mortgage & Debt Maturities

Year	Principal Outstanding as at June 30, 2008	Weighted Average Interest Rate By Maturity	% of Total
2008	100,816,883	5.45%	4.67%
2009	275,171,817	5.34%	12.76%
2010	322,634,479	4.77%	14.96%
2011	125,297,982	5.67%	5.81%
2012	819,013,347	4.78%	37.97%
2013	266,464,333	4.56%	12.35%
2014	16,113,834	4.81%	0.75%
2015	185,396,162	4.52%	8.59%
2016	25,225,349	5.34%	1.17%
2018	6,640,023	6.18%	0.31%
2019	10,882,848	5.99%	0.50%
2020	3,539,762	7.24%	0.16%
Total Principal Outstanding	2,157,196,817	4.91%	100.00%

Estimated current renewal rates: 5 years – 4.35%, 10 Years – 5.00%

The average maturity of the portfolio is 3 years.

Source – Internally generated

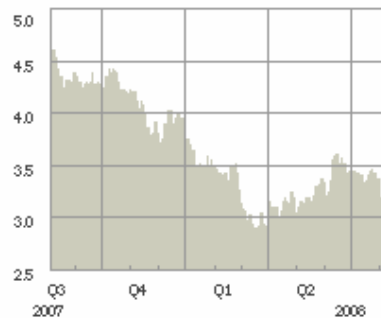


Finance

Canadian Bonds

Govt. of Canada benchmark bond yields: 5 year

[Previous data](#)

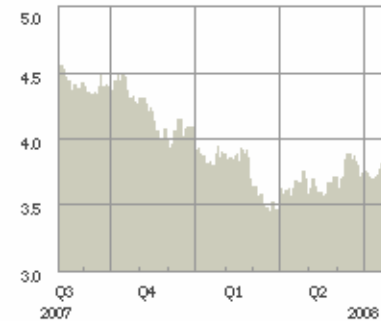


30 Jul 2008:	3.37
31 Jul 2008:	3.24
1 Aug 2008:	3.19
4 Aug 2008:	NA
5 Aug 2008:	3.21

GRAPH PERIOD:
6 Aug 2007 - 5 Aug 2008

Govt. of Canada benchmark bond yields: 10 year

[Previous data](#)



30 Jul 2008:	3.81
31 Jul 2008:	3.70
1 Aug 2008:	3.65
4 Aug 2008:	NA
5 Aug 2008:	3.69

GRAPH PERIOD:
6 Aug 2007 - 5 Aug 2008

Source – Bank of Canada

Canadian Bonds have Tempered since the Decline in Q1.



2008 Mortgage & Debt Maturities

<u>Q2 - 2008</u>	<u>6 Month Period Ended June 30, 2008</u>
Total Mortgages	26
Total Maturing Amounts	\$135,475,000
New Financings	\$300,403,000
New Benefit	\$164,928,000
Old Interest Rate	6.19%
New Interest Rate	4.38%

<u>Maturing Mortgages, 2008</u>	<u>6 Month period Beginning July 1, 2008</u>
Total Mortgages	22
Total Maturing Amounts	\$100,817,000
Projected New Financing Available	\$214,784,000
Projected Net Benefit Available	\$113,967,000

We continue to secure financing at Interest Rate's well below the maturing rate.

As a result of our active financing strategy through the first two quarters, we continue to be in a strong liquid position allowing us to decelerate our financing program. Our ability to leverage will remain intact, and implemented as necessary.



Mortgage Highlights – Q2 2008

(in millions except interest coverage)

Mortgage Principal Outstanding	\$2,157
Debtenture	\$120
Total	\$2,277

% NHA Insured of secured mortgages **99%**

Existing Bond Spreads **110 – 130 Basis Points**

Interest Coverage – Continuing Operations

June 30, 2008 – 6M	2.20
June 30, 2007 – 6M	2.24



Liquidity

Current Position	\$62,700,000
Potential Additional Financing in 2008	\$113,967,000
Line of Credit	<u>\$200,000,000</u>
Total Available Liquidity	<u>\$376,667,000</u>

Source – Internally generated



Boardwalk REIT 2008 Guidance

Description	Original Guidance	Q1 Revised Guidance	Q2 Revised Guidance
Acquisitions	\$130 million to \$260 million (1,000 to 2000 apartment units)	\$65 million to \$130 million (500 to 1000 apartment units)	\$75 million (500 units)
Stabilized Building NOI growth	8% to 14%	8% to 12%	8% to 10%
FFO per Trust Unit	\$2.35 to \$2.50	\$2.35 to \$2.50	\$2.35 to \$2.45
DI per Trust Unit	\$2.37 to \$2.52	\$2.37 to \$2.52	\$2.37 to \$2.47

The reader is cautioned that this information is forward-looking information and actual results may vary materially from those reported.



