

NEWS RELEASE FOR IMMEDIATE DISTRIBUTION

Boardwalk REIT Announces Solid First Quarter Financial Results; FFO Per Unit up 14.0% and DI Per Unit up 13.7% YOY; and Monthly Per Unit Distributions for May, June and July 2009.

CALGARY, May 14, 2009 - Boardwalk Real Estate Investment Trust ("BEI.UN" - TSX)

Boardwalk Real Estate Investment Trust ("Boardwalk", "Boardwalk REIT" or the "Trust") today announced solid financial results for the first quarter of 2009; Funds From Operations ("FFO") per unit up 14.0% and Distributable Income ("DI") per unit up 13.7% YOY; and its May, June and July 2009 Distribution. FFO and DI are non-GAAP measures; the reconciliation to Net Earnings and Total Operating Cash Flows, respectively, can be found in the Management's Discussion and Analysis (MD&A) for the first quarter ended March 31, 2009, under the section titled, "Performance Measures".

For the first quarter ended March 31, 2009, the Trust reported FFO of \$30.5 million and FFO per unit of \$0.57 on a diluted basis, compared to FFO of \$27.7 million and FFO per unit of \$0.50 for the same period last year. DI for the quarter was \$30.8 million and DI per unit was \$0.58 on a diluted basis, compared to \$28.3 million and \$0.51 per unit for the same period last year.

\$ million, except per unit amounts

Highlights of the Trust's First Quarter 2009 Financial Results			
	Three Months Mar 2009	Three Months Mar 2008	% Change
Rental Revenue	\$108.2	\$102.2	5.9%
Net Operating Income (NOI)	\$66.0	\$60.5	9.0%
Funds From Operations (FFO)	\$30.5	\$27.7	10.0%
FFO Per Unit	\$0.57	\$0.50	14.0%
Distributable Income (DI)	\$30.8	\$28.3	8.7%
DI Per Unit	\$0.58	\$0.51	13.7%
Distributions Declared	\$24.0	\$25.0	
Distributions Declared Per Unit (2008 Target \$1.80 Per Unit on an annualized basis)	\$0.45	\$0.45	
Payout as a % DI	78.0%	88.2%	

For further detail, please refer to pages 9-11 of the MD&A.

Portfolio Highlights for the First Quarter 2009			
	Mar 2009	Dec 2008	Mar 2008
Average Vacancy (3 Months)	5.34%	4.68%	5.65%
Average Monthly Rent (3 Months)	\$979	\$978	\$931
Average Market Rent (Period Ended)	\$1,023	\$1,047	\$1,051
Average Occupied Rent (Period Ended)	\$1,030	\$1,028	\$994
Loss-to-Lease (\$ million)	(\$3.1)	\$8.0	\$23.7
Loss-to-Lease Per Trust Unit	\$ (0.06)	\$ 0.15	\$0.43
Debt-to-GBV ("Gross Book Value") (Period Ended)	60.6%	60.5%	
		% Change Year	Over-Year
Same Property Results (3 Months)			
Rental Revenue		4.9%	
Operating Costs		-1.3%	
Net Operating Income (NOI)		9.1%	

For further details, please refer to pages 13-16 and 20-21 of the MD&A.

Sequential Revenue Analysis

Stabilized Revenue Growth	# of Units	Q1 2009 vs. Q4 2008	Q4 2008 vs. Q3 2008	Q3 2008 vs. Q2 2008	Q2 2008 vs. Q1 2008
Calgary	4,973	-1.3%	-0.9%	1.3%	3.0%
Edmonton	11,825	0.4%	-1.0%	3.5%	2.6%
Other Alberta	2,043	0.7%	1.0%	0.3%	0.1%
British Columbia	1,087	-0.8%	2.0%	1.2%	1.9%
Ontario	4,265	0.3%	0.0%	-1.2%	0.9%
Quebec	6,756	-0.2%	-0.5%	2.2%	1.1%
Saskatchewan	4,660	1.5%	2.8%	5.7%	6.6%
	35,609	0.1%	-0.1%	2.4%	2.5%

On a sequential basis, stabilized revenues increased 0.1% from Q4 2008 to Q1 2009, decreased 0.1% from Q3 2008 to Q4 2008, increased 2.4% from Q2 2008 to Q3 2008, and increased 2.5% from Q1 2008 to Q2 2008.

