

No securities regulatory authority has expressed an opinion about these securities and it is an offence to claim otherwise. These securities have not been and will not be registered under the United States Securities Act of 1933, as amended (the "1933 Act"), or the securities laws of any state. Accordingly, these securities may not be offered or sold within the United States of America, its territories or possessions and other areas subject to its jurisdictions or to, or for the account or benefit of, a U.S. Person (as defined in Regulation S under the 1933 Act), except in limited circumstances. See "Plan of Distribution".

Information has been incorporated by reference in this short form prospectus from documents filed with securities commissions or similar authorities in Canada. Copies of the documents incorporated herein by reference may be obtained on request without charge from the Secretary of the REIT at 455 rue du Marais, Québec City, Québec, G1M 3A2, telephone (418) 681-8151, and are also available electronically at www.sedar.com.

SHORT FORM PROSPECTUS

New Issue

December 15, 2011



COMINAR REAL ESTATE INVESTMENT TRUST

\$125,001,200

5,734,000 Units

This short form prospectus relates to the distribution of 5,734,000 units (the "Units") of Cominar Real Estate Investment Trust (the "REIT") at a price of \$21.80 per Unit. The REIT is an unincorporated closed-end investment trust governed by the laws of the Province of Québec. The head office of the REIT is located at 455 rue du Marais, Québec City, Québec, G1M 3A2. **The REIT is not a trust company and is not registered under applicable legislation governing trust companies as it does not carry on or intend to carry on the business of a trust company. The Units are not "deposits" within the meaning of the Canada Deposit Insurance Corporation Act and are not insured under the provisions of that Act or any other legislation.**

The Units are listed and posted for trading on the Toronto Stock Exchange (the "TSX") under the symbol "CUF.UN". The TSX has conditionally approved the listing of the Units distributed under this short form prospectus (including those issuable upon exercise of the Over-Allotment Option, as hereinafter defined), subject to compliance with all the requirements of the TSX on or before March 5, 2012. On December 5, 2011, the last trading day prior to the pricing of the Units, the closing price of the Units on the TSX was \$22.35 and on December 14, 2011, the last trading day prior to the date of this short form prospectus, the closing price of the Units on the TSX was \$21.80.

Although the REIT intends to make distributions of its available cash to Unitholders, these cash distributions are not assured. A return on an investment in the REIT is not comparable to the return on an investment in a fixed-income security. The ability of the REIT to make cash distributions and the actual amount distributed will be dependent upon, among other things, the financial performance of the REIT, its debt covenants and obligations, its working capital requirements and its future capital requirements. The market value of the Units may deteriorate if the REIT is unable to maintain current levels of cash distributions in the future, and that deterioration may be material. An investment in the Units is subject to a number of risks and investment considerations that should be considered by a prospective purchaser. See "Risk Factors and Investment Considerations".

The after-tax return for any Units acquired by Unitholders which are subject to Canadian income tax and are Canadian residents will depend, in part, on the composition for tax purposes of distributions paid by the REIT (portions of which may be fully or partially taxable or may constitute non-taxable returns of capital). The adjusted cost base of Units held by a Unitholder generally will be reduced by the non-taxable portion of distributions made to the Unitholder other than the portion thereof attributable to the non-taxable portion of certain capital gains. The composition for tax purposes of those distributions may change over time, thus affecting the after-tax return to Unitholders.

In the opinion of counsel, the Units will qualify as eligible investments as set forth under "Eligibility for Investment".

Price: \$21.80 per Unit

	Price to the public ⁽¹⁾	Underwriters' fee	Net proceeds to the REIT ⁽²⁾
Per Unit	\$21.80	\$0.872	\$20.928
Total ⁽³⁾	\$125,001,200	\$5,000,048	\$120,001,152

Notes:

- The terms of this offering and the price of the Units have been determined by negotiation between the REIT and the Underwriters.
- Before deducting the expenses of this offering, which are estimated to be approximately \$300,000.
- The REIT has granted to the Underwriters an option (the "Over-Allotment Option") to purchase up to 860,100 additional Units on the same terms and conditions as this offering, exercisable in whole or in part from time to time, not later than the 30th day following the closing of this offering for market stabilization purposes and to cover over-allotments, if any. If the Over-Allotment Option is exercised in full, the total price to the public, Underwriters' fee and net proceeds to the REIT (before deducting the estimated expenses of this offering) will be \$143,751,380, \$5,750,055 and \$138,001,325, respectively. This short form prospectus qualifies the distribution of the Units issuable on the exercise of the Over-Allotment Option and their subsequent transfer. See "Plan of Distribution". Unless otherwise indicated, the disclosure in this short form prospectus assumes that the Over-Allotment Option has not been exercised.

A purchaser who acquires Units forming part of the Underwriters' over-allocation position acquires those Units under this short form prospectus, regardless of whether the over-allocation position is ultimately filled through the exercise of the Over-Allotment Option or secondary market purchases.

<u>Underwriters' Position</u>	<u>Maximum size or number of securities available</u>	<u>Exercise Period</u>	<u>Exercise Price</u>
Over-Allotment Option	Option to purchase up to 860,100 additional Units (being up to 15% of the number of the Units sold)	The exercise period of the Over-Allotment Option is set forth above	\$21.80 per Unit

This short form prospectus includes certain financial statements of Canmarc audited by RSM Richter Chamberland LLP (“RSM”). The consent of RSM to the use of its audit report was requested but not obtained by the REIT. Because RSM has not provided this consent, purchasers of Units will not have the statutory right of action for damages against RSM prescribed by applicable securities legislation. In the event that such financial statements of Canmarc contain a misrepresentation, a purchaser may be entitled to remedies for rescission or damages against the REIT. See “Information Concerning Canmarc” and “Purchasers’ Statutory Rights”. The REIT was granted an exemption from the requirements under applicable securities legislation to obtain RSM’s consent to incorporate its audit report on the Canmarc Audited Financial Statements (as hereinafter defined). See “Exemption from National Instrument 44-101”.

The Underwriters of this offering are National Bank Financial Inc. (“NBF”), BMO Nesbitt Burns Inc. (“BMO”), Desjardins Securities Inc., RBC Dominion Securities Inc., CIBC World Markets Inc., Scotia Capital Inc., Canaccord Genuity Corp. and Macquarie Capital Markets Canada Ltd. (collectively, the “Underwriters”). The Underwriters, as principals, conditionally offer the Units for sale, subject to prior sale, if, as and when issued by the REIT and accepted by the Underwriters in accordance with the conditions contained in the Underwriting Agreement referred to under “Plan of Distribution”, and subject to the approval of certain legal matters on behalf of the REIT by Davies Ward Phillips & Vineberg LLP, and on behalf of the Underwriters by Lavery, de Billy, L.L.P. In accordance with and subject to applicable laws, the Underwriters may effect transactions that stabilize or maintain the market price of the Units. See “Plan of Distribution”.

Subscriptions will be received subject to rejection or allotment in whole or in part, and the right is reserved to close the subscription books at any time without notice. Certificates representing the Units will be available for delivery on the closing date, which is expected to occur on or about December 22, 2011 or such later date as the REIT and the Underwriters may agree, but in any event no later than January 26, 2012.

Each of NBF, BMO, Desjardins Securities Inc., RBC Dominion Securities Inc., CIBC World Markets Inc. and Scotia Capital Inc. is a subsidiary of financial institutions which are among the REIT’s principal lenders. Consequently, the REIT may be considered a “connected issuer” of such Underwriters within the meaning of applicable securities legislation. As at December 14, 2011, the actual indebtedness of the REIT to such financial institutions amounted to approximately \$260.6 million in the aggregate. In addition, BMO is acting as financial advisor to the REIT with respect to the offer dated December 2, 2011 made by certain of the REIT’s subsidiaries to purchase all of the issued and outstanding trust units (other than those owned directly or indirectly by the REIT or its subsidiaries) (the “Canmarc Units”) of Canmarc Real Estate Investment Trust (“Canmarc”) together with the URP Rights (as hereinafter defined), including all Canmarc Units that may become issued and outstanding after the date of the offer but before the Expiry Time (as hereinafter defined) upon the conversion, exchange or exercise of the securities of Canmarc that are convertible into or exchangeable or exercisable for, or existing rights to acquire, trust unit of Canmarc, other than URP Rights (as amended, varied or supplemented from time to time, the “Canmarc Offer”) and has been retained by the REIT to act as dealer manager and to form a soliciting dealer group to solicit acceptances of the Canmarc Offer. Moreover, affiliates of NBF, BMO and Desjardins Securities Inc. have provided the REIT with a commitment to fund the entire cash consideration payable for the Canmarc Units under the Canmarc Offer and back-stop post-closing refinancing and liquidity requirements. See “Relationship Between the Issuer and the Underwriters”.

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ABOUT THIS PROSPECTUS

Unless otherwise indicated, the disclosure in this short form prospectus assumes that the Over-Allotment Option has not been exercised.

In this short form prospectus, unless otherwise specified, all references to “dollars” or “\$” are to Canadian dollars.

FORWARD-LOOKING STATEMENTS

Certain statements contained in this short form prospectus, and in certain documents incorporated by reference herein, constitute forward-looking statements. These statements relate to future events or the REIT's future performance. All statements other than statements of historical fact may be forward-looking statements. Forward-looking statements are often, but not always, identified by the use of words such as “seek”, “anticipate”, “plan”, “continue”, “estimate”, “expect”, “may”, “will”, “project”, “predict”, “potential”, “targeting”, “intend”, “could”, “might”, “should”, “believe” and similar expressions. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking statements. Although this is not an exhaustive list, the REIT cautions investors that statements concerning the following subjects are, or are likely to be, forward-looking statements: the ability of the REIT to continue to identify, pursue and consummate acquisition opportunities, the return on investment of the REIT's property acquisitions and developments, the status of the REIT for tax purposes, the access of the REIT to capital and debt markets, and the completion of the Canmarc Offer.

The REIT's actual results could differ materially from those anticipated in forward-looking statements, as applicable, including as a result of the risks associated with the ownership of immovable property, access to capital, current global financial conditions, competition in the real estate sector, property acquisitions and developments, dependence on key personnel, potential conflicts of interest, general uninsured losses, governmental regulation, limits on activities and debt financing as well as the risks related to the REIT's inability to verify information relating to Canmarc. See “Risk Factors and Investment Considerations”. While the REIT believes that the expectations reflected in the forward-looking statements contained in this short form prospectus, and in its documents incorporated by reference herein, are reasonable, no assurance can be given that these expectations will prove to be correct, and such forward-looking statements included in, or incorporated by reference in such

documents should not be unduly relied upon. These statements speak only as of the date of this short form prospectus or as of the date specified in the documents incorporated by reference herein, as the case may be. The REIT does not assume any obligation to update the aforementioned forward-looking statements except as required by applicable laws. Some of the specific forward-looking statements in this short form prospectus include, but are not limited to, statements with respect to the following: the expected completion of the Canmarc Offer; the effect of the Canmarc Offer on the REIT's performance, financial or otherwise; and the REIT's capital expenditure requirements for the Canmarc Offer.

NON-GAAP FINANCIAL MEASURES

The REIT issues guidance and reports on certain non-GAAP measures, including "net operating income", "distributable income", "funds from operations" and "adjusted funds from operations", that it uses to evaluate its performance. Because non-GAAP measures do not have a standardized meaning and may differ from other issuers', securities regulations require that non-GAAP measures be clearly defined and qualified, reconciled with their nearest GAAP measure and given no more prominence than the closest GAAP measure. Such information is presented in the sections dealing with these financial measures herein and in the documents incorporated by reference herein.

INFORMATION CONCERNING CANMARC

The information concerning Canmarc contained in this short form prospectus has been taken from and is based upon Canmarc's public disclosure on file with Canadian Securities Regulatory Authorities. Canmarc has not reviewed this short form prospectus and has not confirmed the accuracy and completeness of the information in respect of Canmarc contained herein. Although the REIT does not have any knowledge that would indicate that any information or statements contained herein concerning Canmarc taken from, or based upon, such public disclosure contain any untrue statement of a material fact or omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in light of the circumstance in which it was made, neither it nor the Underwriters, nor any of their respective directors, trustees or officers has verified, nor do they assume any responsibility for, the accuracy and completeness of such information or statements or for any failure by Canmarc to disclose events or facts which may have occurred or which may affect the significance or accuracy of any such information or statements but which are unknown to the REIT and the Underwriters. Except as otherwise indicated, information concerning Canmarc is given based on information in Canmarc's public disclosure available as at November 25, 2011. See "Risk Factors and Investment Considerations".

Without limiting the generality of the foregoing, neither the REIT nor the Underwriters have had the opportunity to verify the accuracy, completeness or fair presentation of any financial information concerning Canmarc contained in this short form prospectus (including Canmarc financial information used to derive any pro forma financial information). None of the REIT, its independent auditors or the Underwriters have had an opportunity to meet with Canmarc's independent auditors to discuss the Canmarc financial statements upon which the pro forma financial statements contained herein are based, or any related matters.

This short form prospectus includes certain financial statements of Canmarc audited by RSM. The consent of RSM to the use of its audit report was requested but not obtained by the REIT. RSM's consent was not obtained because RSM refused to provide it. Because RSM has not provided this consent, purchasers of Units will not have the statutory right of action for damages against RSM prescribed by applicable securities legislation. In the event that such financial statements of Canmarc contain a misrepresentation, a purchaser may be entitled to remedies for rescission or damages against the REIT. See "Purchasers' Statutory Rights". The REIT was granted an exemption from the requirements under applicable securities legislation to obtain RSM's consent to incorporate its audit report on the Canmarc Audited Financial Statements (as hereinafter defined). See "Exemption from National Instrument 44-101".

CAUTION REGARDING PRO FORMA FINANCIAL STATEMENTS

Appendix I to this short form prospectus contains unaudited pro forma consolidated balance sheet and statements of income of the REIT as at September 30, 2011 and for the nine-month period ended September 30, 2011 and the year ended December 31, 2010, giving effect to (i) this offering, (ii) the October 2011 Equity Offering, and (iii) the proposed acquisitions of all the issued and outstanding Canmarc Units under the Canmarc Offer, in the manner set forth therein. Such pro forma financial statements have been prepared using certain of the REIT's and Canmarc's respective financial statements as more particularly described in the notes to such pro forma financial statements. The REIT has not had access to the non-public books and records of Canmarc and is not in a position to independently assess or verify the information in Canmarc's publicly filed documents, including the financial statements of Canmarc that were used to prepare the pro forma financial statements. Such pro forma financial statements are not intended to be indicative of the results that would actually have occurred, or the results expected in future periods, had the events reflected herein occurred on the dates indicated. Actual amounts recorded upon consummation of the transactions contemplated by the Canmarc Offer will differ from such pro forma financial statements. Any potential synergies that may be realized after consummation of the transaction have been excluded from such pro forma financial statements. Since the pro forma financial statements have been developed to retroactively show the effect of a transaction that is expected to occur at a later date (even though this was accomplished by following generally accepted practice using reasonable assumptions), there are limitations inherent in the very nature of pro forma data. Also, none of the REIT, its independent auditors or the Underwriters have had an opportunity to meet with Canmarc's independent auditors to discuss Canmarc's financial statements upon which the pro forma financial statements are based. Furthermore, the REIT has not obtained the consent of Canmarc's independent auditors as to the use of their audit report in respect of the Canmarc Audited Financial Statements upon which the pro forma financial statements are partially derived. The data contained in the pro forma financial statements represents only a simulation of the potential impact of the Cominar Acquisition Group's acquisition of Canmarc. Undue reliance should not be placed on such pro forma financial statements. See "Risk Factors and Investment Considerations".

DOCUMENTS INCORPORATED BY REFERENCE

Information has been incorporated by reference in this short form prospectus from documents filed with securities commissions or similar regulatory authorities in Canada. Copies of the documents incorporated herein by reference may be obtained on request without charge from the Secretary of the REIT, 455 rue du Marais, Québec City, Québec, G1M 3A2, Telephone: (418) 681-8151, and are also available electronically at www.sedar.com.