BOARDWALK REAL ESTATE INVESTMENT TRUST

Q2 2008 Conference Call

August 14, 2008 – 11:00 EST

416-644-3414 (within Toronto) or toll-free 800-733-7560 (outside Toronto).

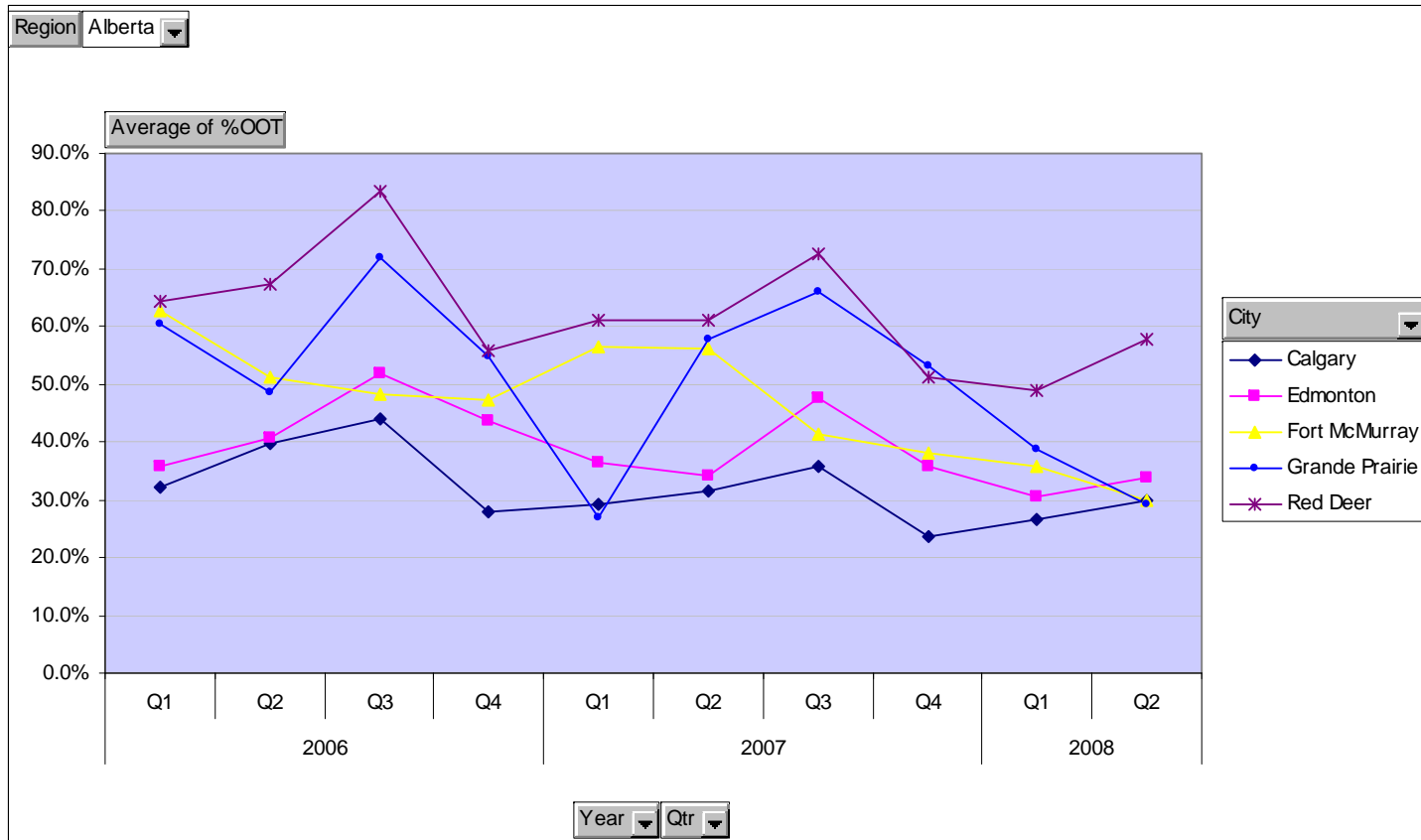


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APPENDIX

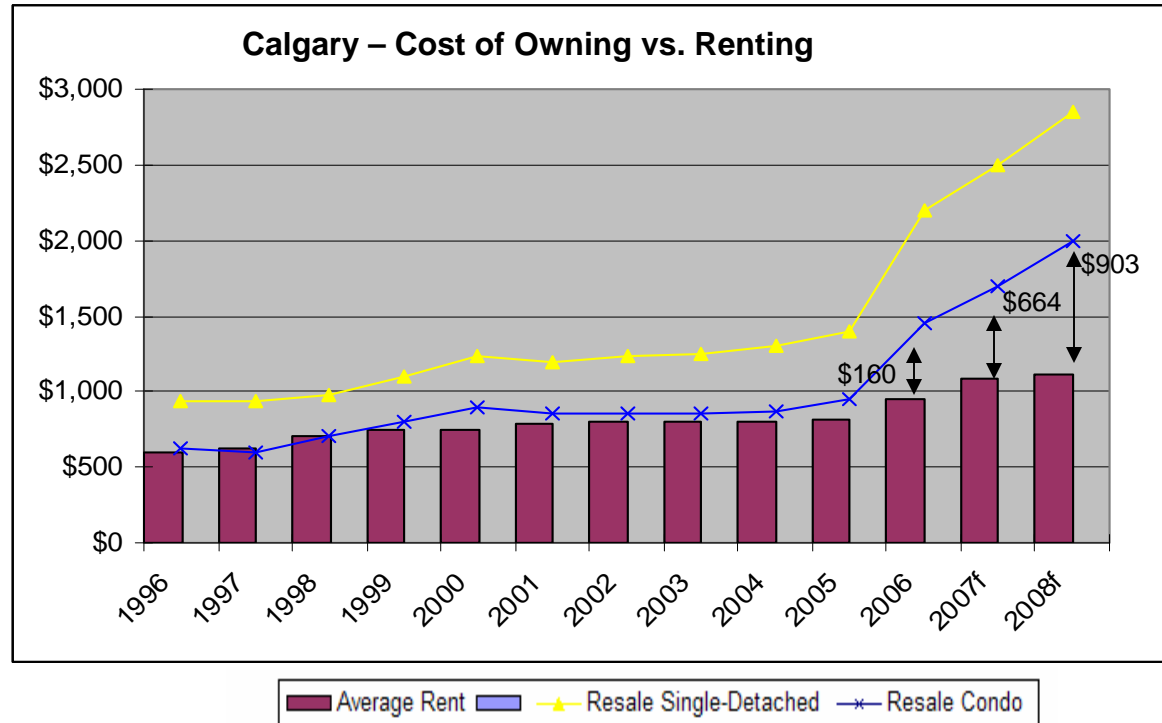


Out of Town Rentals



Calgary Cost of Owning vs. Renting

The gap between owning a condo and renting an apartment remains large in Calgary.