Market Fundamentals From Across Canada:

Unemployment, Migration and Wages

Market Fundamentals										
	BC		Alberta		Saskatchewan		Ontario		Quebec	
	Apr 2009	Apr 2008	Apr 2009	Apr 2008	Apr 2009	Apr 2008	Apr 2009	Apr 2008	Apr 2009	Apr 2008
Unemployment Rate	7.4%	4.3%	6.0%	3.3%	5.0%	4.3%	8.7%	6.3%	8.4%	7.6%
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Net Interprovincial Migration	1,453	2,599	6,198	864	949	1,782	-6,517	-4,047	-2,139	-2,105
Net International Migration	10,255	6,252	8,967	6,290	1,512	611	6,151	5,637	6,046	6,902
Total Net Migration	11,708	8,851	15,165	7,154	2,461	2,393	-366	1,590	3,907	4,797
	Feb 2008 to Feb 2009	Feb 2007 to Feb 2008	Feb 2008 to Feb 2009	Feb 2007 to Feb 2008	Feb 2008 to Feb 2009	Feb 2007 to Feb 2008	Feb 2008 to Feb 2009	Feb 2007 to Feb 2008	Feb 2008 to Feb 2009	Feb 2007 to Feb 2008
Average Weekly Wages Growth	-0.5%	3.4%	5.4%	4.9%	3.5%	4.4%	1.1%	2.9%	2.2%	1.7%

Source: Statistics Canada

Western Canada:

Rental market fundamentals in Western Canada have seen a decline compared to 2008 levels, but are still surpassing the Eastern provinces.

In Alberta, high energy prices helped buffer the economy in 2008, but the province is beginning to see the effects of the economic recession. It is projected that the province will lose between \$97 billion and \$241 billion of capital projects over the next ten years due to delayed oil sands projects. Two projects that are staying on course are Imperial Oil's Kearl Project, worth \$8 billion, and the Devon Jackfish Project. Imperial Oil expects to make a decision regarding the Kearl Project at the end of its second quarter of 2009. It is estimated Alberta's GDP growth will decline by 0.7% in 2009, but will rebound in 2010. As of April 2009, Alberta's unemployment rate was 6.0%, the third lowest of all the provinces. Wage growth remains high in the province, attracting interprovincial migration, with large gains from Ontario. Alberta also saw reduced interprovincial migration losses to British Columbia and Saskatchewan over the fourth quarter of 2008, helping it lead the provinces in population growth for the fifth straight quarter. International migration was also up year-over-year, contributing to rental demand in the province.

Saskatchewan is expected to post GDP growth of 0.9% in 2009, despite a drop in commodity prices for uranium, crude oil, and agricultural products, and will continue to attract capital investment. As of April 2009, Saskatchewan's unemployment rate was 5.0%, the second lowest in the country. Wage growth was lower year-over-year but still positive at 3.5%. International migration to Saskatchewan was up year-over-year as of the fourth quarter of 2008, helping to make up for lower interprovincial migration.

British Columbia gained 17,000 jobs in April 2009, helping to make up for the 21,000 jobs lost in the previous month. The province's unemployment rate for the same month stayed at 7.4%, below the national average of 8.0%. Wages in British Columbia declined as of February 2009 by 0.5%. However, GDP growth for the province is expected to exceed the national average in 2009, with major projects as of December 2008 estimated at a worth of \$179.4 billion. While interprovincial migration to British Columbia was down, international migration was higher year-over-year in the fourth quarter of 2008, and net migration will remain high in 2009.