The following documents of the REIT, filed with the various securities commissions or similar regulatory authorities in each of the provinces of Canada, are specifically incorporated by reference in and form an integral part of this short form prospectus:

- (i) the annual information form of the REIT dated March 30, 2011 for the year ended December 31, 2010 (the "AIF");
- (ii) the comparative audited consolidated financial statements of the REIT for the year ended December 31, 2010, together with the notes thereto and the auditors' report thereon (the "2010 Financial Statements"), and the auditors' report on the audited consolidated financial statements of the REIT for the year ended December 31, 2009;
- (iii) the management's discussion and analysis of operating results and financial position of the REIT for the year ended December 31, 2010 (the "2010 MD&A");
- (iv) the unaudited condensed consolidated interim financial statements of the REIT for the nine-month period ended September 30, 2011, together with the notes thereto (the "September 2011 Financial Statements");
- (v) the management's discussion and analysis of operating results and financial position of the REIT for the nine-month period ended September 30, 2011 (the "September 2011 MD&A");
- (vi) the management information circular of the REIT dated March 30, 2011 in connection with the annual meeting of Unitholders of the REIT held on May 17, 2011;
- (vii) the material change report of the REIT dated September 30, 2011 with respect to a prospectus offering of up to 5,349,800 Units;

- (viii) the material change report of the REIT dated December 2, 2011 with respect to the acquisition of Canmarc Units, the announcement of the intention to make the Canmarc Offer and the making of the Canmarc Offer;
- (ix) the offer to purchase and take-over bid circular of the Cominar Acquisition Group dated December 2, 2011 in respect of the Canmarc Offer (the "Take-Over Bid Circular"); and
- (x) the material change report of the REIT dated December 6, 2011 with respect to this offering.

The following documents of Canmarc, filed with the various securities commissions or similar regulatory authorities in each of the provinces and territories of Canada, are specifically incorporated by reference in and form an integral part of this short form prospectus:

- (i) the annual consolidated financial statements of Canmarc (as previously known as Homburg Canada Real Estate Investment Trust) for the period commencing on May 25, 2010 and ending on December 31, 2010, including the notes thereto and the report of the auditors of Canmarc thereon (the "Canmarc Audited Financial Statements"); and
- (ii) the interim consolidated financial statements of Canmarc and the notes thereto for the three and nine month period ending on September 30, 2011.

Any documents of the type referred to above and any business acquisition reports and material change reports (excluding confidential material change reports) filed by the REIT with the securities commissions or similar regulatory authorities in each of the provinces of Canada subsequent to the date of this short form prospectus and prior to the termination of this distribution shall be deemed to be incorporated by reference into this short form prospectus. **Any statement contained in a document incorporated or deemed to be incorporated by reference herein shall be deemed to be modified or superseded, for purposes of this short form prospectus, to the extent that a statement contained herein or in any other subsequently filed document which also is or is deemed to be incorporated by reference herein modifies or replaces such statement. The modifying or superseding statement need not state that it has modified or superseded a prior statement or include any other information set forth in the document that it modifies or supersedes. The making of a modifying or superseding statement shall not be deemed an admission for any purposes that the modified or superseded statement, when made, constituted a misrepresentation, an untrue statement of a material fact or an omission to state a material fact that is required to be stated or that is necessary to make a statement not misleading in light of the circumstances in which it was made. Any statement so modified or superseded will not be deemed, except as so modified or superseded, to constitute part of this short form prospectus.**

GLOSSARY

The following terms used in this short form prospectus have the meanings set out below:

“**1933 Act**” means the United States *Securities Act of 1933*, as amended;

“**2010 Financial Statements**” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“**2010 MD&A**” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“**affiliate**” has the meaning ascribed thereto in the *Securities Act* (Québec), as amended;

“**AIF**” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“**AM Total Investments**” means AM Total Investments (GP), a general partnership established under the laws of the Province of Québec, all the partnership interests of which are owned directly or indirectly by CFA, and which general partnership holds most of the Units owned by the Dallaire Group;

“**associate**” has the meaning ascribed thereto in the CBCA;

“**BMO**” means BMO Nesbitt Burns Inc.;

“**Bonus Units**” means the additional Units a Unitholder is entitled to receive in payment of a distribution equal to 5% of each distribution that was reinvested by the Unitholder under the terms of the DRIP;

“**Canmarc**” has the meaning ascribed thereto on the cover page of this short form prospectus;

“**Canmarc Audited Financial Statements**” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“**Canmarc Offer**” has the meaning ascribed thereto on the cover page of this short form prospectus;

“**Canmarc Units**” has the meaning ascribed thereto on the cover page of this short form prospectus;

“**Cash Alternative**” means the alternative under the Canmarc Offer for holders of Canmarc Units to elect to sell their Canmarc Units for a cash consideration equal to \$15.30 per Canmarc Unit, not subject to proration;

“**Canadian Securities Regulatory Authorities**” means the applicable securities commissions or similar regulatory authorities in each of the provinces and territories of Canada;

“**CBCA**” means the *Canada Business Corporations Act*, as amended;

“**CFA**” means Corporation Financière Alpha (CFA) Inc., a legal person incorporated under the laws of the Province of Québec, the shares of which are indirectly owned by the Dallaire Family, and which directly and indirectly controls AM Total Investments;

“**Cominar Acquisition Group**” means collectively, 8012075 Canada Inc., 8012083 Canada Inc., 8012091 Canada Inc., 8012105 Canada Inc., 8012113 Canada Inc., 8012121 Canada Inc., 8012130 Canada Inc., 8012148 Canada Inc., 8012156 Canada Inc. and 8012164 Canada Inc., each a wholly-owned subsidiary of the REIT which has been incorporated under the CBCA, and where the context so requires, the “**Cominar Acquisition Group**” shall also include the REIT;

“**Complexe Jules-Dallaire**” means that certain large scale real estate property located on Boulevard Laurier in Québec City, Québec and named as the “**Complexe Jules-Dallaire**”;

“**Compulsory Acquisition**” means (i) the acquisition by the Cominar Acquisition Group of all the Canmarc Units that are held by unitholders of Canmarc that do not accept the Canmarc Offer on the terms on which the Cominar Acquisition Group acquired the Canmarc Units from unitholders of Canmarc that accepted the Canmarc Offer and (ii) the required exchange of all securities convertible into Canmarc Units and the acquisition of such Canmarc Units issued as a result of such exchange on the same terms as the Canmarc Units purchased by the Cominar Acquisition Group under the Canmarc Offer, the right to which is provided for in the declaration of trust of Canmarc as more fully described in the Take-Over Bid Circular;

“**Contract of Trust**” means the contract of trust made as of March 31, 1998, as amended as of May 8, 1998, as of May 13, 2003, as of May 11, 2004, as of May 15, 2007, as of May 14, 2008 and as of May 18, 2010 governed by the laws of the Province of Québec, pursuant to which the REIT was established, as further amended, supplemented or restated;

“**CRA**” means the Canada Revenue Agency;

“**Credit Facility**” means the REIT’s current operating and acquisition credit facility in the stated amount of \$260.8 million in connection with which some of the lenders are the financial institutions of which six of the Underwriters, NBF, BMO, Desjardins Securities Inc., RBC Dominion Securities Inc., CIBC World Markets Inc. and Scotia Capital Inc. are subsidiaries;

“**Dallaire Family**” means the estate and wife of the late Jules Dallaire, the children of the late Jules Dallaire, namely Michel Dallaire, Linda Dallaire, Sylvie Dallaire and Alain Dallaire, and their respective spouses and related trusts;

“**Dallaire Group**” means, collectively, AM Total Investments, CFA and the Dallaire Family;

“**Dallaire Group Trustee**” means a nominee of the Dallaire Group appointed as Trustee as described under “Contract of Trust and Description of Units — Dallaire Group Trustees”;

“**Debentures**” means, collectively, the Series A 6.30%, Series B 5.70%, Series C 5.80%, Series D 6.50% and Series E 5.75% convertible unsecured subordinated debentures of the REIT;

“**December 16, 2010 Proposals**” has the meaning ascribed thereto under “Canadian Federal Income Tax Considerations — Status of the REIT — Real Estate Investment Trust Exception”;

“**Deferred Income Plans**” means, collectively, trusts governed by registered retirement savings plans, registered retirement income funds, deferred profit sharing plans, registered education savings plans and registered disability savings plans, as well as TFSA, each as defined in the Tax Act;

“**Distribution Date**” means the fifteenth day of each calendar month (other than January) and December 31 in each calendar year;

“**Distributable Income**” means the amount of cash available to be distributed by the REIT, calculated in the manner set forth under the heading “Computation of Distributable Income for Distribution Purposes” in the AIF;

“**DRIP**” means the distribution reinvestment plan of the REIT, as amended and restated, as described under “Distribution Reinvestment Plan” in the AIF;

“**Expiry Time**” has the meaning ascribed thereto under “The Canmarc Offer — General”;

“**GAAP**” means the generally accepted accounting principles described and promulgated by the Canadian Institute of Chartered Accountants which are applicable as at the date on which any calculation using GAAP is made, and which for financial years beginning on or after January 1, 2011, is IFRS;

“**IFRS**” means the generally accepted accounting principles determined with reference to International Financial Reporting Standards, as defined by the International Accounting Standard Board, and which have been prescribed as being Canadian generally accepted accounting principles for publicly accountable enterprises by the Accounting

Standards Board of the Canadian Institute of Chartered Accountants for financial years beginning on or after January 1, 2011, as amended from time to time;

“Independent Trustee” means a Trustee: (i) who is not a member of the Dallaire Family, an associate, director, officer or employee of a corporation or partnership comprising the Dallaire Group or an affiliate thereof; (ii) who is independent (as defined in the corporate governance guidelines of the Canadian Securities Administrators) of the Dallaire Group; (iii) who is not a person who is a “related person” (within the meaning of the Tax Act) in relation to the Dallaire Group or to any member of the Dallaire Family; (iv) who has no material business relationships with the REIT (other than his election or appointment as Trustee or, subject to the provisions of the Contract of Trust, his being a Unitholder), the Dallaire Group or any member of the Dallaire Family; and (v) who represents to the REIT, upon his election or appointment as Trustee, that he meets the foregoing criteria. A Dallaire Group Trustee shall be deemed not to be an Independent Trustee;

“Independent Trustee Matters” means those decisions which require the approval of the majority of the Independent Trustees only, as set out in “Contract of Trust and Description of Units — Independent Trustee Matters”;

“NBF” means National Bank Financial Inc.;

“October 2011 Equity Offering” has the meaning ascribed thereto under “Recent Developments”;

“Over-Allotment Option” has the meaning ascribed thereto under “Plan of Distribution”;

“Real Estate Investment Trust Exception” has the meaning ascribed thereto under “Canadian Federal Income Tax Considerations — Status of the REIT — Real Estate Investment Trust Exception”;

“REIT” means Cominar Real Estate Investment Trust except as otherwise set forth herein;

“RSM” means RSM Richter Chamberland LLP;

“September 2011 Financial Statements” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“September 2011 MD&A” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“SIFT” means “specified investment flow-through” trust;

“SIFT Rules” means the provisions under the Tax Act which address the taxation of SIFTs and their unitholders;

“Subsequent Acquisition Transaction” means the taking of such action as is necessary or advisable by the Cominar Acquisition Group to acquire or cause the exchange or redemption of all Canmarc Units not acquired under the Canmarc Offer, including all Canmarc Units issued upon the exercise, exchange or conversion of any securities convertible into Canmarc Units, if the Acquisition Group takes up and pays for Canmarc Units validly deposited under the Canmarc Offer and the right of Compulsory Acquisition is not available to the Cominar Acquisition Group or the Cominar Acquisition Group chooses not to avail itself of such right;

“Take-Over Bid Circular” has the meaning ascribed thereto under “Documents Incorporated by Reference”;

“Tax Act” means the *Income Tax Act* (Canada), as amended;

“Tax Proposals” means all specific proposals to amend the Tax Act announced by or on behalf of the Minister of Finance (Canada) prior to the date of this short form prospectus;

“TFSA” means a tax free savings account, as defined in the Tax Act;

“Trustee” means a trustee of the REIT;

“**TSX**” means the Toronto Stock Exchange;

“**Underwriters**” means NBF, BMO, Desjardins Securities Inc., RBC Dominion Securities Inc., CIBC World Markets Inc., Scotia Capital Inc., Canaccord Genuity Corp. and Macquarie Capital Markets Canada Ltd.;

“**Underwriting Agreement**” means the agreement dated December 8, 2011 among the REIT and the Underwriters;

“**Unit**” means a unit of interest in the REIT;

“**Unit Alternative**” means the alternative under the Canmarc Offer for holders of Canmarc Units to elect to sell their Canmarc Units for consideration equal to 0.7054 of a Unit per Canmarc Unit, subject to proration on the terms described in the Take-Over Bid Circular;

“**Unit Option Plan**” means the unit option plan of the REIT, as amended and restated, as described under “Management of the REIT — Unit Option Plan” in the AIF;

“**Unitholder**” means a holder of Units; and

“**URP Rights**” means a right issued pursuant to the unitholder rights plan agreement dated May 25, 2010 between CIBC Mellon Trust Company and Canmarc, as previously known as Homburg Canada Real Estate Investment Trust, and where the context so requires, any other unitholder rights plan which may be adopted by Canmarc after December 2, 2011.

THE REIT

The REIT is an unincorporated closed-end investment trust created by the Contract of Trust on March 31, 1998 and is governed by the laws of the Province of Québec.

The REIT seeks: (i) to provide Unitholders with stable and growing monthly cash distributions which are, to the extent practicable, tax deferred, from investments in a diversified portfolio of income producing office, retail, industrial and mixed-use properties located in the greater Québec City, Montréal and Ottawa areas, as well as in the Atlantic provinces; and (ii) to improve and maximize Unit value through the ongoing active management of the REIT's properties and the acquisition of additional income producing properties. With the view of achieving its growth objectives in the future, the REIT may seek to pursue acquisitions in geographic areas beyond the greater Québec City, Montréal and Ottawa areas and the Atlantic provinces.

As one of the largest property owners and managers in the Province of Québec, the REIT has a leading presence and enjoys significant economies of scale in this market. It currently owns a diversified portfolio of 269 office, retail, industrial and mixed-use properties of which 95 are located in the greater Québec City area, 136 are located in the greater Montréal area, 4 are located in the greater Ottawa area and 34 are located in the Atlantic provinces area. The portfolio comprises approximately 6.7 million square feet of office space, 3.1 million square feet of retail space and 11.2 million square feet of industrial and mixed-use space, representing, in the aggregate, over 21.0 million square feet of leasable area. As at September 30, 2011, the REIT's portfolio was approximately 93.6% leased. The REIT's properties are mostly situated in prime locations along major traffic-arteries and benefit from high visibility and easy access by both tenants and tenants' customers.

The REIT intends to pursue acquisition and development opportunities that allow for economies of scale benefiting both tenants and the REIT in terms of significant operating cost savings and efficient property management operations.

The Dallaire Group directly and indirectly owns an aggregate of 8,982,493 Units (representing approximately 12.8% of the Units issued and outstanding as at December 14, 2011), and all important decisions made by CFA in respect of the REIT are controlled by Michel Dallaire, the President and Chief Executive Officer of the REIT.

The REIT's asset and property management is fully internalized and the REIT is a fully integrated, self-managed real estate investment trust. The REIT currently employs approximately 220 full-time employees. The head office of the REIT is located at 455, rue du Marais, Québec City, Québec, G1M 3A2.

As of the date of this short form prospectus, based on its assessment of the SIFT Rules, management of the REIT believes that the REIT meets, and has met at all times during the current taxation year, all the necessary conditions and qualifies for the Real Estate Investment Trust Exception. Management intends to take all the necessary steps to continue to meet these conditions on a regular basis in the future. See "Canadian Federal Income Tax Considerations — Status of the REIT — Application of the SIFT Rules" and "Risk Factors and Investment Considerations".

RECENT DEVELOPMENTS

The following is a summary of property acquisitions and other significant developments in the operations and affairs of the REIT which have occurred since September 30, 2011, being the last day of the period in respect of which the REIT has filed the September 2011 Financial Statements and the September 2011 MD&A:

1. On October 13, 2011, the REIT raised its Credit Facility to \$260.8 million, an increase of \$75 million.
2. On October 20, 2011, the REIT completed a public offering of 5,207,000 Units to a syndicate of underwriters led by NBF and BMO for total net proceeds to the REIT of approximately \$107,472,000, after deducting the underwriters' fee and the estimated expenses of the offering (the "October 2011 Equity Offering"). The

proceeds from the October 2011 Equity Offering were used to pay down debt outstanding under the Credit Facility.