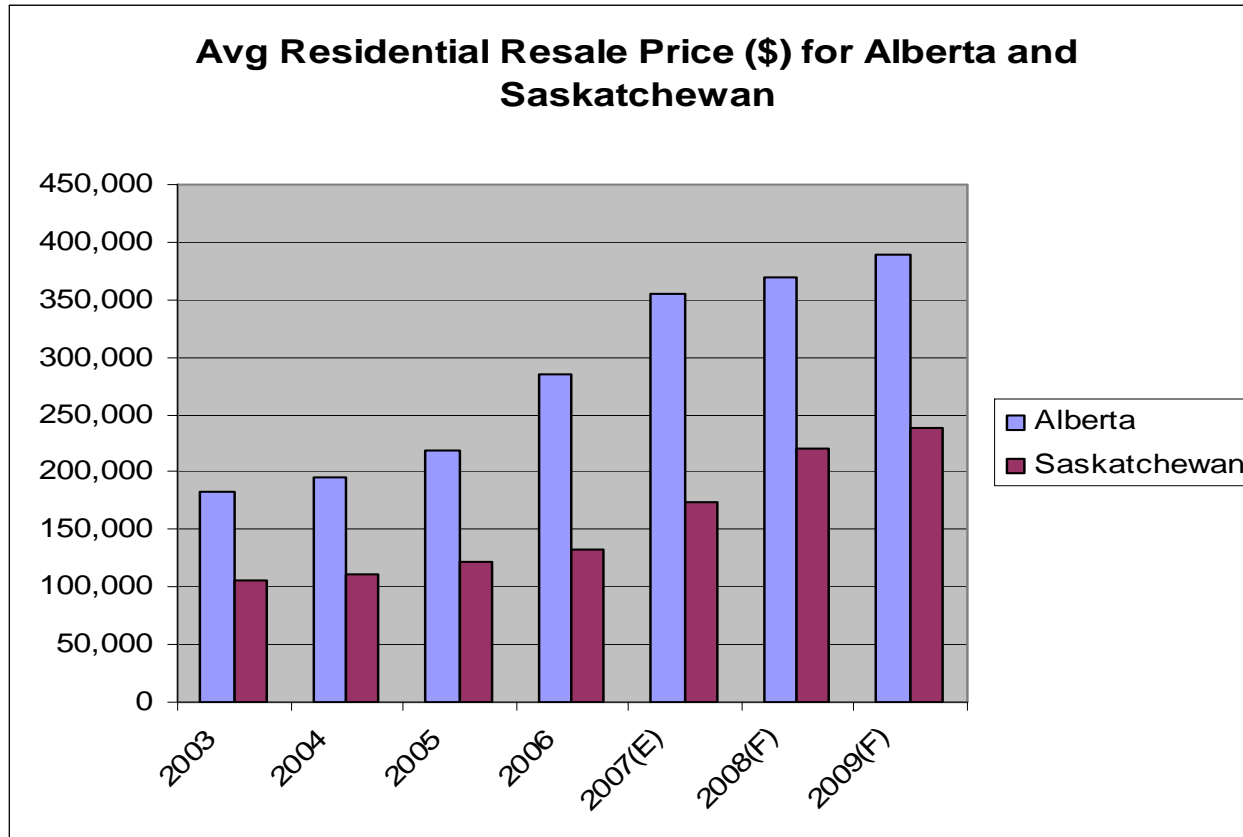


- Assumption: 10% down payment, average 5-year fixed discounted mortgage rates.
- Source: CMHC, CREB, CMHC Calculation



Average Residential Sales Price

Alberta and Saskatchewan



Source: CMHC Forecast



Alberta's Major Construction Projects

Inventory of Major Alberta Projects (\$millions)	
Region	Aug-07
1 - Wood Buffalo / Cold Lake	72,359.3
2 - Athabasca / Grande Prairie	4,175.4
3 - Edmonton Region	78,253.3
4 - Red Deer Region	1,860.4
5 - Banff / Jasper	4,458.9
6 - Calgary Region	26,238.4
7 - Camrose / Drumheller	6,034.3
8 - Lethbridge / Medicine Hat	4,228.9
9 - Other	26,800.5
Total	224,409.4