Eastern Canada:

Eastern Canada continues to be negatively affected by the economic recession. In Ontario, wage growth has tempered and unemployment remains at 8.7% as of April 2009. With General Motors and Chrysler facing financial difficulties, the future of Ontario's auto industry remains uncertain. The province also experienced its highest fourth quarter losses for interprovincial migration since 1975 due to increased migration to Alberta.

Quebec saw wage growth increase year-over-year, as of February 2009, but also saw an increase in unemployment, reaching 8.4% as of April. However, we are pleased to report that Quebec gained 22,000 jobs in the same month. Fourth quarter international and interprovincial migration to Quebec were both down year-over-year.

MLS Housing Prices:

As the rental market is in direct competition with the housing market, Boardwalk reports on MLS Housing Prices each quarter. This allows us to predict how our rental markets will perform based on MLS price trends.

MLS Housing Prices					
British Columbia	Vancouver CMA		Victoria CMA		
	Mar 2009	Mar 2008	Mar 2009	Mar 2008	
	Average Single Family	\$649,342	\$764,616	\$534,689	\$597,176
	Average Condo	na	na	\$295,624	\$328,734
Alberta	Calgary CMA		Edmonton		
	Mar 2009	Mar 2008	Mar 2009	Mar 2008	
	Average Single Family	\$420,354	\$474,513	\$349,716	\$387,632
	Average Condo	\$284,056	\$312,056	\$230,469	\$263,023
Saskatchewan	Saskatoon		Regina		
	Mar 2009	Mar 2008	Mar 2009	Mar 2008	
	Average Overall	\$266,720	\$289,440	\$246,268	\$211,962
Ontario	London		Windsor		
	Mar 2009	Mar 2008	Mar 2009	Mar 2008	
	Average Single Family	\$215,343	\$225,854	na	na
	Average Condo	\$147,282	\$142,081	na	na
	Average Overall	na	na	\$147,695	\$165,298
Quebec	Montreal (CMA)				
	Mar 2009*	Mar 2008			
	Average Overall	\$254,502	\$250,451		

Internally generated, NA = Data not available, * Internally calculated based on volume of sales and total sales for March 2009 as provided by the Greater Montreal Real Estate Board. Source: Association of Regina REALTORS®, Calgary Real Estate Board, Canada Mortgage and Housing Corporation, Canadian Real Estate Association, Edmonton Real Estate Board, Greater Montreal Real Estate Board, London and St. Thomas Association of REALTORS®, Real Estate Board of Greater Vancouver, Saskatoon Region Association of REALTORS®, Victoria Real Estate Board, Windsor-Essex County Real Estate Board

Western Canada:

The buyer's market is re-establishing in Western Canada, as low mortgage rates and housing prices encourage new homebuyers. Both Calgary and Edmonton saw declines in resale prices year-over-year, with the average price for a single-family home in March 2009 falling by 11% and 10%, respectively. For the same month, condominium prices in Calgary and Edmonton fell 9% and 12%, respectively, year-over-year. Multi-family housing starts in both Calgary and Edmonton are projected to drop dramatically, eliminating potential competition for the existing rental market. Calgary has shown the most dramatic drop, from 7,051 in 2008 to an estimate of 1,700 for 2009. Condominium listings in Calgary for March were also down 42% year-over-year. The March average sale price in Saskatoon declined 8% year-over-year, but Regina saw a year-over-year price increase of 16% for the same month. In Vancouver, the average price for a single-family home fell 15.1% in March year-over-year, but prices remain high, encouraging rental demand.

Eastern Canada:

The housing market in Eastern Canada is showing signs of stabilizing. The price of a single-family home in London dropped by 5% for March 2009 year-over-year, although condominium prices were up 4% year-over-year for the same month. Single-family sales were down in London by 7% in March compared to the same time last year, but were an improvement from downward sales of 30% in February of this year. Windsor also saw its average sale price decline by 11% year-over-year for March. In Montreal, housing prices in March were up

slightly year-over-year, while sales were down; sales of single-family homes and condominiums decreased by 11% and 15%, respectively, year-over year. While consumer confidence in Montreal is increasing due to availability and low interest rates, the demand for rental housing is still strong.