3. On November 10, 2011, the REIT announced an update to its strategic plan, notably with respect to the debt ratio, distribution ratio and expansion strategy. This included: (i) revising the REIT's target debt ratio to generally bring it to approximately 50% of the gross book value, even though the Contract of Trust allows a higher ratio; (ii) a decision by the board of trustees of the REIT that the distribution rate should gradually be brought to about 90% of distributable income; (iii) the addition of Ontario to the REIT's target market; and (iv) a decision to build the REIT's growth on acquisitions and limit the scale of its development projects to only execute those meeting its clients' demands and needs.

The REIT also considered that, in accordance with new Québec City guidelines, property developers will have to combine a mix of residential and retail premises when executing their development projects, especially those located near Laurier Boulevard. In this context, the board of trustees of the REIT re-examined the REIT's expansion strategy of not investing in the residential segment and, subsequent to such examination, reconfirmed this strategy. This new course of action led to a revision of the terms and conditions for the ongoing Complexe Jules-Dallaire development. Consequently, the REIT entered into an agreement in principle with the Dallaire Family under which phase 2 of the Complexe Jules-Dallaire will be executed in partnership with the Dallaire Family. The Dallaire Family would acquire the surface rights for \$20.2 million, an amount corroborated by independent experts, and would build phase 2 at its own risk, including ten storeys of office space plus some 200 condominium units on fifteen floors to be sold to individuals. Once the development of the ten storeys of office space is complete, the Dallaire Family may increase its interest by up to 50% of the fair market value of the entire Complexe Jules-Dallaire by way of cash consideration. Subsequently, the entire property would be managed by the REIT.

In addition, the REIT entered into an agreement to sell land held for major mixed-use development in Québec City to the Dallaire Family, for a consideration of \$20.4 million, an amount also corroborated by independent experts, to be paid in cash. This agreement includes a right of first refusal in favour of the REIT in respect of the construction of the office and retail space that could be built on this land.

4. On November 28, 2011, the REIT announced its purchase by way of private agreement of 3,099,300 Canmarc Units, representing approximately 5.7% of the total issued and outstanding Canmarc Units and bringing the Cominar Acquisition Group's total ownership of Canmarc Units to approximately 15.1%, making the REIT the second-largest unitholder of Canmarc, based on publicly available information.
5. On November 28, 2011, the REIT announced its intention to make the Canmarc Offer. On December 2, 2011, the REIT filed the Take-Over Bid Circular. Mailing thereof is pending receipt by the REIT from Canmarc of the list of unitholders of Canmarc.

THE CANMARC OFFER

General

Canmarc is an unincorporated open-ended real estate investment trust created by declaration of trust dated March 30, 2010, as may be further amended or restated from time to time and is governed by the laws of the Province of Québec. The head and registered office of Canmarc is located at 1 Place Alexis Nihon, Suite 1010, Montréal, Québec, H3Z 3B8.

Canmarc owns a portfolio of Canadian income-producing commercial properties, comprised mainly of retail and office properties with certain industrial properties, as well as certain income-producing multifamily residential properties. As at November 9, 2011, Canmarc owned a portfolio of 114 income-producing commercial properties that comprise approximately 8.8 million square feet of commercial gross leasable area and one income-producing multifamily residential property that comprises 464 multifamily residential units.

The properties are located in the Province of Québec, Atlantic Canada, Western Canada and the Province of Ontario. Canmarc's operational infrastructure is national in scope, operating in five provinces and three operation platforms located in Halifax/Dartmouth (Nova Scotia), Montréal (Québec) and Calgary (Alberta).

On November 28, 2011, the REIT publicly announced that it intended to make the Canmarc Offer and the Canmarc Offer was made on December 2, 2011. The consideration offered under the Canmarc Offer consists of either the Cash Alternative or the Unit Alternative. Based on the Cash Alternative of \$15.30 per Canmarc Unit, the Canmarc Offer represents a premium of approximately 15.2% over the closing price of the Canmarc Units on the TSX on November 25, 2011, the last trading day prior to the REIT's announcement of its intention to make the Canmarc Offer, which was \$13.28 per Canmarc Unit, a premium of approximately 33.2% over the closing price of the Canmarc Units on the TSX on September 8, 2011, the last trading day prior to Homburg Invest Inc.'s announcement that it had applied for protection under the *Companies' Creditors Arrangement Act*, which was \$11.49 per Canmarc Unit and a premium of approximately 33.0% over the issuance price for the Canmarc Units of \$11.50 under its most recent public offering of Canmarc Units announced on August 23, 2011.

The Canmarc Offer is not subject to any financing conditions. Affiliates of NBF, BMO and Desjardins Securities Inc. have provided the REIT with a commitment to fund the entire cash consideration payable for the Canmarc Units under the Canmarc Offer and back-stop post-closing refinancing and liquidity requirements.

Full details of the Canmarc Offer are included in the Take-Over Bid Circular. The following information is qualified in its entirety by reference to the Take-Over Bid Circular.

The Canmarc Offer is open for acceptance until 5:00 p.m. (Toronto time) on January 12, 2012 (the "Expiry Time") unless the Canmarc Offer is extended or withdrawn as described in the Take-Over Bid Circular.

Notwithstanding any other provisions of the Canmarc Offer, but subject to applicable laws, the Cominar Acquisition Group will have the right to withdraw the Canmarc Offer, and shall not be required to take-up and pay for any Canmarc Units deposited under the Canmarc Offer, unless the conditions described in Section 4 of the Take-Over Bid Circular entitled "Conditions of the Offer", which is incorporated by reference herein, are satisfied or waived (at the sole discretion of the Cominar Acquisition Group) at or prior to the Expiry Time. The Canmarc Offer is conditional upon, among other things, there having been validly deposited under the Canmarc Offer and not withdrawn such number of Canmarc Units that constitutes (i) together with any Canmarc Units owned directly or indirectly by the REIT and the Cominar Acquisition Group, at least 66 2/3% of the outstanding Canmarc Units (on a fully-diluted basis) at the Expiry Time and (ii) at least a majority of the Canmarc Units (on a fully-diluted basis) the votes attached to which would be included in the minority approval of a second step business combination under applicable securities laws. For a full description of the conditions of the Canmarc Offer, see Section 4 of the Take-Over Bid Circular entitled "Conditions of the Offer", which is incorporated by reference herein.

There is no guarantee that the Canmarc Offer will be completed and the offering contained in this short form prospectus is not conditional upon such completion. See "Risk Factors and Investment Considerations".

Rationale and Potential Benefits of the Canmarc Offer

The discussion below is based on market and business conditions existing as of the date hereof and reflects the REIT's best estimate of the effects of the integration of the REIT and Canmarc's respective businesses. There can be no assurance that the benefits discussed below will ultimately be achieved.

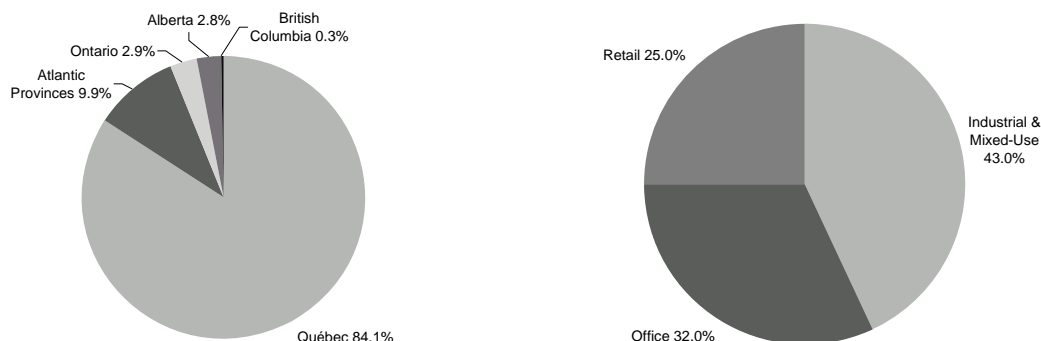
- *Addition of Complimentary Portfolio of High-quality Properties*

The acquisition of Canmarc will provide the REIT with an additional 8.8 million square feet of high-quality real estate that is complementary to its existing portfolio. Combined with the REIT's existing properties, the addition of Canmarc's assets will create a unique portfolio of high-quality properties including a number of landmark buildings.

- *Enhanced Size and Diversification*

The acquisition of Canmarc will increase Cominar’s asset base by approximately 42% to approximately 30 million square feet, with an enhanced footprint in the Province of Québec and a meaningful presence in the Atlantic Provinces, Western Canada and Ontario. Furthermore, the REIT’s portfolio will benefit from enhanced diversification among the office, retail and industrial asset classes.

Based on public disclosure, management of the REIT expects the following geographical and asset class distribution of the combined entity’s gross leasable area:



- *Improved Capital Markets Profile*

The acquisition of Canmarc will increase the REIT’s enterprise value to approximately \$4.4 billion, creating the second-largest diversified REIT in Canada, while increasing liquidity for the REIT’s unitholders. Accordingly, the REIT will benefit from stronger access to capital.

- *Lower Cost of Capital*

The increased size and enhanced geographic and asset-class diversification resulting from the acquisition of Canmarc is expected to allow the REIT to benefit from a lower cost of capital, thus improving its competitiveness for future asset and portfolio acquisitions.

- *Positioned for Further Growth*

The combined entity will be ideally positioned to execute the REIT’s continued expansion in its key markets and in the Ontario market.

- *Synergies*

Given the scale of the existing operations in the Province of Québec, the REIT expects to realize synergies from the combination of the two entities. The REIT’s knowledge of the key markets in which Canmarc operates is expected to result in lower operation costs and improved operating efficiencies, creating further synergies for the REIT.

USE OF PROCEEDS

The estimated total net proceeds to be received by the REIT from this offering will amount to approximately \$119.7 million (approximately \$137.7 million if the Over-Allotment Option is exercised in full), after deducting the Underwriters’ fee in respect of the Units issued and sold by the REIT and the estimated expenses of this offering. All of the net proceeds from the sale of the Units will be used to pay down amounts outstanding under the Credit Facility. Indebtedness incurred under the Credit Facility was used by the REIT to finance acquisitions and investments, and for general and corporate purposes.

After giving effect to this offering and the proposed use of net proceeds therefrom, the indebtedness of the REIT expressed as a percentage of the pro forma book value of the REIT as at December 14, 2011 (without giving effect to the acquisition of the Canmarc Units) will decrease to 45.9% including the Debentures. See “Changes in Units Outstanding and Loan Capital”. After giving effect to this offering, the proposed use of net proceeds therefrom, the October 2011 Equity Offering and the acquisition of the Canmarc Units, the indebtedness of the REIT, on a pro forma basis as at September 30, 2011, expressed as a percentage of the pro forma book value of the REIT and of Canmarc would be 57.9% and 66.1% under the Unit Alternative and the Cash Alternative, respectively.

Affiliates of NBF, BMO and Desjardins Securities Inc. have provided the REIT with a commitment to fund the entire cash consideration payable for the Canmarc Units under the Canmarc Offer and back-stop post-closing refinancing and liquidity requirements. See “The Canmarc Offer”.

CONTRACT OF TRUST AND DESCRIPTION OF UNITS

General

The REIT is an unincorporated closed-end investment trust created pursuant to the Contract of Trust and governed by the laws of the Province of Québec. The Contract of Trust is available for inspection during regular business hours at the head office of the REIT, 455 rue du Marais, Québec City, Québec, G1M 3A2, without charge, during the distribution of the Units being offered under this short form prospectus, and is also available electronically at www.sedar.com.

Units

The ownership interests in the REIT constitute a single class of Units. Units represent a Unitholder’s proportionate undivided ownership interest in the REIT. The aggregate number of Units which the REIT may issue is unlimited. As at December 14, 2011, there were 70,236,610 Units outstanding. No Unit has any preference or priority over another. No Unitholder has or is deemed to have any right of ownership in any of the assets of the REIT. Each Unit confers the right to one vote at any meeting of Unitholders and to participate equally and rateably in any distributions by the REIT and, in the event of any required distribution of all of the property of the REIT, in the net assets of the REIT remaining after satisfaction of all liabilities. Units are issued in registered form, are non-assessable when issued and are transferable. Issued and outstanding Units may be subdivided or consolidated from time to time by the Trustees without Unitholder approval. No certificates for fractional Units are issued and fractional Units do not entitle the holders thereof to vote.

The Units are issued upon the terms and subject to the conditions of the Contract of Trust, which Contract of Trust is binding upon all Unitholders. By acceptance of a certificate representing Units, the Unitholder thereof agrees to be bound by the Contract of Trust.

Purchase of Units

The REIT may from time to time purchase Units in accordance with applicable securities legislation and the rules prescribed under applicable stock exchange or regulatory policies. Any such purchases will constitute an “issuer bid” under Canadian provincial securities legislation and must be conducted in accordance with the applicable requirements thereof. A Unitholder does not have the right at any time to require the REIT to purchase such Unitholder’s Units.

Take-over Bids

The Contract of Trust contains provisions to the effect that if a take-over bid is made for Units within the meaning of the *Securities Act* (Québec) and not less than 90% of the Units (other than Units held at the date of the take-over bid by or on behalf of the offeror or associates or affiliates of the offeror) are taken up and paid for by the offeror, the offeror will be entitled to acquire the Units held by Unitholders who did not accept the offer either, at the election of such Unitholders, on the terms offered by the offeror or at the fair value of such Unitholders’ Units determined in accordance with the procedures set out in the Contract of Trust.

Meetings of Unitholders

The Contract of Trust provides that meetings of Unitholders must be called and held for the election or removal without cause of Trustees (other than Dallaire Group Trustees for so long as the Dallaire Group holds at least 10% of the Units then outstanding), the appointment or removal of the auditors of the REIT, the approval of amendments to the Contract of Trust (as described under “Amendments to Contract of Trust”), the sale of the assets of the REIT as an entirety or substantially as an entirety other than as part of an internal reorganization of the assets of the REIT as approved by the Trustees and to require that all of the property of the REIT be distributed. Meetings of Unitholders will be called and held annually for the election of the Trustees (other than Dallaire Group Trustees for so long as the Dallaire Group holds at least 10% of the Units then outstanding) and the appointment of auditors of the REIT.

A meeting of Unitholders may be convened at any time and for any purpose by the Trustees and must be convened, except in certain circumstances, if requisitioned by the holders of not less than 5% of the Units then outstanding by a written requisition. A requisition must state in reasonable detail the business proposed to be transacted at the meeting. Unitholders have the right to obtain a list of Unitholders to the same extent and upon the same conditions as those which apply to shareholders of a corporation governed by the CBCA.

Unitholders may attend and vote at all meetings of the Unitholders whether in person or by proxy and a proxy need not be a Unitholder.

Issuance of Units

The REIT may issue new Units from time to time and in such manner and for such consideration and to such persons as the Trustees in their sole discretion may determine, including Units issuable upon conversion of the Debentures and Units issuable to the Debenture Trustee in payment of interest on the Debentures. Unitholders do not have any pre-emptive rights whereby additional Units proposed to be issued are first offered to existing Unitholders. In addition to Units which may be issued pursuant to the Unit Option Plan, the DRIP or other distribution or placement plans, new Units may be issued for cash through public offerings, through rights offerings to existing Unitholders (i.e., in which Unitholders receive rights to subscribe for new Units in proportion to their existing holdings of the Units, which rights may be exercised or sold to other investors) or through private placements (i.e., offerings to specific investors which are not made generally available to the public or existing Unitholders). In certain instances, the REIT may also issue new Units as consideration for the acquisition of new properties or assets. In connection with the offering of Units, the price or the value of the consideration for which Units may be issued will be determined by the Trustees, generally in consultation with investment dealers or brokers who may act as underwriters or agents in connection with such offerings of Units.

Limitation on Non-Resident Ownership

At no time may non-residents of Canada (within the meaning of the Tax Act) be the beneficial owners of more than 49% of the Units and the Trustees have informed the transfer agent and registrar of this restriction. The transfer agent and registrar may require declarations as to the jurisdictions in which beneficial owners of Units are resident. If the transfer agent and registrar becomes aware, as a result of requiring such declarations as to beneficial ownership, that the beneficial owners of 49% of the Units then outstanding are, or may be, non-residents or that such a situation is imminent, the transfer agent and registrar will advise the Trustees and, upon receiving direction from the Trustees, may make a public announcement thereof and shall not accept a subscription for Units from or issue or register a transfer of Units to a person unless the person provides a declaration that the person is not a non-resident of Canada. If, notwithstanding the foregoing, the transfer agent and registrar determines that more than 49% of the Units are held by non-residents, the transfer agent and registrar may, upon receiving direction and suitable indemnity from the Trustees, send a notice to non-resident Unitholders, chosen in inverse order to the order of acquisition or registration or in such manner as the transfer agent and registrar may consider equitable and practicable, requiring them to sell their Units or a portion thereof within a specified period of not less than 60 days. If the Unitholders receiving such notice have not sold the specified number of Units or provided the transfer agent and registrar with satisfactory evidence that they are not non-residents of Canada within such period, the transfer agent and registrar may on behalf of such Unitholders sell such Units and, in the interim, shall suspend the voting and distribution rights attached to such Units. Upon such sale the affected holders shall cease to be Unitholders and

their rights shall be limited to receiving the net proceeds of sale upon surrender of the certificate representing such Units.