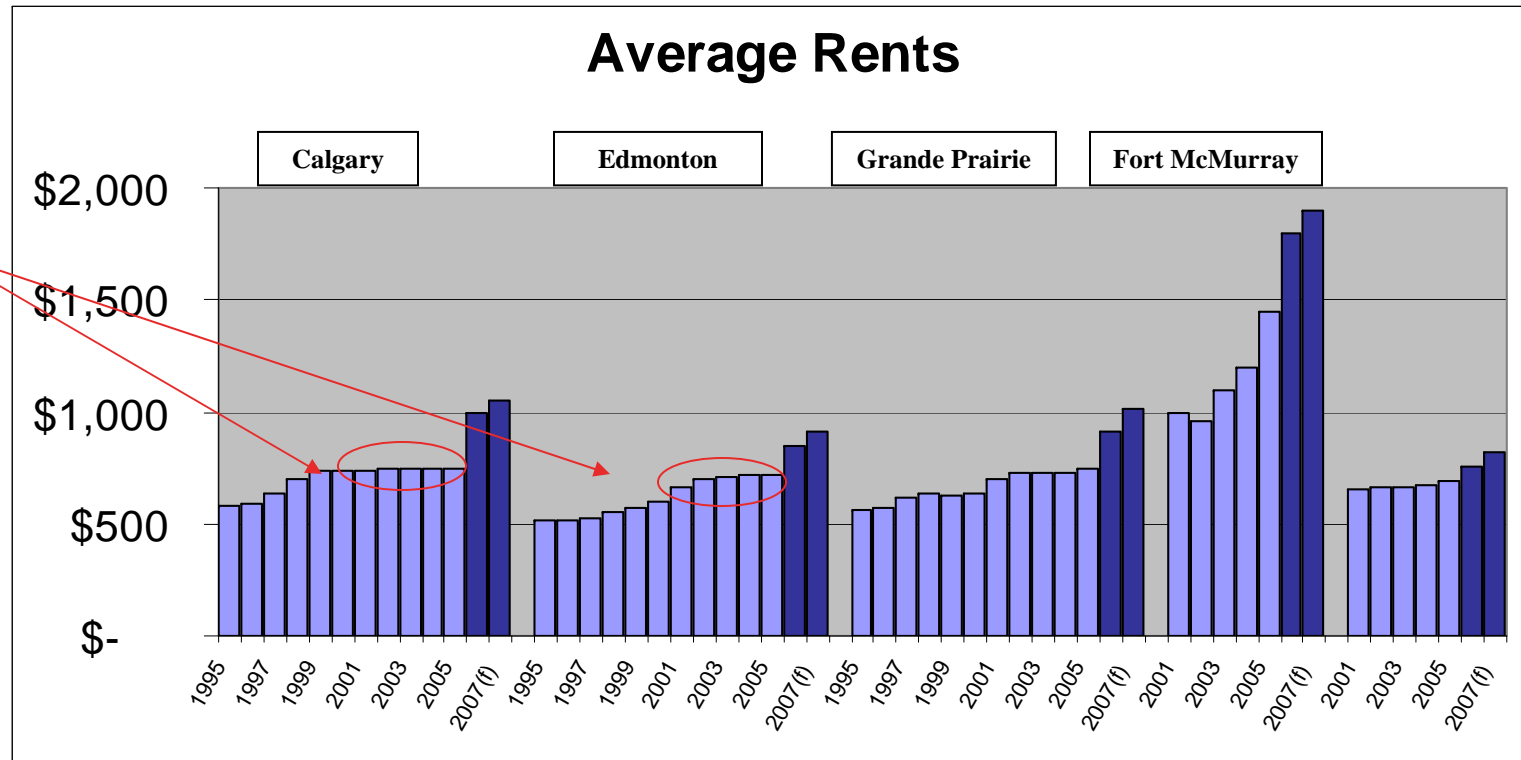
Source: CMHC, Alberta Economic Development (includes projects recently completed, currently under construction, or proposed to start construction within the next few years)



Average Rental Rate Increases

CMHC statistics based on 2 bedroom apartments

4 Years of 0% Rental Increases, Free Rent and High Single Digit to Double Digit Increases in Expenses



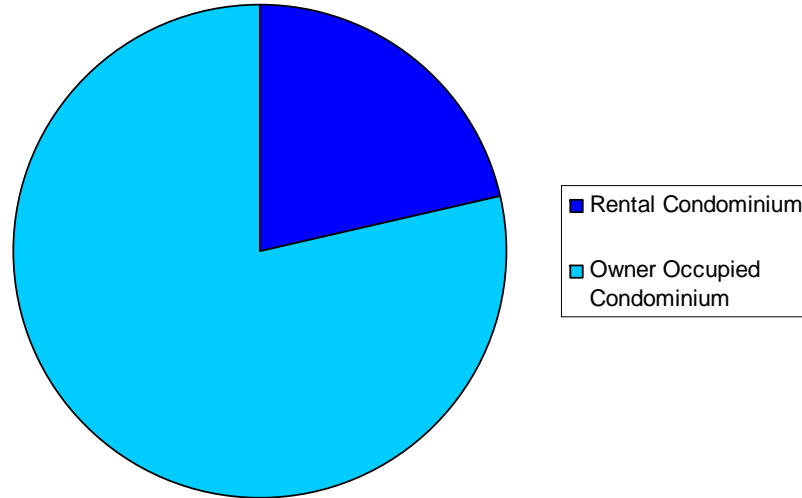
Summarized from CMHC data



Calgary Rental Condo Universe

Calgary CMA – Rental Condo Universe

October 2007 survey found 21.4% of condominium units rented.