Acquisitions and Dispositions

Due to current market conditions, we are not anticipating any acquisitions at this time. However, with the gap between public apartment companies' and private market cap rates, there may be a unique opportunity to selectively sell apartment assets to private buyers and redeploy these proceeds to acquire our Trust Units as part of our Normal Course Issuer Bid.

For further detail, please refer to page 17 of the MD&A.

Unit Buyback

In alignment with our financial guidance for 2009, we continue to believe that one of the best investments we can make is purchasing our Trust Units at current levels. Under the First Normal Course Issuer Bid, the Trust purchased and cancelled 1,666,000 REIT Trust Units in the first nine months of 2008, representing a total market value of approximately \$65.3 million, or an average of \$39.19 per Trust Unit. Together with the 856,447 Trust Units purchased and cancelled in 2007, the Trust has cumulatively purchased and cancelled 2,522,447 Trust Units representing a total market value of approximately \$103.9 million at September 30, 2008, or an average of \$41.18 per Trust Unit.

Under the Second Bid, which received regulatory approval from the Toronto Stock Exchange on August 18, 2008, the Trust has purchased and cancelled, on a cumulative basis, 951,000 REIT units (305,000 in fiscal 2009), representing a total market value of approximately \$28.0 million (\$7.9 million in fiscal 2009), or an average of \$29.45 per trust unit.

For further detail, please refer to pages 18-19 of the MD&A.

Continued Financial Strength

The Trust continued to build on its solid financial position throughout the first quarter of 2009. Boardwalk REIT's total debt outstanding was \$2.17 billion as of March 31, 2009, as compared to \$2.18 billion as of December 31, 2008. As of March 31, 2009, the Trust's total debt had an average term maturity of 3 years with a weighted average interest rate of 4.77% and the debt-to-total enterprise value ratio was 61.1%.

The Trust projects that by December 31, 2009, it will have access to approximately \$367 million of available capital in the form of cash-on-hand; a secured, undrawn acquisition and operating facility; and estimated additional mortgage proceeds for the remainder of the year. The Trust's interest coverage ratio, excluding gains, for the three-month period ended March 31, 2009 was 2.18 times compared to 2.15 times in the same period last year.

For further detail, please refer to pages 16 and 20-21 of the MD&A.

Outlook and 2009 Financial Guidance

We estimate that for fiscal 2009, we will report FFO on a per outstanding Trust Unit between \$2.45 - \$2.55 (DI between \$2.47 - \$2.57). We are not anticipating any new apartment acquisitions for 2009. The following table details our 2009 Financial Guidance along with key assumptions:

2009 Financial Guidance

Description	Guidance
Acquisitions	No new apartment acquisitions
Stabilized Building NOI growth	4% to 6%
FFO per Trust Unit	\$2.45 to \$2.55
DI per Trust Unit	\$2.47 to \$2.57

As noted earlier, the Trust continues to believe that one of the best investments it can make at this current time is an investment in Boardwalk REIT through the continued purchase of its Trust Units. For 2009, the Trust plans to prudently allocate capital to this area.

For further detail, please refer to page 24 of the MD&A.

2009 Distributions

The Trust has declared its distributions in the amount of 15.00 cents per Trust Unit (\$1.80 on an annualized basis) as per the following schedule:

Month	Record Date	Distribution Date
May 2009	May 29, 2009	June 15, 2009
June 2009	June 30, 2009	July 15, 2009
July 2009	July 31, 2009	August 17, 2009

Investor Relations Policy Change

At yesterday's Board Meeting, its Board of Trustees adopted a new corporate communication policy whereby for a period of two weeks - fourteen calendar days prior to the public release of Quarterly results - Senior management or the Board will not be permitted to entertain any financial results questions or participate in any industry related conferences related to Boardwalk whereby questions on financial results would be asked.