Information and Reports

The REIT furnishes to Unitholders such financial statements (including quarterly and annual financial statements) and other reports as are from time to time required by applicable law, including prescribed forms needed for the completion of Unitholders' tax returns under the Tax Act or equivalent provincial legislation.

Prior to each annual and special meeting of Unitholders, the Trustees will provide to the Unitholders (along with notice of such meeting) information similar to that required to be provided to shareholders of a public corporation governed by the CBCA.

Amendments to Contract of Trust

The Contract of Trust may be amended or altered from time to time. Certain amendments must be approved by at least two-thirds of the votes cast at a meeting of the Unitholders called for such purpose. These include:

- (i) any amendment to change a right with respect to any outstanding Units of the REIT, to reduce the amount payable thereon upon termination of the REIT or to diminish or eliminate any voting rights pertaining thereto;
- (ii) any amendment to the duration or term of the REIT;
- (iii) any amendment to increase the maximum number of Trustees (to more than 11 Trustees) or to decrease the minimum number of Trustees (to less than nine Trustees), any change by the Unitholders in the number of Trustees within the minimum and maximum number of Trustees provided in the Contract of Trust, or any authorization by the Unitholders to the Independent Trustees to effect such change and, if applicable, to appoint additional Independent Trustees within such minimum and maximum number of Trustees;
- (iv) any amendment to the provisions relating to staggered terms of the Trustees; and
- (v) any amendment relating to the powers, duties, obligations, liabilities or indemnification of the Trustees.

Other amendments to the Contract of Trust must be approved by a majority of the votes cast at a meeting of the Unitholders called for such purpose.

The Trustees may, without the approval of, or any notice to, Unitholders, make certain amendments to the Contract of Trust, including amendments:

- (i) for the purpose of ensuring continuing compliance with applicable laws, regulations, requirements or policies of any governmental authority having jurisdiction over the Trustees or over the REIT, its status as a "unit trust", a "mutual fund trust" and a "registered investment" under the Tax Act or the distribution of Units;
- (ii) which, in the opinion of the Trustees, provide additional protection for the Unitholders;
- (iii) to remove any conflicts or inconsistencies in the Contract of Trust or to make minor corrections which are, in the opinion of the Trustees, necessary or desirable and not prejudicial to the Unitholders;
- (iv) which, in the opinion of the Trustees, are necessary or desirable as a result of changes in taxation laws;
- (v) which in the opinion of the Trustees, are necessary or desirable as a result of changes in accounting standards;

- (vi) for any purpose (except one in respect of which a Unitholder vote is specifically otherwise required) if the Trustees are of the opinion that the amendment is not prejudicial to Unitholders and is necessary or desirable; and
- (vii) which, in the opinion of the Trustees, are necessary or desirable to enable the REIT to issue Units for which the purchase price is payable on an instalment basis.

Sale of Assets

Any sale or transfer of the assets of the REIT as an entirety or substantially as an entirety (other than as part of an internal reorganization of the assets of the REIT as approved by the Trustees) shall occur only if approved by at least two-thirds of the votes cast at a meeting of the Unitholders called for such purpose.

Term of the REIT

The REIT has been established for a term to continue until no property of the REIT is held by the Trustees. The distribution of all of the property of the REIT may be required by the affirmative vote of two-thirds of the votes cast at a meeting of Unitholders called for such purpose.

Independent Trustee Matters

At least a majority of the Trustees must be Independent Trustees. Pursuant to the Contract of Trust, all Independent Trustee Matters will require the approval of a majority of the Independent Trustees only. "Independent Trustee Matters" as used herein means any decision:

- (i) to enter into arrangements in which the Dallaire Group has a material interest;
- (ii) to appoint, where permitted under the Contract of Trust, an Independent Trustee to fill a vacancy among the Independent Trustees, and to recommend to the Unitholders that the number of Trustees be increased or decreased and, if applicable, to nominate for election by the Unitholders individuals as Independent Trustees to fill any office of Trustee so created;
- (iii) to increase the compensation of management;
- (iv) to grant options under any Unit option plan approved by the Trustees, including the Unit Option Plan;
- (v) to enforce any agreement entered into by the REIT with a Trustee who is not an Independent Trustee, or with an associate of a non-Independent Trustee; or
- (vi) in relation to a claim by or against the Dallaire Group, any member of the Dallaire Family or any affiliate or associate of any of the foregoing or in which the interests of one of the foregoing differs from the interests of the REIT.

Dallaire Group Trustees

Pursuant to the Contract of Trust, CFA is entitled to appoint four Trustees on behalf of AM Total Investments, provided that AM Total Investments holds at least 10% of the Units then outstanding. These Trustees currently are Michel Dallaire, Alain Dallaire, Michel Paquet and Pierre Gingras.

Determination of Trustees

The Contract of Trust provides that all determinations of the Trustees which are made in good faith with respect to any matters relating to the REIT, including whether any particular investment or disposition meets the requirements of the Contract of Trust, shall be final and conclusive and shall be binding upon the REIT and all Unitholders (and, where the Unitholder is a registered retirement savings plan, registered retirement income fund, deferred profit sharing plan or registered pension fund or plan as defined in the Tax Act, or such other fund or plan

registered under the Tax Act, upon plan beneficiaries and plan holders past, present and future) and Units of the REIT shall be issued and sold on the condition and understanding that any and all such determinations shall be binding as aforesaid.

CHANGES IN UNITS OUTSTANDING AND LOAN CAPITAL

As at September 30, 2011, there were 64,106,572 Units outstanding. As at December 14, 2011, there were 70,236,610 Units outstanding. The only changes in the number of outstanding Units since September 30, 2011 resulted from the issuance of 178,627 Units pursuant to the DRIP, the issuance of 34,500 Units pursuant to the exercise of options under the Unit Option Plan, the issuance of 709,911 Units upon the conversion of Debentures, and the issuance of 5,207,000 Units pursuant to the October 2011 Equity Offering.

As at September 30, 2011, the indebtedness of the REIT was approximately \$1,418.7 million (excluding accounts payable and accrued liabilities, deferred taxes and distributions payable to Unitholders). As at December 14, 2011, the indebtedness of the REIT was approximately \$1,362.6 million (excluding accounts payable and accrued liabilities, deferred taxes and distributions payable to Unitholders). Since September 30, 2011, the changes to the loan capital of the REIT resulted primarily from amounts drawn down under the Credit Facility to finance acquisitions and investments, and the repayment of amounts outstanding under the Credit Facility with proceeds from October 2011 Equity Offering. See "Recent Developments". Additional information regarding material indebtedness of the REIT is provided in the 2010 Financial Statements and the 2010 MD&A, the September 2011 Financial Statements and the September 2011 MD&A.

After giving effect to the issuance of the Units under this offering, the use of proceeds therefrom and events subsequent to September 30, 2011, the outstanding indebtedness of the REIT (excluding accounts payable and accrued liabilities, deferred taxes and distributions payable to Unitholders) will be approximately \$1,242.9 million. See "Use of Proceeds" and "Plan of Distribution".

DISTRIBUTION POLICY

The REIT may distribute to Unitholders monthly on each Distribution Date, such percentage of the Distributable Income for the preceding calendar month and, in the case of distributions made on December 31, for the calendar month then ended, as the Trustees may so determine in their discretion. The REIT may also distribute to Unitholders on December 31 of each year (i) the net realized capital gains of the REIT and the net recapture income of the REIT for the year then ended and (ii) any excess of the income of the REIT for purposes of the Tax Act for the year then ended over distributions otherwise made for that year, as the Trustees may so determine. Distributions, if any, shall be made in cash or Units, as the case may be, pursuant to the DRIP, the Unit Option Plan and any other distribution reinvestment plans or distribution reinvestment and Unit purchase plans adopted by the Trustees. Distributions, if any, shall be made proportionately to persons who are Unitholders on the record date for such Distribution. Distributions, if any, shall be made to Unitholders of record on a date to be determined by the Trustees in accordance with the Contract of Trust. The Trustees, if they so determine when income has been accrued but not collected may, on a temporary basis, transfer sufficient moneys from the capital to the income account of the REIT to permit distributions so determined by them, if any, to be effected.

For each of the twelve months preceding this offering, the REIT made monthly distributions of \$0.12 per Unit. The REIT announced a distribution of \$0.12 per Unit for the month of November payable on December 15, 2011 and a distribution of \$0.12 per Unit for the month of December to unitholders of record as of December 16, 2011, payable on December 30. The REIT has also agreed to make a distribution of an amount equal to \$0.12 per Unit to the initial purchasers of Units under this offering in respect of each Unit sold pursuant to this offering, payable on the later of December 30 and the closing of this offering. This latter distribution is not eligible under the DRIP.

Tax Deferral on 2011 Distributions

Management estimates that approximately 68% of the distributions to be made by the REIT to Unitholders in 2011 will be tax deferred by reason of the REIT's ability to claim capital cost allowance and certain other deductions.

PLAN OF DISTRIBUTION

Under the Underwriting Agreement, the REIT has agreed to sell and the Underwriters have agreed to purchase on or about December 22, 2011, or on such later date as the REIT and the Underwriters may agree, but in any event not later than January 26, 2012, 5,734,000 Units at a price of \$21.80 per Unit, for total net proceeds to the REIT of \$120,001,152, excluding the expenses of this offering, payable in cash to the REIT against delivery of such Units. The obligations of the Underwriters under the Underwriting Agreement may be terminated upon the occurrence of certain stated events. The Underwriters are, however, obligated to take up and pay for all of the Units if any of the Units are purchased under the Underwriting Agreement. The obligations of the Underwriters to purchase the Units are joint (and not solidary or joint and several). The terms of this offering and the prices of the Units have been determined by negotiation between the REIT and the Underwriters.

Under the Underwriting Agreement, the REIT has agreed to pay the Underwriters a fee of \$0.872 per Unit, for an aggregate fee payable by the REIT of \$5,000,048, in consideration for their services in connection with this offering. The Underwriters' fee in respect of the Units is payable on closing of this offering.

The REIT has granted to the Underwriters an option (the "Over-Allotment Option") to purchase up to an additional 860,100 Units on the same terms and conditions as this offering of Units, exercisable in whole or in part from time to time, no later than the 30th day following the closing of this offering for market stabilization purposes and to cover over-allotments, if any. This short form prospectus qualifies the distribution of the Units issuable on the exercise of the Over-Allotment Option and their subsequent transfer.

A purchaser who acquires Units forming part of the Underwriters' over-allocation position acquires those Units under this short form prospectus, regardless of whether the over-allocation position is ultimately filled through the exercise of the Over-Allotment Option or secondary market purchases.

The TSX has conditionally approved the listing of the Units distributed under this short form prospectus (including those issuable upon exercise of the Over-Allotment Option), subject to the compliance with all the requirements of the TSX on or before March 5, 2012.

Pursuant to policy statements and/or rules of the relevant securities commissions or similar regulatory authorities, the Underwriters may not, throughout the period of distribution, bid for or purchase Units. The foregoing restriction is subject to certain exceptions, on the condition that the bid or purchase not be engaged in for the purpose of creating actual or apparent active trading in, or raising the price of the Units. These exceptions include: (i) a bid or purchase permitted under the by-laws and rules of the TSX relating to market stabilization and passive market making activities; and (ii) a bid or purchase made for and on behalf of a customer where the order was not solicited during the period of the distribution. Such transactions, if commenced, may be discontinued at any time.

The Units offered by this short form prospectus have not been and will not be registered under the 1933 Act, or the securities laws of any state, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons, except in limited circumstances. The Underwriters have agreed that they will not offer or sell the Units within the United States, its territories or possessions or other areas subject to its jurisdiction or to, or for the account or benefit of, a U.S. Person (as such term is defined under the 1933 Act) except, in accordance with the Underwriting Agreement, to "Qualified Institutional Buyers" (as defined in Rule 144A under the 1933 Act) pursuant to the exemption from the registration requirements of the 1933 Act provided by Rule 144A thereunder and in compliance with applicable state securities laws. In addition, until 40 days after the commencement of this offering, an offer or sale of Units within the United States by any dealer (whether or not participating in this offering) may violate the registration requirements of the 1933 Act if such offer is made otherwise than in compliance with Rule 144A.

Under the Underwriting Agreement, the REIT has agreed to indemnify and hold harmless the Underwriters and their respective officers, directors, employees and agents against certain liabilities on a joint (and not solidary or joint and several) basis.

RELATIONSHIP BETWEEN THE ISSUER AND THE UNDERWRITERS

Each of NBF, BMO, Desjardins Securities Inc., RBC Dominion Securities Inc., CIBC World Markets Inc. and Scotia Capital Inc. is a subsidiary of financial institutions which are lenders to the REIT. Consequently, the REIT may be considered to be a “connected issuer” of those Underwriters under applicable securities legislation. As at December 14, 2011, the actual indebtedness of the REIT to such financial institutions amounted to approximately \$260.6 million in the aggregate; namely approximately \$109.8 million of hypothecary loans owed to the financial institution of which Desjardins Securities Inc. is the subsidiary, approximately \$12.0 million of hypothecary loans owed to the financial institution of which CIBC World Markets Inc. is a subsidiary and approximately \$138.8 million outstanding under the Credit Facility, in respect of which the lenders to the REIT are the financial institutions of which NBF (as to approximately \$12.1 million), BMO (as to approximately \$14.9 million), Desjardins Securities Inc. (as to approximately \$76.4 million), RBC Dominion Securities Inc. (as to approximately \$12.1 million), CIBC World Markets Inc. (as to approximately \$11.2 million) and Scotia Capital Inc. (as to approximately \$12.1 million) are subsidiaries. Approximately \$119.7 million under the Credit Facility will be repaid with the proceeds of the offering of the Units. After giving effect to this offering and the use of proceeds therefrom, the indebtedness of the REIT, on a pro forma basis, to such financial institutions will amount to approximately \$140.9 million in the aggregate (not including any indebtedness incurred in connection with the Canmarc Offer); namely approximately \$109.8 million of hypothecary loans owed to the financial institution of which Desjardins Securities Inc. is the subsidiary, approximately \$12.0 million of hypothecary loans owed to the financial institution of which CIBC World Markets Inc. is a subsidiary and approximately \$19.1 million outstanding under the Credit Facility, in respect of which the lenders to the REIT are the financial institutions of which NBF (as to approximately \$1.6 million), BMO (as to approximately \$2.1 million), Desjardins Securities Inc. (as to approximately \$10.5 million), RBC Dominion Securities Inc. (as to approximately \$1.7 million), CIBC World Markets Inc. (as to approximately \$1.5 million) and Scotia Capital Inc. (as to approximately \$1.7 million) are subsidiaries. The REIT is not in breach with the terms of the agreements governing such indebtedness, in any material respects and therefore no breach has been waived. Each of CIBC World Markets Inc. and Desjardins Securities Inc. is also a subsidiary of financial institutions in favour of which the REIT has granted security interests on certain of its properties in connection with the abovementioned hypothecary loans. Additional information regarding such security interests is provided in the AIF. In addition, BMO is acting as financial advisor to the REIT with respect to the Canmarc Offer and has been retained by the REIT to act as dealer manager and to form a soliciting dealer group to solicit acceptances of the Canmarc Offer. Moreover, affiliates of NBF, BMO and Desjardins Securities Inc. have provided the REIT with a commitment to fund the entire cash consideration payable for the Canmarc Units under the Canmarc Offer and back-stop post-closing refinancing and liquidity requirements. The decision of each Underwriter which is a subsidiary of an aforesaid financial institution to underwrite this offering was made independently of such financial institutions and was not required by such financial institutions. In addition, the Underwriters having no “connected issuer” relationship with the REIT, being Canaccord Genuity Corp. and Macquarie Capital Markets Canada Ltd., took part in the due diligence process and the decision to proceed with this offering. None of the Underwriters will receive any benefit from this offering, other than its respective portion of the fee payable by the REIT. See “Use of Proceeds”.