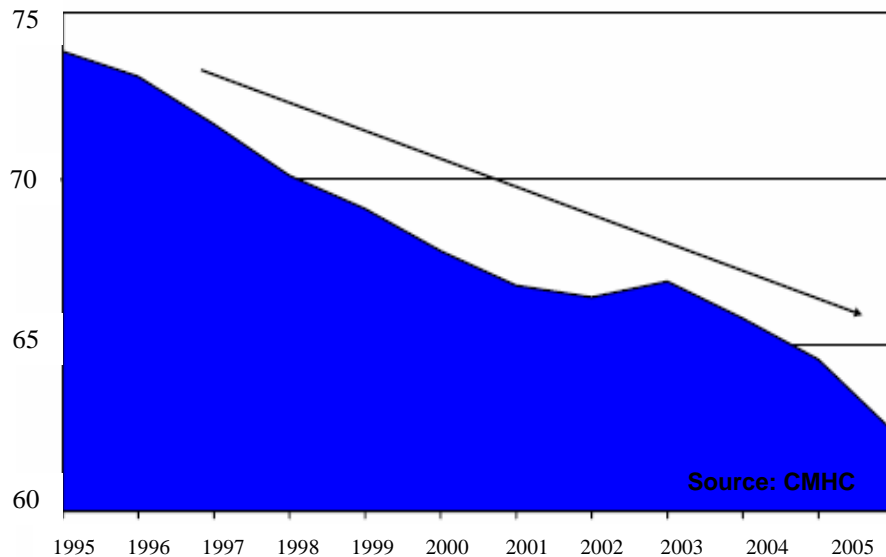
Source: CMHC



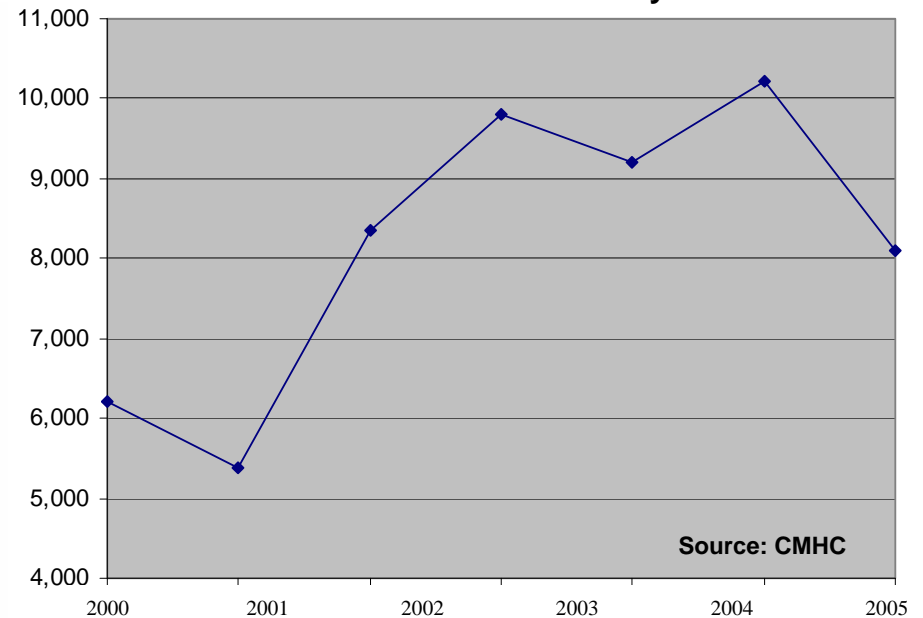
Edmonton Rental Market Universe Per Capita...

The Edmonton Rental Market Universe / capita has been on a downward trend since the early 1990s. However, increasing condominium construction across the Province is increasing the rental market universe in each city, as approximately 20% of new condominium units are bought by investors and subsequently rented.