Supplementary Information

Boardwalk produces the Quarterly Supplemental Information Package that provides detailed information regarding the Trust's activities during the quarter. The First Quarter 2009 Supplemental Information Package is available on our investor website at www.boardwalkreit.com.

Teleconference on First Quarter 2009 Financial Results

We invite you to participate in the teleconference that will be held to discuss these results this same morning (May,14, 2009) at 11:00 am EST. Senior management will speak to the first quarter financial results and provide an update. Presentation materials will be made available on our investor website at www.boardwalkreit.com prior to the call.

Participation & Registration: Please RSVP to Investor Relations at 403-206-6808 or by email to investor@bwalk.com.

Teleconference: The telephone numbers for the conference are 416-644-3414 (within Toronto) or toll-free 1-800-733-7560 (outside Toronto).

Webcast: Investors will be able to listen to the call and view our slide presentation over the Internet by visiting www.boardwalkreit.com 15 min. prior to the start of the call. An information page will be provided for any software needed and system requirements. The live audiocast will also be available at <http://www.newswire.ca/en/webcast/viewEvent.cgi?eventID=2590500>

Replay: An audio recording of the teleconference will be available from 1:00 pm ET on Thursday, May 14, 2009 until 11:59 pm ET on Thursday, May 21, 2009. You can access it by dialing 416-640-1917 and using the passcode 21301056 followed by the pound (#) sign.

Corporate Profile

Boardwalk REIT is an open-ended real estate investment trust formed to acquire all of the assets and undertakings of Boardwalk Equities Inc. Boardwalk REIT's principal objectives are to provide its unitholders with monthly cash distributions, partially on a Canadian income tax-deferred basis, and to increase the value of its units through the effective management of its residential multi-family revenue producing properties and the acquisition of additional properties. Boardwalk REIT currently owns and operates in excess of 260 properties with 36,785 units totalling approximately 31 million net rentable square feet, and is Canada's largest owner/operator of multi-family rental communities. Boardwalk REIT's portfolio is concentrated in the provinces of Alberta, British Columbia, Saskatchewan, Ontario and Quebec.

¹ Funds From Operations ("FFO") is a generally accepted measure of operating performance of real estate investment trusts and companies; however, it is a non-GAAP measure. The Trust calculates FFO by taking net earnings after discontinued operations, adjusting for gains or losses on disposal of discontinued operation assets and extraordinary items, and adding non-cash expenses including future income taxes and amortization. The determination of this amount may differ from that of other real estate investment trusts and companies. Distributable Income ("DI") is calculated based on the definition as set out in the Trust's declaration of trust and is computed by taking FFO and adding back amortization on any deferred financing charges incurred prior to May 3, 2004 as well as adjusting for any discounts or premiums relating to the amortization of mark-to-market debt adjustment incurred subsequent to the real estate investment trust conversion date of May 3, 2004.

CAUTIONARY STATEMENTS REGARDING FORWARD-LOOKING STATEMENTS

Information in this news release that is not current or historical factual information may constitute forward-looking information within the meaning of securities laws. Implicit in this information, particularly in respect of our objectives for 2009 and future periods, our strategies to achieve those objectives, as well as statements with respect to management's beliefs, plans, estimates and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations, are estimates and assumptions subject to risks and uncertainties, including those described in the Management's Discussion & Analysis of Boardwalk REIT's 2008 Annual Report under the heading "Risks and Risk Management", which could cause our actual results to differ materially from the forward looking information contained in this news release. Specifically we have assumed that the general economy remains stable, interest rates are relatively stable, acquisition capitalization rates are stable, competition for acquisition of residential apartments remains intense, and equity and debt markets continue to provide access to capital. These assumptions, although considered reasonable by the Trust at the time of preparation, may prove to be incorrect. 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. Forward-looking information contained in this news release is based on our current estimates, expectations and projections, which we believe are reasonable as of the current date. You should not place undue importance on forward-looking information and should not rely upon this information as of any other date. While we may elect to, we are under no obligation and do not undertake to update this information at any particular time.