PRIOR SALES

Units

The following table sets forth the date, number and prices at which the REIT has issued Units in the 12 months preceding this offering:

<u>Date</u>	<u>Issuance Type</u>	<u>Total Units Issued</u>	<u>Price per Unit</u>
December 2010	Exercise of Options	20,450	\$16.78
	DRIP	72,644	\$21.33
January 2011	Conversion of Debentures	13,620	\$17.40
	Exercise of Options	65,100	\$16.49
	Conversion of Debentures	15,800	\$17.47
February 2011	Exercise of Options	144,300	\$17.25
	DRIP	47,899	\$21.53
	Conversion of Debentures	1,379	\$17.40
March 2011	Exercise of Options	231,500	\$17.42
	DRIP	64,093	\$21.85
	Conversion of Debentures	14,942	\$17.40
April 2011	Exercise of Options	136,000	\$17.60
	DRIP	64,453	\$22.35
	Conversion of Debentures	3,677	\$17.40
May 2011	Exercise of Options	12,500	\$17.86
	DRIP	54,616	\$22.49
	Conversion of Debentures	27,123	\$17.40
June 2011	Exercise of Options	12,050	\$18.40
	DRIP	54,102	\$22.37
	Conversion of Debentures	18,160	\$17.40
July 2011	Exercise of Options	142,800	\$18.58
	DRIP	55,968	\$22.21
	Conversion of Debentures	30,631	\$17.40
August 2011	Exercise of Options	10,900	\$18.46
	DRIP	85,437	\$21.99
	Exercise of Options	35,400	\$17.78
September 2011	DRIP	87,162	\$21.76
	Conversion of Debentures	1,781	\$17.40
	Exercise of Options	5,000	\$15.14
October 2011	DRIP	85,871	\$21.45
	Conversion of Debentures	515,897	\$21.50
	Public Offering	5,207,000	\$21.50
November 2011	Exercise of Options	21,600	\$18.25
	DRIP	92,756	\$22.01
	Conversion of Debentures	193,778	\$20.41
December 2011 (through December 14)	Exercise of Options	7,900	\$18.99
	DRIP	-	-
	Conversion of Debentures	536	\$20.50

Options

On December 21, 2010, the REIT granted 1,334,400 options to purchase Units pursuant to the Unit Option Plan at an exercise price of \$20.93. No other options to purchase Units were granted by the REIT in the 12 months preceding this offering.

TRADING PRICE AND VOLUMES

The Units are listed and posted for trading on the TSX under the symbol “CUF.UN”. The following table sets forth the market price range and trading volumes of the Units on the TSX for each month of last 12-month period prior to the date of this short form prospectus.

CUF.UN:

Period	TSX		
	High (\$)	Low (\$)	Volume
Calendar 2010			
December	22.02	20.50	2,656,511
Calendar 2011			
January	22.00	20.56	3,207,431
February	22.16	21.32	2,117,638
March	22.88	21.33	2,546,464
April	23.00	22.00	1,603,508
May	22.99	22.17	1,383,465
June	22.49	21.75	1,396,277
July	23.00	21.94	1,359,316
August	22.85	20.00	1,906,121
September	22.28	21.00	2,631,203
October	22.82	20.14	1,713,076
November	22.72	21.61	1,881,981
December (through December 14)	22.60	21.74	1,946,458

The Debentures are listed and posted for trading on the TSX under the symbols “CUF.DB”, “CUF.DB.B”, “CUF.DB.C”, “CUF.DB.D” and “CUF.DB.E”. The following tables set forth the market price range and trading volumes of the Debentures on the TSX for each month of last 12-month period prior to the date of this short form prospectus.

CUF.DB:

Period	TSX		
	High (\$)	Low (\$)	Volume (000)
Calendar 2010			
December	127.00	118.42	182
Calendar 2011			
January	125.10	118.82	242
February	126.50	122.71	210
March	129.70	122.10	144
April	130.37	128.00	74
May	131.39	127.00	393
June	127.30	124.75	239
July	137.20	125.97	471
August	-	-	-
September	126.93	123.42	23
October	123.25	118.31	185
November	128.39	124.65	202
December (through December 14)	124.89	124.71	136

CUF.DB.B:

Period	TSX		
	High (\$)	Low (\$)	Volume (000)
Calendar 2010			
December	103.55	100.50	438
Calendar 2011			
January	104.00	101.50	127
February	103.00	102.00	119
March	103.50	102.55	230
April	104.00	103.00	92
May.....	104.50	103.00	328
June.....	104.25	100.00	315
July	103.95	101.50	301
August	103.95	101.50	205
September.....	102.52	101.25	59
October	102.50	100.50	195
November.....	103.00	101.42	174
December (through December 14)	104.45	102.01	147

CUF.DB.C:

Period	TSX		
	High (\$)	Low (\$)	Volume (000)
Calendar 2010			
December	105.50	100.50	588
Calendar 2011			
January	104.50	102.25	378
February	104.50	102.25	402
March	104.50	102.06	342
April	105.00	102.76	516
May.....	104.75	102.50	709
June.....	104.95	102.50	406
July	104.00	102.75	307
August	103.50	101.25	5,222
September.....	103.00	101.25	936
October	103.00	98.00	2,491
November.....	103.00	102.00	1,324
December (through December 14)	103.57	103.50	262

CUF.DB.D:

Period	TSX		
	High (\$)	Low (\$)	Volume (000)
Calendar 2010			
December	109.01	106.00	1,065
Calendar 2011			
January	109.16	107.02	3,604
February	111.48	108.40	5,934
March	113.00	108.11	4,625
April	113.90	111.00	2,765
May.....	113.50	110.73	3,450
June.....	113.25	110.00	1,297
July	113.90	110.17	1,994
August	113.75	105.00	3,142
September.....	111.00	106.76	2,576
October	111.65	103.00	663
November.....	112.00	107.87	1,690
December (through December 14)	112.00	107.99	881

CUF.DB.E:

Period	TSX		
	High (\$)	Low (\$)	Volume (000)
Calendar 2010			
December	102.00	100.00	599
Calendar 2011			
January	103.50	100.75	364
February	104.50	103.00	316
March	104.00	102.50	640
April	104.25	103.00	467
May.....	103.80	102.80	392
June.....	104.00	101.00	474
July	103.75	102.50	419
August	104.00	101.20	464
September.....	103.50	100.00	811
October	103.00	99.50	774
November.....	103.56	101.50	613
December (through December 14)	103.50	102.00	324

ELIGIBILITY FOR INVESTMENT

In the opinion of Davies Ward Phillips & Vineberg LLP, counsel to the REIT, and Lavery, de Billy, L.L.P., counsel to the Underwriters, provided that at the date of closing the REIT qualifies under the Tax Act as a “mutual fund trust” or the Units are listed on a designated stock exchange (which currently includes the TSX), then on that date the Units will be qualified investments for Deferred Income Plans. Notwithstanding that Units may be qualified investments for a trust governed by a TFSA, the holder of a TFSA will be subject to a penalty tax on the Units if such Units are a “prohibited investment” for the TFSA, and other tax consequences may result if the Units are “prohibited investments” for the TFSA. Units will generally be a “prohibited investment” if the holder of a TFSA does not deal at arm’s length with the REIT for purposes of the Tax Act or the holder of the TFSA has a “significant interest” (within the meaning of the Tax Act) in the REIT or in a corporation, partnership or trust with which the REIT does not deal at arm’s length for purposes of the Tax Act. Proposed legislation released by the Department of Finance on October 3, 2011, contains rules which would extend the application of the prohibited investment rules to RRSPs, RRRIFs and their annuitants. Unitholders are advised to consult their own tax advisors in this respect.

CANADIAN FEDERAL INCOME TAX CONSIDERATIONS

In the opinion of Davies Ward Phillips & Vineberg LLP, counsel to the REIT, and Lavery, de Billy, L.L.P., counsel to the Underwriters, the following is, as of the date hereof, a summary of the principal Canadian federal income tax considerations generally applicable under the Tax Act to the acquisition, holding and disposition of Units by a Unitholder who acquires Units pursuant to this short form prospectus. This summary is applicable to a Unitholder who, for purposes of the Tax Act, is, or is deemed to be resident in Canada, deals at arm's length with the REIT, and holds the Units as capital property. Generally, Units will be considered to be capital property to a Unitholder provided that the Unitholder does not hold the Units in the course of carrying on a business and has not acquired them in one or more transactions considered to be an adventure or concern in the nature of trade. Certain Unitholders who might not otherwise be considered to hold their Units as capital property may, in certain circumstances, be entitled to have them treated as capital property by making the irrevocable election permitted by subsection 39(4) of the Tax Act. Such Unitholders should consult their own tax advisors regarding their particular circumstances.

This summary is not applicable to a Unitholder that is a "financial institution", as defined in the Tax Act for purposes of the mark-to-market rules, a "specified financial institution" or a Unitholder an interest in which is a "tax shelter investment" (all as defined in the Tax Act). Such Unitholders should consult their own tax advisors to determine the tax consequences to them of the acquisition, holding and disposition of Units acquired pursuant to this short form prospectus. In addition, this summary does not address the deductibility of interest by an investor who has borrowed money to acquire the Units.

This summary is based upon the facts set out in this short form prospectus, including management of the REIT's belief, based on its assessment of the SIFT Rules, that the REIT meets all the necessary conditions and qualifies for the Real Estate Investment Trust Exception, and information provided by the REIT (including an officers' certificate from the management of the REIT) and takes into account the Tax Proposals, the current provisions of the Tax Act and the regulations thereunder, and counsel's understanding, based on publicly available published materials, of the current administrative and assessing practices of the CRA, all in effect as of the date of this short form prospectus. This summary does not otherwise take into account or anticipate any changes in law, whether by legislative governmental or judicial decision or action, and does not take into account provincial, territorial or foreign tax legislation or considerations, which may differ significantly from those discussed herein. This summary assumes that the Tax Proposals will be enacted as proposed, but no assurances can be given that this will be the case. There can be no assurances that the CRA will not change its administrative and assessing practices. With respect to opinions and views based on representations and statements as to matter of fact, counsel has assumed the accuracy of such representations and statements in giving such opinions and views. This summary is also based on the assumption that the REIT will at all times comply with the Contract of Trust.

This summary assumes that the REIT does and will continue to qualify as a "mutual fund trust" under the Tax Act while the Units remain outstanding. This assumption is based upon a certificate of the REIT as to certain factual matters. If the REIT does not qualify as a mutual fund trust, the income tax considerations described below would in some respects be materially different.

This summary is not exhaustive of all possible Canadian federal tax considerations applicable to an investment in Units. Moreover, the income and other tax consequences of acquiring, holding or disposing of Units will vary depending on the Unitholder's particular circumstances. Accordingly, this summary is of a general nature only and is not intended to be legal or tax advice to any prospective purchaser of Units. Consequently, a prospective Unitholder should consult the Unitholder's own tax advisor for advice with respect to the tax consequences of an investment in Units based on the prospective Unitholder's particular circumstances.

Taxation of Unitholders

Trust Distributions

Unitholders will generally be required to include in income for a particular taxation year the portion of the net income of the REIT for a taxation year, including net realized taxable capital gains (determined for purposes of

the Tax Act), that is paid or payable, or deemed to be paid or payable, to the Unitholders in the particular taxation year, whether or not those amounts are reinvested in additional Units pursuant to the DRIP.

The non-taxable portion of any net realized capital gains of the REIT paid or payable to a Unitholder in a taxation year will not be included in computing the Unitholders' income for the year.

The Contract of Trust generally requires the REIT to claim the maximum amount of capital cost allowance available to it in computing its income for tax purposes. Based on the distribution policy, the amount distributed to Unitholders in a year may exceed the net income of the REIT for tax purposes for that year. Distributions in excess of the REIT's net income for tax purposes in a year, including the five percent additional bonus distribution of Units acquired pursuant to the DRIP, will not generally be included in the Unitholder's income for the year. However, such amount (other than the non-taxable portion of the net realized capital gains of the REIT for the year, the taxable portion of which was designated by the REIT in respect of the Unitholder) will reduce the adjusted cost base of the Units held by the Unitholder, and the Unitholder will realize a capital gain in the year to the extent the adjusted cost base of the Units would otherwise be a negative amount.

The REIT will designate, to the extent permitted by the Tax Act, the portion of the taxable income distributed to Unitholders as may reasonably be considered to consist of net taxable capital gains of the REIT. Any such designated amount will be deemed for tax purposes to be received by Unitholders in the year as a taxable capital gain and will be subject to the general rules relating to the taxation of capital gains described below. The REIT will also designate, to the extent permitted by the Tax Act, the portion of taxable dividends received by the REIT from any taxable Canadian corporation owned by the REIT as may reasonably be considered to be an amount included in the income of Unitholders. Any such designated amount will be deemed for purposes of the Tax Act, other than non-resident withholding tax purposes, to be received by the Unitholders as a taxable dividend and will be subject to the general rules regarding the taxation of taxable dividends paid by taxable Canadian corporations. Thus, to the extent that amounts are designated as taxable dividends from any taxable Canadian corporation owned by the REIT, they will be subject, *inter alia*, to the gross-up and dividend tax credit provisions in respect of Unitholders who are individuals, to the refundable tax under Part IV of the Tax Act in respect of Unitholders that are private corporations and certain other corporations controlled directly or indirectly by or for the benefit of an individual or related group of individuals, and to the deduction in computing taxable income in respect of Unitholders that are corporations. A Unitholder which is a Canadian-controlled private corporation (as defined in the Tax Act) may also be liable to pay an additional refundable tax of 6 $\frac{2}{3}$ % on certain investment income, including taxable capital gains. Unitholders should consult their own tax advisors for advice with respect to the potential application of these provisions.

The cost of Units acquired by reinvestment of distributions pursuant to the DRIP will be the amount of such reinvestment. There will be no net increase or decrease in the adjusted cost base of all of a Unitholder as a result of the receipt of Bonus Units under the DRIP. However, the receipt of Bonus Units under the DRIP will result in a per Unit reduction of adjusted cost base to the Unitholder.

For the purposes of determining the adjusted cost base to a Unitholder, when a Unit is acquired, whether as a Unit acquired pursuant to the DRIP or otherwise, the cost of the newly-acquired Unit will be averaged with the adjusted cost base of all of the Units owned by the Unitholder as capital property immediately before that time.

Certain taxable dividends received by individuals from a corporation resident in Canada will be eligible for an enhanced dividend tax credit to the extent certain conditions are met and designations are made, such as the dividend being sourced out of income that is subject to tax at the general corporate income tax rate. This could apply to distributions made by the REIT that have as their sources eligible taxable dividends received from a corporation resident in Canada, to the extent the REIT makes the appropriate designation to have such eligible taxable dividend deemed received by the Unitholder and provided that the corporate dividend payer makes the required designation to treat such taxable dividend as an eligible dividend.

The above amounts (including eligible dividends) will also generally be taken into account in determining the liability, if any, of a Unitholder that is an individual (or certain trusts) for alternative minimum tax under the Tax Act.

Dispositions of Units

On the disposition or deemed disposition of a Unit, the Unitholder will realize a capital gain (or capital loss) equal to the amount by which the Unitholder's proceeds of disposition exceed (or are less than) the aggregate of the adjusted cost base of the Unit and any reasonable costs of disposition. Proceeds of disposition will not include an amount that is otherwise required to be included in the Unitholder's income.

One-half of any capital gains realized by a Unitholder and the amount of any net taxable capital gains designated by the REIT in respect of a Unitholder will be included in the Unitholder's income as a taxable capital gain. One-half of any capital loss realized by a Unitholder may generally be deducted only from taxable capital gains in accordance with the provisions of the Tax Act. Where a Unitholder that is a corporation or trust (other than a mutual fund trust) disposes of a Unit, the Unitholder's capital loss from the disposition will generally be reduced by the amount of any dividends received by the REIT previously designated by the REIT to the Unitholder, except to the extent that a loss on a previous disposition of a Unit has been reduced by those dividends. Analogous rules apply where a corporation or trust (other than a mutual fund trust) is a member of a partnership that disposes of Units.