Rental Units per 1,000 Population in Edmonton



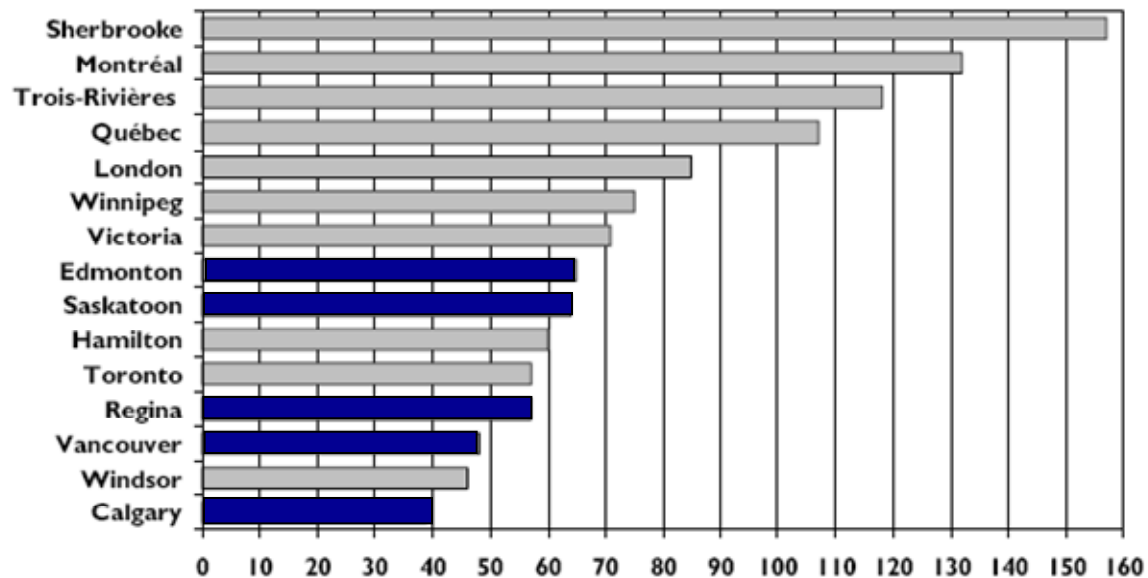
Provincial Condo Starts by Year



Rental Universe Per Capita

Our hottest markets (indicated in blue) have some of the smallest rental universes per capita.