A Unitholder that is a "Canadian-controlled private corporation" as defined in the Tax Act may be liable to pay an additional refundable tax of 6 $\frac{2}{3}$ % on its "aggregate investment income" for the year, which will include an amount in respect of taxable capital gains.

In general terms, net income of the REIT paid or payable to a Unitholder who is an individual or a certain type of trust, that is designated as taxable dividends or as net realized capital gains and capital gains realized on the disposition of Units may increase the Unitholder's liability for alternative minimum tax.

Status of the REIT

Qualification as a Mutual Fund Trust

The REIT elected to be a "mutual fund trust" from the date it was established, and all comments in "Canadian Federal Income Tax Considerations" assume that the REIT does and will continue to qualify as a "unit trust" and a "mutual fund trust" under the provisions of the Tax Act.

As a "mutual fund trust", the REIT must remain a "unit trust" and must, among other matters, restrict its undertaking to: (i) the investing of its funds in property (other than real property or an interest in real property); and (ii) the acquiring, holding, maintaining, improving, leasing or managing of any real property (or interest in real property) that is capital property of the REIT; or (iii) any combination of the activities described in (i) and (ii). The REIT must also meet certain prescribed conditions, which currently are that the REIT must have at least 150 Unitholders holding not less than one block of Units (100 Units, if the fair market value of a Unit is less than \$25) of the REIT which are qualified for distribution to the public and each of such Unitholders must hold Units which have an aggregate fair market value of not less than \$500.

All comments in "Canadian Federal Income Tax Considerations" also assume that the REIT is not established or maintained primarily for the benefit of non-residents. Counsel is of the view that the foregoing assumptions are reasonable in light of the terms of the Contract of Trust and the restrictions on the ownership of Units by non-resident persons which are contained in the Contract of Trust.

If the REIT were not to qualify as a "mutual fund trust", the income tax considerations as described herein would, in some respects, be materially and adversely different. In particular, if the REIT ceases to qualify as a mutual fund trust, the REIT may be required to pay a tax under Part XII.2 of the Tax Act. The payment of Part XII.2 tax by the REIT may have adverse income tax consequences for certain Unitholders.

Application of the SIFT Rules

Effective January 1, 2011, the SIFT Rules apply to trusts, unless (among other exceptions not applicable here) the trusts satisfy the Real Estate Investment Trust Exception.

If the REIT does not meet the Real Estate Investment Trust Exception, the REIT will be subject to the SIFT Rules and as a result the tax status of the REIT and the tax consequences of investing in Units could be altered. Pursuant to the SIFT Rules, a SIFT cannot deduct any part of the amounts payable to Unitholders in respect of: (i) aggregate net income from businesses it carries on in Canada; (ii) aggregate net income (other than taxable dividends received by the trust) from its “non-portfolio properties”; and (iii) aggregate net taxable capital gains from its dispositions of non-portfolio properties. “Non-portfolio properties” are Canadian real, immovable or resource properties (if at any time in the taxation year the total fair market value of the SIFT’s Canadian real, immovable or resource properties is greater than 50% of the equity value of the SIFT), properties that the SIFT (or persons or partnerships which do not deal at arm’s length with the SIFT) uses in the course of carrying on business in Canada and securities of a “subject entity” if the subject entity holds any “non-portfolio property” and the SIFT either holds securities of the subject entity that have a fair market value greater than 10% of the subject entity’s equity value, or holds securities of the subject entity that, together with securities held by the SIFT in entities affiliated with the subject entity have a total fair market value greater than 50% of the equity value of the SIFT.

Income which the REIT is unable to deduct by virtue of the SIFT Rules would be taxed under the SIFT Rules at the federal general corporate tax rate, plus a rate based on the general provincial corporate income tax rate in each province in which a SIFT has a permanent establishment, other than Québec. A SIFT with an establishment in Québec at any time in a taxation year will be subject to a Québec tax at a rate generally equal to the Québec tax rate relating to corporations and a business allocation formula based on the gross income of a SIFT and the wages and salaries it pays, similar to the one used for the purposes of determining the tax payable by a corporation that has activities in Québec and outside Québec, will apply to determine the tax payable to Québec by a SIFT that has, in a taxation year, an establishment both in Québec and outside Québec. The application of the SIFT Rules to the REIT would not change the treatment under the Tax Act of distributions in a year that are in excess of the REIT’s net income for the year.

Distributions of income of SIFTs received by Unitholders that are not deductible to the SIFT will be deemed to be dividends received by Unitholders. Under the SIFT Rules, such deemed dividends from a SIFT will be taxed as a taxable dividend from a taxable Canadian corporation. Under the Tax Act such dividends deemed to be received by an individual will be included in computing the individual’s income for tax purposes and will be subject to the enhanced gross-up and dividend tax credit rules normally applicable to eligible dividends received from taxable Canadian corporations. Such dividends deemed to be received by a holder that is a corporation generally will be deductible in computing the corporation’s taxable income. Certain corporations, including private corporations or subject corporations (as such terms are defined in the Tax Act), may be liable to pay a refundable tax under Part IV of the Tax Act of 33 1/3 % on dividends received or deemed to be received to the extent that such dividends are deductible in computing taxable income. Generally, distributions that are characterized as returns of capital are not taxable at the SIFT level and not taxable to Holders but serve to reduce the adjusted cost base of a Holder’s Units.

Real Estate Investment Trust Exception

The SIFT Rules are not applicable to a trust if such trust qualifies as a “real estate investment trust” for the year (the “Real Estate Investment Trust Exception”).

On December 16, 2010 the Department of Finance released, for public comment, proposed amendments to the Tax Act (the “December 16, 2010 Proposals”) concerning the income tax treatment of real estate investment trusts and, in particular, the conditions which must be met in order for a trust to qualify for the Real Estate Investment Trust Exception. If enacted as proposed, the December 16, 2010 Proposals, which are generally relieving in nature, will be effective for the 2011 and subsequent taxation years and, on an elective basis, for earlier taxation years.

Assuming that the December 16, 2010 Proposals are enacted in their current form, the following conditions must be met (in addition to the trust being resident in Canada throughout the taxation year) for a trust to qualify for the Real Estate Investment Trust Exception in a year subsequent to 2010, as well as prior to 2011 if the trust elects in the prescribed manner and within the prescribed time:

(a) at each time in the taxation year, 90% or more of the total fair market value at that time of all “non-portfolio properties” held by the trust must be “qualified REIT properties”;

(b) not less than 90% of the trust's "gross REIT revenue" for the taxation year must be derived from one or more of the following: "rent from real or immovable properties", interest, capital gains from the disposition of "real or immovable properties", dividends, royalties and gains from dispositions of "eligible resale properties";

(c) not less than 75% of the trust's "gross REIT revenue" for the taxation year must be derived from one or more of the following: "rent from real or immovable properties", interest from mortgages, or hypothecs, on real or immovable properties, and capital gains from dispositions of "real or immovable properties";

(d) at no time in the taxation year can the total fair market value of properties comprised of "real or immovable properties", cash, deposits in a bank or credit union, indebtedness of Canadian corporations represented by banker's acceptances, and debt issued or guaranteed by Governments in Canada be less than 75% of the "equity value" of the trust at that time; and

(e) investments in the trust must be, at any time in the taxation year, listed or traded on a stock exchange or other public market.

The SIFT Rules contain specific rules generally permitting a trust to qualify for the Real Estate Investment Trust Exception where it holds properties indirectly through intermediate entities if each intermediate entity would satisfy the criteria (a) throughout (d) of the Real Estate Investment Trust Exception in its own right.

For the purpose of the SIFT Rules and the Real Estate Investment Trust Exception (assuming that the December 16, 2010 Proposals are enacted as proposed):

(a) "eligible resale property" means real or immovable property (other than capital property) of an entity, in which a trust the investments in which are listed or traded on a stock exchange or other public market holds a security, (i) that is contiguous to a particular real or immovable property that is capital property of the entity or of another entity in which the trust holds a security, and (ii) the holding of which is necessary, and incidental, to the holding of the particular real or immovable property;

(b) "gross REIT revenue" of an entity for a taxation year means the total of all amounts each of which is (i) an amount received in the taxation year or receivable in the taxation year (depending on the method regularly followed by the entity in computing the entity's income) by the entity otherwise than as or on account of capital, or (ii) a capital gain of the entity for the taxation year;

(c) "qualified REIT property" of a trust at any time means a property held by the trust that is at that time:

(i) "real or immovable property" (as described below) that is capital property to the trust;

(ii) a security of a "subject entity" (as described below) all or substantially all of the gross REIT revenue of which (for the subject entity's taxation year that ends in the trust's taxation year that includes that time) is from maintaining, improving, leasing or managing real or immovable properties (A) that are capital properties of the trust or of an entity of which the trust holds a share or an interest, or (B) that are eligible resale properties of an entity of which the trust holds a share or an interest;

(iii) a security of a "subject entity" if the entity holds no property other than (A) legal title to real or immovable properties of the trust or of another subject entity all of the securities of which are held by the trust, and (B) tangible personal property (or for civil law corporeal moveable property) ancillary to the earning by the trust of rents from, and capital gains from the dispositions of, real or immovable property; and

(iv) tangible personal property (or for civil law corporeal moveable property) ancillary to the earning by the trust of rents from, and capital gains from the dispositions of, real or immovable property;

(d) "real or immovable property" generally includes a security of a trust that satisfies (or of any other entity that would, if it were a trust, satisfy) the criteria (a), (b), (c) and (d) of the Real Estate Investment Trust Exception (as discussed above) and an interest in certain real property or a real right in certain immovables, but excludes any depreciable property other than a depreciable property included (otherwise than by election) in capital cost

allowance Class 1, 3 or 31, property ancillary to the ownership or utilization of such depreciable property or a lease or leasehold interest in respect of land or such depreciable property;

(e) “rent from real or immovable properties” includes rent or similar payments for the use of or right to use real or immovable properties, payment for services ancillary to the rental of real or immovable properties and customarily supplied or rendered in connection therewith (“Ancillary Services”), including, generally, specified amounts payable in respect of securities constituting non-portfolio property that would be included in the security holder’s gross REIT revenue to the extent that such specified amounts can reasonably be considered to have become payable out of rent from real or immovable property derived by the payor, but does not include any payments for services supplied or rendered other than Ancillary Services, fees for managing or operating such properties, payment for the occupation, use or right to use a room in a hotel or other similar lodging facility, or rent based on profits; and

(f) “subject entity” means (i) a corporation resident in Canada, (ii) a trust resident in Canada, (iii) a Canadian resident partnership or (iv) a non-resident person, or a partnership that is not a Canadian resident partnership, the principal source of income of which is one or more sources in Canada.

Were the Real Estate Investment Trust Exception not applicable to the REIT at any time in a year (including the current taxation year), the SIFT Rules (under which amounts deductible will no longer be deductible in computing the income of the REIT and additional taxes will be payable by the REIT) will, commencing in such year, impact materially the level of cash distributions which would otherwise be made by the REIT.

Taxation of the REIT

The taxation year of the REIT is the calendar year. In each taxation year, the REIT is subject to tax under the Tax Act on its income for the year, including net realized taxable capital gains, computed in accordance with the detailed provisions of the Tax Act, less the portion thereof that it deducts in respect of the amounts paid or payable or deemed to be paid or payable in the year to Unitholders. An amount will be considered to be payable to a Unitholder in a taxation year if it is paid to the Unitholder in the year by the REIT or if the Unitholder is entitled in that year to enforce payment of the amount.

The income for purposes of the Tax Act of the REIT may include income realized from the rental of its rental properties; income payable to it by other trusts in which the REIT is beneficially interested, dividends received from corporations in which it holds shares; and any taxable capital gains or recapture of capital cost allowance arising from dispositions by it of properties.

In computing its income for purposes of the Tax Act, the REIT may deduct reasonable administrative costs, interest and other expenses incurred by it for the purpose of earning income. The REIT may also deduct from its income for the year a portion of any reasonable expenses incurred by the REIT to issue Units. The portion of such issue expenses deductible by the REIT in a taxation year is 20% of such issue expenses pro rated for a taxation year of the REIT that is less than 365 days.

The Contract of Trust provides that as of the last Distribution Date for a taxation year, all the income (other than net taxable capital gains and net recapture income) of the REIT less distributions of the REIT’s income for that year made by the REIT shall be paid to Unitholders and its net taxable capital gains and net recapture income shall be paid on the last Distribution Date in the taxation year. The Contract of Trust further provides that the REIT will deduct for tax purposes the maximum amount available to it as deductions unless the Trustees determine otherwise prior to the end of the relevant taxation year. Given that the foregoing amounts paid to Unitholders for the year can be deducted in computing the REIT’s income, the REIT generally should not be subject to income tax on its income and its net taxable capital gains under Part I of the Tax Act in any year.

Losses incurred by the REIT cannot be allocated to Unitholders but may be deducted by the REIT in future years in accordance with the Tax Act.

The Tax Act provides for a special tax, the Part XII.2 tax, on the designated income (including income from Canadian real property) of certain trusts which have designated beneficiaries (including non-resident persons and certain tax exempt persons). This special tax does not apply to a trust for a taxation year if the trust is a mutual

fund trust throughout such year. Accordingly, provided the REIT qualifies as a mutual trust fund throughout a taxation year, it will not be subject to the special tax for such taxation year.

RISK FACTORS AND INVESTMENT CONSIDERATIONS

An investment in Units involves certain risks and investment considerations. Investors should carefully consider, in light of their own financial circumstances, the factors set out below as well as other information contained or incorporated by reference in this short form prospectus.

Risk Factors Related to the Business of the REIT

Access to capital and debt, and current global financial conditions

The real estate industry is highly capital intensive. The REIT will require access to capital to maintain its properties, as well as to fund its growth strategy and significant capital expenditures from time to time. There can be no assurances that the REIT will have access to sufficient capital (including debt financing) or access to capital (including debt financing) on terms favourable to the REIT for future property acquisitions and developments, financing or refinancing of properties, funding operating expenses or other purposes. In addition, the REIT may not be able to borrow funds under its credit facilities due to the limitations on the incurrence of debt by the REIT set forth in the Contract of Trust. Failure by the REIT to access required capital could adversely impact the REIT's financial condition and results of operations and decrease the amount of cash available for distributions.

Market events and conditions, including disruptions in the international and regional credit markets and other financial systems and the deterioration of global economic conditions, could impede the REIT's access to capital (including debt financing) or increase the cost of capital (including debt financing). Continued concerns about the uncertainty over the economy, including whether the economy will, in the future, be adversely affected by inflation, deflation or stagflation, and the systematic impact of increased unemployment, volatile energy costs, geopolitical issues, have contributed to increased market volatility and weakened business and consumer confidence, creating a climate of greater volatility, less liquidity and tighter credit conditions, from time to time. Notwithstanding various actions by governments and central banks, concerns about the general condition of the capital markets, financial instruments, banks, investment banks, insurers and other financial institutions have caused, and may in the future cause, the credit markets to deteriorate, stock markets to decline substantially and the economy to slow down. There is also significant uncertainty as to the duration of current events and as to the further deterioration of these conditions. Failure to raise capital in a timely fashion or under favorable terms could have a material adverse effect on the REIT's financial position and operating results, as well as on its ability to pursue acquisitions and developments.

Debt financing

The REIT has and will continue to have substantial outstanding consolidated indebtedness comprised primarily of hypothecs, property mortgages and indebtedness under its Credit Facility and its Debentures. The REIT intends to finance its growth strategy, including acquisitions and developments, through a combination of its working capital and liquidity resources, including its cash flow from operations, additional indebtedness and public or private sales of equity or debt securities. The REIT may not be able to refinance its existing debt or renegotiate the terms of repayment at favorable rates. In addition, the terms of the REIT's indebtedness generally contain customary provisions that, upon an event of default, result in the acceleration of repayment of amounts owed and that restrict the distributions that may be made by the REIT. Therefore, upon an event of default under such indebtedness or an inability to renew or refinance same at maturity, the REIT's ability to make distributions will be adversely affected.

A portion of the REIT's cash flow is devoted to servicing its debt, and there can be no assurance that the REIT will continue to generate sufficient cash flow from operations to meet required interest or principal payments, such that it could be required to seek renegotiation of such payments or obtain additional equity, debt or other financing, including equity and debt financing. The current Credit Facility of the REIT in the stated amount of \$260.8 million is renewable annually. The next annual renewal shall occur during the course of the first half of 2012.

The REIT is subject to the risk that any of its existing indebtedness may not be able to be refinanced upon maturity or that the terms of such refinancing may not be as favorable as the terms of its existing indebtedness.