Rental universe per 1,000 population

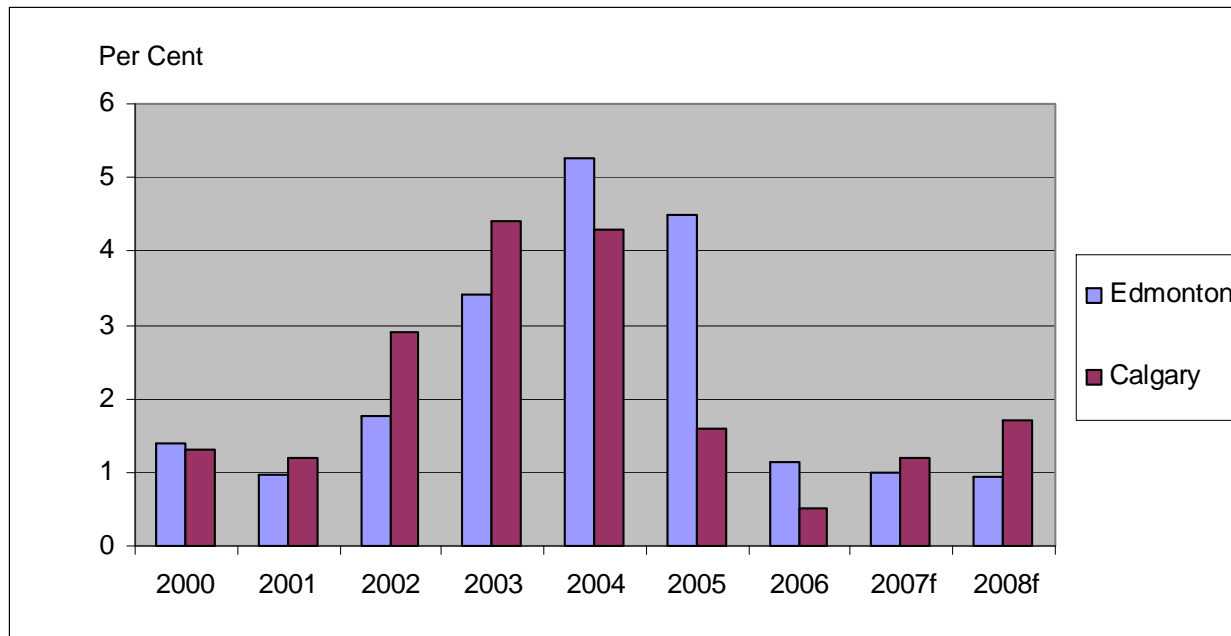


Source: CMHC



Edmonton and Calgary Rental Market Vacancy Rate

Edmonton and Calgary Apartment Vacancy Rate - Private Structures of 3+ Units



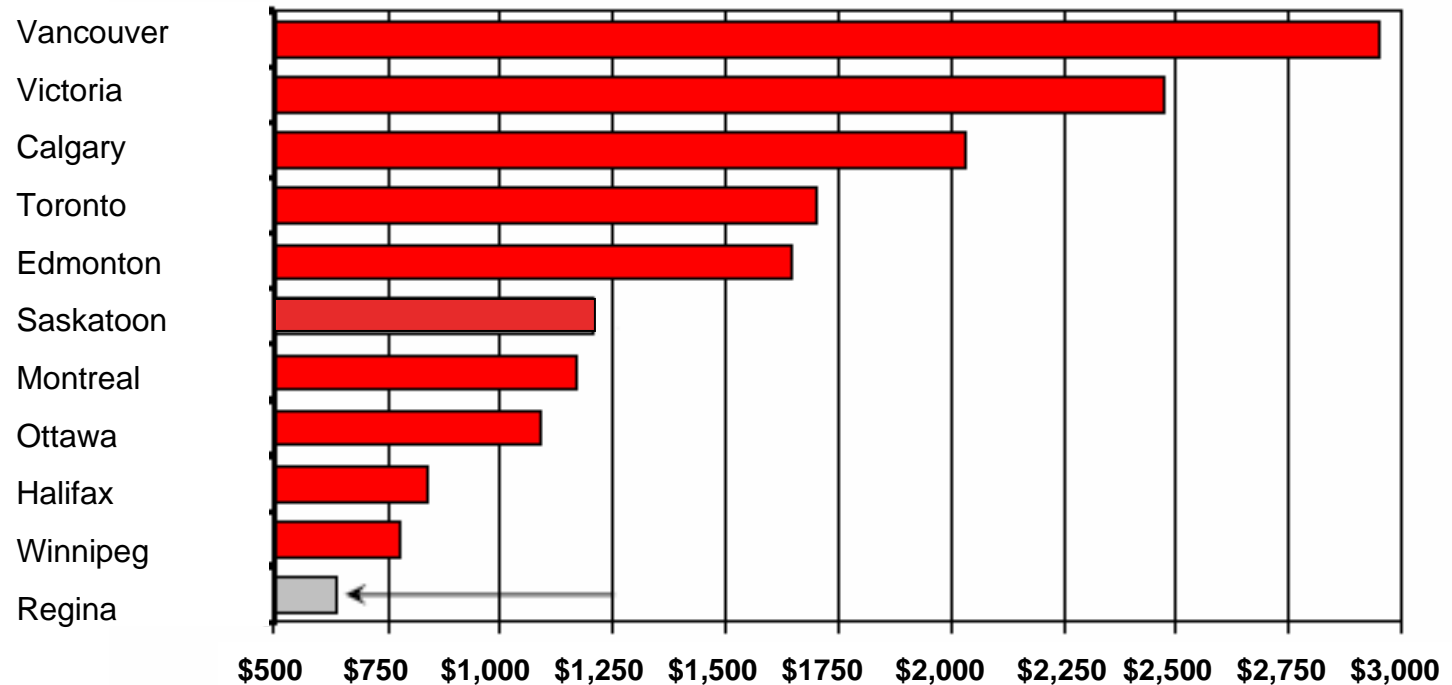
Source / Forecast: CMHC



Mortgage Payments vs. Monthly Rent

Monthly carrying costs minus average two bedroom rent (\$), April 2007

***Regina has the lowest ownership premium of all major centres**



Q2 - Distributable Income

(in 000's, except per unit amounts)

Distributable Income Reconciliation

In \$000's, except per unit amounts	3 Months Jun-08	3 Months Jun-07	% Change	6 Months Jun-08	6 Months Jun-07	% Change
Total Operating Cash Flows	\$ 33,079	\$ 39,416		\$ 56,958	\$ 63,297	
Net change in operating working capital	\$ 937	\$ (8,555)		\$ 6,210	\$ (8,401)	
Deduct deferred financing costs amortization post May 2, 2004	\$ (707)	\$ (622)		\$ (1,438)	\$ (948)	
Mark-to-market debt adjustment post May 2004	\$ (92)	\$ (254)		\$ (216)	\$ (343)	
	<u>\$ 33,217</u>	<u>\$ 29,985</u>	10.8%	<u>\$ 61,514</u>	<u>\$ 53,605</u>	14.8%
Distributable income - per unit	<u>\$ 0.61</u>	<u>\$ 0.53</u>	15.1%	<u>\$ 1.12</u>	<u>\$ 0.95</u>	17.9%



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