Ownership of immovable property

All immovable property investments are subject to risk exposures. Such investments are affected by general economic conditions, local real estate markets, demand for leased premises, competition from other vacant premises, municipal valuations and assessments and various other factors. With respect to the REIT, such risk is heightened by the concentration of properties in four geographical areas, namely the greater Québec City area, the greater Montréal area, the greater Ottawa area and the Atlantic provinces area.

The value of immovable property and any improvements thereto may also depend on the solvency and financial stability of the tenants and the economic environment in which they operate. The REIT's income and Distributable Income would be adversely affected if one or more major tenants or a significant number of tenants were to become unable to meet their obligations under their leases or if a significant amount of available space in the properties in which the REIT has an interest is not able to be leased on economically favourable lease terms. In the event of default by a tenant, delays or limitations in enforcing rights as a lessor may be experienced and substantial costs in protecting the REIT's investment may be incurred. The ability to rent unleased space in the properties in which the REIT has an interest will be affected by many factors, including the level of economic activity generally and the competition for tenants by other properties. Costs may be incurred in making improvements or repairs to property required by a new tenant. Failure to rent unleased space, or to rent it on a timely basis or at rents at least equal to their present levels, would likely have an adverse effect on the REIT's financial condition and the value of its properties. The risk is heightened in the present economic context.

Certain significant expenditures, including property taxes, maintenance costs, hypothecary payments, insurance costs and related charges must be made throughout the period of ownership of immovable property regardless of whether the property is producing any income. If the REIT is unable to meet hypothecary payments on any property, loss could be sustained as a result of the hypothecary creditor's exercise of its hypothecary remedies.

Immovable property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relationship with demand for and the perceived desirability of such investments. Such illiquidity may tend to limit the REIT's ability to vary its portfolio promptly in response to changing economic or investment conditions. If the REIT were to be required to liquidate its immovable property investments, the proceeds to the REIT might be significantly less than the aggregate carrying value of its properties.

The REIT is exposed to debt financing risks, including the risk that existing hypothecary indebtedness secured by the REIT's properties will not be able to be refinanced or that the terms of such refinancing will not be as favorable as the terms of existing indebtedness. In order to minimize this risk, the REIT will attempt to appropriately structure the timing of the renewal of significant tenant leases on its respective properties in relation to the time at which hypothecary indebtedness on such properties becomes due for refinancing.

Some of the leases of the REIT's properties have early termination provisions which, if exercised, would reduce the average lease term. However, such termination rights are generally exercisable only at a cost to the tenant and the amount of space in the REIT's portfolio which could be affected and operating revenues derived therefrom are not significant.

Expiries of leases for the REIT's properties, including those of major tenants, will occur from time to time over the short and long term. No assurances can be provided that the REIT will be able to renew any or all of the leases upon their expiration or that rental rate increases will occur or be achieved upon any such renewals. The failure to renew leases or achieve rental rate increases may adversely impact the REIT's financial condition and results of operations and decrease the amount of cash available for distribution.

Competition

The REIT competes for suitable immovable property investments with individuals, corporations and institutions (both Canadian and foreign) which are presently seeking or which may seek in the future immovable property investments similar to those desired by the REIT. Many of those investors have greater financial resources

than those of the REIT, or operate without the investment or operating restrictions of the REIT or according to more flexible conditions. An increase in the availability of investment funds and an increase in interest in immovable property investments may tend to increase competition for immovable property investments, thereby increasing purchase prices and reducing the yield on them.

In addition, numerous other developers, managers and owners of properties compete with the REIT in seeking tenants. The existence of competing developers, managers and owners and competition for the REIT's tenants could have an adverse effect on the REIT's ability to lease space in its properties and on the rents charged, and could adversely affect the REIT's revenues and, consequently, its ability to meet its debt obligations.

Acquisitions

The REIT's business plan includes growth through identifying suitable acquisition opportunities, pursuing such opportunities, consummating acquisitions and effectively operating and leasing such properties. If the REIT is unable to manage its growth effectively, it could adversely impact the REIT's financial condition and results of operations and decrease the amount of cash available for distribution. There can be no assurance as to the pace of growth through property acquisitions or that the REIT will be able to acquire assets on an accretive basis, and as such there can be no assurance that distributions to Unitholders will increase in the future.

Property developments

Information regarding the REIT's development projects, development costs, capitalization rates and expected returns are subject to change, which may be material, as assumptions regarding items such as, but not limited to, tenant rents, building sizes, leasable areas, project completion timelines and project costs, are updated periodically based on revised site plans, the REIT's cost tendering process, continuing tenant negotiations, demand for leasable space in the REIT's markets, the obtaining of required building permits, ongoing discussions with municipalities and successful property re-zonings. There can be no assurance that any assumptions in this regard will materialize as expected and any change in these assumptions could have a material adverse effect on the REIT's asset values and financial results, and negatively affect the return on the REIT's investments. Certain development projects are material to the REIT, including the Complexe Jules-Dallaire.

Dependence on key personnel

The management of the REIT depends on the services of certain key personnel, including Mr. Michel Dallaire, the President and Chief Executive Officer of the REIT. The loss of the services of any key personnel could have a material adverse effect on the REIT.

Potential conflicts of interest

The REIT may be subject to various conflicts of interest because of the fact that the Dallaire Group and their respective directors, officers and associates, as well as the Trustees, are engaged in a wide range of real estate and other business activities. The REIT may become involved in transactions which conflict with the interests of the foregoing.

The Trustees may from time to time deal with persons, firms, institutions or corporations with which the REIT may be dealing, or which may be seeking investments similar to those desired by the REIT. The interests of these persons could conflict with those of the REIT. In addition, from time to time, these persons may be competing with the REIT for available investment opportunities.

Any decisions regarding the enforcement by the REIT of the terms of any agreement entered into by the REIT with a Trustee who is not an Independent Trustee, with the Dallaire Group or an affiliate thereof, or with an associate of a non-Independent Trustee may be made by a majority of the Independent Trustees only.

The Contract of Trust contains "conflicts of interest" provisions requiring Trustees to disclose material interests in material contracts and transactions and refrain from voting thereon. The REIT concluded a non-competition agreement with the corporation and partnerships comprising the Dallaire Group and Messrs. Michel Dallaire and Alain Dallaire, which allows for the resolution of certain potential conflicts of interest.

General uninsured losses

The REIT subscribed a blanket comprehensive general liability including insurance against fire, flood, extended coverage and rental loss insurance with policy specifications, limits and deductibles customarily carried for similar properties. There are, however, certain types of risks (generally of a catastrophic nature such as from wars or environmental contamination) which are either uninsurable or not insurable on an economically viable basis. The REIT also carries insurance for earthquake risks, subject to certain policy limits, deductibles, and will continue to carry such insurance if it is economical to do so. Should an uninsured or underinsured loss occur, the REIT could lose its investment in, and anticipated profits and cash flows from, one or more of its properties, but the REIT would continue to be obligated to repay any hypothecary recourse or mortgage indebtedness on such properties.

Many insurance companies have eliminated coverage for acts of terrorism from their policies, and borrowers may not be able to obtain coverage for terrorist acts at commercially reasonable rates or at any price. Damage to a property sustained as a result of an uninsured terrorist or similar act would likely adversely impact the REIT's financial condition and results of operation and decrease the amount of cash available for distribution.

Government regulation

The REIT and its properties are subject to various governmental legislation and regulation. Any change in such legislation or regulation adverse to the REIT and its properties could affect the operating and financial performance of the REIT.

In addition, environmental and ecological legislation and policies have become increasingly important in recent decades. Under various laws, the REIT could become liable for the costs of removal or remediation of certain hazardous or toxic substances released on or in its properties or disposed of at other locations or for the costs of other remedial or preventive work. The failure to remove or remediate such substances, or to effect such remedial or preventive work if any, may adversely affect an owner's ability to sell such real estate or to borrow using such real estate as collateral, and could potentially also result in claims against the owner by private plaintiffs or governmental agencies. Notwithstanding the above, the REIT is not aware of any material non-compliance, liability or other claim in connection with any of its properties, nor is the REIT aware of any environmental condition with respect to any of its properties that it believes would involve material expenditure by the REIT.

Limit on activities

In order to maintain its status as a "mutual fund trust" under the Tax Act, the REIT cannot carry on most active business activities and is limited in the types of investments it may make. The Contract of Trust contains restrictions to this effect.

Achievement and implementation of strategic goals

Though the REIT has established the strategic goal of revising its debt ratio to generally bring it to approximately 50% of the gross book value and to revise its distribution rate to about 90%, there is no guarantee that it will be able to meet these goals. In the context of the Canmarc Offer, it may be necessary for the REIT to maintain or even increase its current debt ratio and to maintain its current distribution rate. Further, though the REIT intends, as part of its strategic plan, to add Ontario to its target market, there is no guarantee that it will be successful in achieving this goal or that expansion into Ontario will result in similar profitability to the REIT's current portfolio of assets or the achievement of synergies with the REIT's current portfolio of assets.

Risk Factors Related to the Ownership of Units

Market price

A publicly traded real estate investment trust will not necessarily trade at values determined solely by reference to the underlying value of its real estate assets. Accordingly, the Units may trade at a premium or a discount to values implied by the initial appraisal of the value of its properties or the value of such properties from time to time.

Although the REIT intends to make distributions of its available cash to Unitholders, these cash distributions are not assured. The actual amount distributed will depend on numerous factors including current global financial conditions and disruptions in the marketplace, the REIT's financial performance, debt covenants and obligations, working capital requirements and future capital requirements. The market price of the Units may deteriorate if the REIT is unable to meet its cash distribution targets in the future.

The after-tax return from an investment in Units to Unitholders subject to Canadian income tax will depend, in part, on the composition for tax purposes of distributions paid by the REIT (portions of which may be fully or partially taxable or may constitute non-taxable returns of capital). The composition for tax purposes of those distributions may change over time, thus affecting the after-tax return to Unitholders.

Factors that may influence the market price of the Units include the annual yield on the Units, the number of Units issued and outstanding and the REIT's payout ratio. An increase in market interest rates may lead purchasers of Units to demand a higher annual yield which could adversely affect the market price of the Units. Unlike fixed-income securities, there is no obligation of the REIT to distribute to Unitholders any fixed amount and reductions in, or suspensions of, distributions may occur that would reduce yield based on the market price of the Units. In addition, the market price for the Units may be affected by changes in general market conditions, fluctuations in the markets for equity securities, changes in the economic environment and numerous other factors beyond the control of the REIT.

Structural subordination of Units

In the event of a bankruptcy, liquidation or reorganization of the REIT or any of its subsidiaries, holders of certain of their indebtedness and certain trade creditors will generally be entitled to payment of their claims from the assets of the REIT and those subsidiaries before any assets are made available for distribution to the Unitholders. The Units will be effectively subordinated to most of the other indebtedness and liabilities of the REIT and its subsidiaries. Neither the REIT, nor any of its subsidiaries will be limited in their ability to incur additional secured or unsecured indebtedness.

Unitholder liability

The Contract of Trust provides that no Unitholder or annuitant under a plan of which a Unitholder acts as trustee or carrier (an "annuitant") will be held to have any personal liability as such, and that no resort shall be had to the private property of any Unitholder or annuitant for satisfaction of any obligation or claim arising out of or in connection with any contract or obligation of the REIT or of the Trustees. Only assets of the REIT are intended to be liable and subject to levy or execution.

The Contract of Trust further provides that certain written instruments signed by the REIT (including all immovable hypothecs and, to the extent the Trustees determine to be practicable and consistent with their obligation as Trustees to act in the best interests of the Unitholders, other written instruments creating a material obligation of the REIT) shall contain a provision or be subject to an acknowledgment to the effect that such obligation will not be binding upon Unitholders personally or upon any annuitant. Except in case of bad faith or gross negligence on their part, no personal liability will attach under the laws of the Province of Québec to Unitholders or annuitants for contract claims under any written instrument disclaiming personal liability as aforesaid.

However, in conducting its affairs, the REIT will be acquiring immovable property investments, subject to existing contractual obligations, including obligations under hypothecs or mortgages and leases. The Trustees will use all reasonable efforts to have any such obligations, other than leases, modified so as not to have such obligations binding upon any of the Unitholders or annuitants personally. However, the REIT may not be able to obtain such modification in all cases. If a claim is not satisfied by the REIT, there is a risk that a Unitholder or annuitant will be held personally liable for the performance of the obligations of the REIT where the liability is not disavowed as described above. The possibility of any personal liability attaching to Unitholders or annuitants under the laws of the Province of Québec for contract claims where the liability is not so disavowed is remote.

The REIT will use all reasonable efforts to obtain acknowledgments from the hypothecary creditors under assumed hypothecs that assumed hypothec obligations will not be binding personally upon the Trustees, the Unitholders or any annuitant.

Claims against the REIT may arise other than under contracts, including claims in delict, claims for taxes and possibly certain other statutory liabilities. The possibility of any personal liability of Unitholders for such claims is considered remote under the laws of the Province of Québec and, as well, the nature of the REIT's activities are such that most of its obligations arise by contract, with non-contractual risks being largely insurable. In the event that payment of a REIT obligation were to be made by a Unitholder, such Unitholder would be entitled to reimbursement from the available assets of the REIT.

Article 1322 of the Civil Code of Québec effectively states that the beneficiary of a trust is liable towards third persons for the damage caused by the fault of the trustees of such trust in carrying out their duties only up to the amount of the benefit such beneficiary has derived from the act of such trustees and that such obligations are to be satisfied from the trust patrimony. Accordingly, although this provision remains to be interpreted by the courts, it should provide additional protection to Unitholders with respect to such obligations.

The Trustees will cause the activities of the REIT to be conducted, with the advice of counsel, in such a way and in such jurisdictions as to avoid, to the extent they determine to be practicable and consistent with their duty to act in the best interests of the Unitholders, any material risk of liability on the Unitholders for claims against the REIT.

Status for tax purposes

The REIT currently qualifies as a mutual fund trust for income tax purposes. While the amount of distributions remains at the discretion of its trustees, the REIT intends to annually distribute all of its taxable income to Unitholders and thus is generally not subject to tax on such amount. In order to maintain its current mutual fund status, the REIT is required to comply with specific restrictions regarding its activities and the investments held by it. If it were to cease to qualify as a mutual fund trust, the consequences could be material and adverse.

There can be no assurance that the laws and regulations and the administrative and assessing practices of the CRA respecting the treatment of mutual fund trusts will not be changed in a manner that adversely affects the Unitholders. If the REIT ceases to qualify as a mutual fund trust under the Tax Act, the income tax considerations described in this short form prospectus would be materially and adversely different in certain aspects.

Although the REIT is of the view that all expenses to be claimed by the REIT and any of its Subsidiaries in the determination of their respective incomes under the Tax Act will be reasonable and deductible in accordance with the applicable provisions of the Tax Act, there can be no assurance that the Tax Act or the interpretation of the Tax Act will not change, or that CRA will agree with the expenses claimed.

As per the current legislation, a mutual fund trust cannot be established or maintained primarily for the benefit of non-resident persons. Under draft legislation that was released on September 16, 2004 by the Department of Finance, an income fund will cease to qualify as a mutual fund trust if at any time after 2004 the fair market value of all units held by non-residents of Canada, or by partnerships which are not "Canadian partnerships" for the purposes of the Tax Act, is more than 50% of the fair market value of all issued and outstanding units issued by the trust where more than 10% (based on fair market value) of the trust's property is specified types of taxable Canadian property or certain other types of property. For this purpose, a partnership would only qualify as a "Canadian partnership" at a particular time if all its members at that time are resident of Canada. There is no provision in the draft legislation which would allow for rectification of the loss of mutual fund trust status. On December 6, 2004, a Notice of Ways and Means of Motion, including other changes affecting mutual fund trusts, was tabled which did not include the proposed changes referred to above. In a concurrent release, the Department of Finance announced that implementation of the proposed changes would be suspended so as to allow further consultation with interested parties. The December 6, 2004 Notice of Ways and Means Motion to implement the tax proposals contained in the 2004 Federal Budget did not contain this proposal and the Department of Finance indicated in a concurrent release that further discussions would be pursued with the private sector in this regard.

As of the date of this short form prospectus, based on its assessment of the SIFT Rules, management of the REIT believes that the REIT meets, and has met at all times during the current taxation year, all the necessary conditions and qualifies for the Real Estate Investment Trust Exception. The SIFT Rules have only recently been enacted and there is an absence of specific interpretation from the tax authorities or courts on how these rules should be interpreted. Should management's interpretation of these rules not coincide with the interpretation of the tax

authorities or the courts, the REIT would not meet the Real Estate Investment Trust Exception and, as a result, the new SIFT Rules would be applicable to the REIT. Management intends to take all the necessary steps to continue to meet these conditions on a regular basis in the future.

Were the Real Estate Investment Trust Exception not applicable to the REIT at any time in a year (including the current taxation year), the SIFT Rules (under which amounts deductible will no longer be deductible in computing the income of the REIT and additional taxes will be payable by the REIT) will, commencing in such year, impact materially the level of cash distributions which would otherwise be made by the REIT.

Dilution

The number of Units the REIT is authorized to issue is unlimited. The Trustees have the discretion to issue additional Units in other circumstances. Additional Units may also be issued pursuant to the DRIP, the Unit Option Plan and any other incentive plan of the REIT, and upon conversion of the Debentures and Units issuable to the Debenture Trustee (as defined in the Indenture) in payment of interest on Debentures. Any issuance of Units may have a dilutive effect on the Unitholders.

Restrictions on certain unitholders and liquidity of Units

The Contract of Trust imposes restrictions on non-resident Unitholders who are prohibited from beneficially owning more than 49% of the Units. These restrictions may limit the rights of certain Unitholders, including non-residents of Canada, to acquire Units, to exercise their rights as Unitholders and to initiate and complete take-over bids in respect of the Units. As a result, these restrictions may limit the demand for Units from certain Unitholders and thereby adversely affect the liquidity and market value of the Units held by the public. Unitholders who are non-residents of Canada are required to pay all withholding taxes payable in respect of distributions by the REIT. The REIT withholds such taxes as required by the Tax Act and remits such payment to the tax authorities on behalf of the Unitholder. The Tax Act contains measures to subject to Canadian non-resident withholding tax certain otherwise non-taxable distributions of Canadian mutual funds to non-resident Unitholders. This may limit the demand for Units and thereby affect their liquidity and market value.

Cash distributions are not guaranteed

There can be no assurance regarding the amount of income to be generated by the REIT's properties. The ability of the REIT to make cash distributions, and the actual amounts distributed, will be entirely dependent on the operations and assets of the REIT and its subsidiaries, and will be subject to various factors including financial performance, obligations under applicable credit facilities, fluctuations in working capital, the sustainability of income derived from anchor tenants and capital expenditure requirements. The market value of the Units will deteriorate if the REIT is unable to meet its distribution targets in the future, and that deterioration may be significant. In addition, the composition of cash distributions for tax purposes may change over time and may affect the after-tax return for investors.

Nature of investment

A Unitholder of the REIT does not hold a share of a body corporate. As Unitholders of the REIT, the Unitholders will not have statutory rights normally associated with ownership of shares of a corporation including, for example, the right to bring "oppression" or "derivative" actions. The rights of Unitholders are based primarily on the Contract of Trust. There is no statute governing the affairs of the REIT equivalent to the CBCA which sets out the rights and entitlements of shareholders of corporation in various circumstances.

Risk Factors Related to the Canmarc Offer

Certain head leases between Canmarc and Homburg Invest Inc. could be disclaimed or resiliated in the context of the latter's proceedings under the Companies' Creditors Arrangement Act

In connection with its initial public offering in 2010, Canmarc entered into head leases with Homburg Invest Inc. as head tenant in order to provide Canmarc with stable and predictable income with respect to limited portions of leasable space. The head leases are described in the documents publicly filed by Canmarc (including

Canmarc's annual information form for the year ended December 31, 2010 dated March 31, 2011) and available at www.sedar.com. Also in connection with its initial public offering in 2010, Homburg Realty Fund (199) Limited Partnership, a subsidiary of Homburg Invest Inc., agreed to certain indemnification and other obligations towards a subsidiary of Canmarc, including with respect to remediation and/or monitoring costs in the event environmental issues are discovered, in certain situations.

In the event that the head leases were no longer in place, there could be an adverse effect on the net operating income of Canmarc and of the REIT after giving effect to the Canmarc Offer. While there is no assurance that this will be the case, there exists a risk that the head leases could be disclaimed or resiliated by Homburg Invest Inc. in the context of its proceedings under the *Companies' Creditors Arrangement Act*. The head leases and the obligations described above are secured by pledges on an aggregate of 1,180,000 Canmarc Units. While it is a condition to the Canmarc Offer that such pledges remain in effect, in the event that they were challenged or set aside in the context of Homburg Invest Inc.'s proceedings under the *Companies' Creditors Arrangement Act* following the take-up and payment for Canmarc Units under the Canmarc Offer, there could be an adverse effect on the net operating income of Canmarc and of the combined entity following completion of the Canmarc Offer.

The REIT is relying, without verification, on the information regarding Canmarc included in, or which may have been omitted from, this short form prospectus

All information regarding Canmarc contained herein, including all financial information of Canmarc and all pro forma financial information derived from Canmarc's financial information, has been based solely upon Canmarc's public disclosure on file with Canadian Securities Regulatory Authorities. Although the REIT does not have any knowledge that would indicate that Canmarc's public disclosure is inaccurate or incomplete, any inaccuracy or material omission in Canmarc's public disclosure, including the information about or relating to Canmarc contained herein, could result in unanticipated liabilities or expenses, increase the cost of integrating Canmarc's operations with those of the REIT or adversely affect the operational plans or prospects of the combined entity and its results of operations and financial condition. In addition, the pro forma financial information may differ from the pro forma financial information that would have been compiled and presented if management of the REIT, its independent auditors, and the Underwriters had access to all pertinent information, including an opportunity to have met with Canmarc's independent auditors to discuss Canmarc's financial statements upon which the pro forma financial information is based.

The combination of the REIT and Canmarc may not realize the anticipated benefits, in the expected time-frames or at all, due to unanticipated challenges or delays with integrating the two companies

The Cominar Acquisition Group has made the Canmarc Offer with the expectation that its successful completion and a subsequent combination of the Cominar Acquisition Group and Canmarc will result in greater long-term potential and value creation than the individual companies could achieve on their own. This expectation is based, in part, on a presumed increase in the financial strength and access to capital of the combined entity and certain presumed synergies from consolidation, including the elimination of excessive fabrication facilities, overlapping service facilities, certain public company costs of Canmarc and duplicative head office and general administrative expenses. These anticipated benefits and synergies will depend in part on whether the operations, systems, management and cultures of Canmarc and the Cominar Acquisition Group can be integrated in an efficient and effective manner, the timing and manner of completion of a Compulsory Acquisition or Subsequent Acquisition Transaction and whether the presumed bases or sources of synergies produce the benefits anticipated. Most operational and strategic decisions, and certain staffing decisions, with respect to the combined entity have not yet been made and may not have been fully identified. These decisions and the integration of the two companies will present significant challenges to management, including the integration of systems and personnel of the two companies, and special risks, including possible unanticipated liabilities and expenses, significant one-time write-offs or restructuring charges and the loss of key employees. There can be no assurance that there will be operational or other synergies realized by the combined entity, or that the integration of the two companies' operations, systems, management, personnel and cultures will be timely or effectively accomplished, or ultimately will be successful in achieving the anticipated benefits. The integration process may lead to greater than expected operating costs, customer loss and business disruption (including, without limitation, difficulties in maintaining relationships with employees, customers, client or suppliers) for the Cominar Acquisition Group or Canmarc or the combined business that may affect the ability of the combined business to realize the anticipated benefits and synergies of the

combination or may materially and adversely affect the Cominar Acquisition Group's, Canmarc's or the combined entity's business, results of operations and/or financial condition.

The REIT's pro forma indebtedness following completion of the Canmarc Offer will be higher than the REIT's existing indebtedness

The REIT's indebtedness as at September 30, 2011 was approximately \$1,418.7 million. The REIT's pro forma indebtedness as at September 30, 2011, after giving effect to this offering, the October 2011 Equity Offering and the Canmarc Offer and Compulsory Acquisition or Subsequent Acquisition Transaction and the Cominar Acquisition Group's proposed financing arrangements described in Section 9 of the Take-Over Bid Circular entitled "Source of Funds", which is incorporated by reference herein, would be approximately \$2,777.8 million (assuming that no Units are issued under the Canmarc Offer and that the purchase price under the Canmarc Offer would be paid entirely in cash.). For further details, see the unaudited pro forma consolidated financial statements of the REIT in Appendix I hereof. As a result of this expected increase in indebtedness, demands on the REIT's cash resources will increase after the successful completion of the Canmarc Offer and any Compulsory Acquisition or Subsequent Acquisition Transaction. Although the REIT intends to access the public markets to repay the financing arrangements put in place in connection with the Canmarc Offer, there can be no assurance that it will be able to do so in a timely manner or on favourable terms and its ability to do so will depend on market conditions and other factors. In the event that the REIT is unable to repay amounts under its financing facilities within the fixed period stated therein, it would incur additional fees under such facilities.

Certain actions contemplated in connection with the Canmarc Offer may trigger events of default under certain mortgage loans and under one or more of Canmarc's other material contracts

The take-up of a majority of the Canmarc Units under the Canmarc Offer and certain other actions contemplated in connection with the Canmarc Offer may constitute an event of default under the mortgage loans and hypothecs of the REIT. In addition, the REIT, Canmarc or their affiliates may be party to other agreements that contain provisions that may be triggered upon the actions contemplated in connection with the Canmarc Offer. The operation of any such provision, if triggered and not waived by the counterparty, could result in material unanticipated expenses or other materially adverse consequences to the REIT or the combined entity.

There is no guarantee that the Canmarc Offer will be successfully concluded

There is no guarantee that the conditions described in Section 4 of the Take-Over Bid Circular entitled "Conditions of the Offer" will be satisfied or waived by the REIT or that the Canmarc Offer will be completed and the offering contained in this short form prospectus is not conditional upon such completion.

LEGAL MATTERS

Certain legal matters in connection with the issuance of the Units offered hereby will be passed upon on behalf of the REIT by Davies Ward Phillips & Vineberg LLP, and on behalf of the Underwriters by Lavery, de Billy, L.L.P. As of the date of this short form prospectus, partners and associates of Davies Ward Phillips & Vineberg LLP, as a group, and partners and associates of Lavery, de Billy, L.L.P., as a group, each owned, beneficially or of record, less than 1% of the outstanding Units.

EXEMPTION FROM NATIONAL INSTRUMENT 44-101

Securities regulation in Canada requires that an issuer that files a short form prospectus and that is proposing to undertake an acquisition that, if completed, would be a "significant acquisition" under National Instrument 44-101 – Short Form Prospectus Distributions to include in the prospectus financial statements or other information about the proposed acquisition, if the inclusion of that information is necessary for the prospectus to contain full, true and plain disclosure of all the material facts relating to the securities being distributed. The Canmarc Offer would, if completed, constitute a significant acquisition for the REIT.

The REIT has complied with this requirement by incorporating by reference in this short form prospectus certain historical financial statements of Canmarc (including the Canmarc Audited Financial Statements) but was

granted an exemption from the requirements under applicable securities legislation to obtain RSM's consent to incorporate its audit report on the Canmarc Audited Financial Statements.

AUDITORS, TRANSFER AGENT AND REGISTRAR

The auditors of the REIT are PricewaterhouseCoopers LLP.

The registrar and transfer agent for the Units is Computershare Investor Services Inc., at its principal offices in Montréal and Toronto.

PURCHASERS' STATUTORY RIGHTS

Securities legislation in certain of the provinces of Canada provides purchasers with the right to withdraw from an agreement to purchase securities. The right may be exercised within two business days after receipt or deemed receipt of a prospectus and any amendment. In several of the provinces, the securities legislation further provides a purchaser with remedies for rescission or, in some jurisdictions, revisions of the price or damages if the prospectus and any amendment contains a misrepresentation or is not delivered to the purchaser, provided that the remedies for rescission, revision of the price or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province. The purchaser should refer to any applicable provisions of the securities legislation of the purchaser's province for the particulars of these rights or consult with a legal adviser.

AUDITOR'S CONSENT

We have read the short form prospectus of Cominar Real Estate Investment Trust (the "REIT") dated December 15, 2011 relating to the issue and sale of 5,734,000 Units of the REIT. We have complied with Canadian generally accepted standards for an auditor's involvement with offering documents.

We consent to the incorporation by reference in the above-mentioned prospectus of our report to the unitholders of the REIT on the consolidated balance sheet of the REIT as at December 31, 2010 and the consolidated statements of income and comprehensive income, unitholders' equity and cash flows for the year ended December 31, 2010. Our report is dated March 2, 2011.

(signed) PricewaterhouseCoopers LLP

Chartered Accountants
Québec, Canada
December 15, 2011

FORMER AUDITORS' CONSENT

We have read the short form prospectus of Cominar Real Estate Investment Trust (the "REIT") dated December 15, 2011 relating to the issue and sale of 5,734,000 Units of the REIT. We have complied with Canadian generally accepted standards for an auditor's involvement with offering documents.

We consent to the incorporation by reference in the above-mentioned prospectus of our report to the unitholders of the REIT on the consolidated balance sheet of the REIT as at December 31, 2009 and the consolidated statements of income and comprehensive income, unitholders' equity and cash flows for the year ended December 31, 2009. Our report is dated February 16, 2010 (except as to note 24b which is as at March 10, 2010).

(signed) Ernst & Young LLP¹

Chartered Accountants
Québec, Canada
December 15, 2011

¹ CA auditor permit no. 10845

APPENDIX I

Cominar Real Estate Investment Trust

Pro Forma Consolidated Financial Statements
September 30, 2011
(Unaudited)

COMINAR REAL ESTATE INVESTMENT TRUST

Pro Forma Consolidated Balance Sheet

As at September 30, 2011

(prepared under IFRS)

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

	Cominar Real Estate Investment Trust \$	Canmarc Real Estate Investment Trust \$	Note	Pro Forma Adjustments \$	Pro Forma Balance Sheet Unit Alternative \$ ^{(1), (2)}
Assets					
Investment properties					
Income properties	2,405,008	1,291,563		-	3,696,571
Properties under development	78,564	-		-	78,564
Land held for future development	44,798	-		-	44,798
	<u>2,528,370</u>	<u>1,291,563</u>		<u>-</u>	<u>3,819,933</u>
Non-current assets classified as held for sale	-	64,850		-	64,850
Property and equipment	-	4,369	2 (g)	(4,369)	-
Long-term investment	-	15,939		-	15,939
Other long-term assets	-	1,211	2 (g)	(1,211)	-
Intangible assets	-	867	2 (g)	(867)	-
Goodwill	9,380	-	2 (d)	150,785	201,165
			2 (d)	41,000	
Prepaid expenses and other assets	48,614	13,927	2 (b)	(28,968)	42,786
			2 (e)	3,977	
			2 (g)	4,369	
			2 (g)	867	
Accounts receivable	14,134	12,887	2 (g)	1,211	28,232
Income taxes recoverable	54	-		-	54
Restricted cash	-	26,921		-	26,921
Cash	-	-	2 (a)	55,658	-
			2 (c)	(55,658)	
	<u>2,600,552</u>	<u>1,432,534</u>		<u>166,794</u>	<u>4,199,880</u>
Liabilities					
Mortgages payable	853,055	705,540	2 (d)	41,000	1,599,595
Convertible debentures	394,119	-		-	394,119
Bank indebtedness	171,515	7,013	2 (a)	(171,515)	436,951
			2 (c)	(7,013)	
			2 (c)	438,751	
			2 (e)	(1,800)	
Long-term incentive plan	-	739	2 (f)	(739)	-
Accounts payable and accrued liabilities	30,665	26,439		-	57,104
Deferred tax liability	7,865	-		-	7,865
Distributions payable to unitholders	7,689	3,768		-	11,457
	<u>1,464,908</u>	<u>743,499</u>		<u>298,684</u>	<u>2,507,091</u>
Unitholders' Equity					
	<u>1,135,644</u>	<u>689,035</u>	2 (a)	227,173	1,692,789
			2 (f)	(359,063)	
	<u>2,600,552</u>	<u>1,432,534</u>		<u>166,794</u>	<u>4,199,880</u>
Total liabilities and unitholders' equity					

All terms capitalized but not otherwise defined herein shall have the meaning given to them in the Take-Over Bid Circular.

- (1) The amounts in the Pro Forma Balance Sheet have been calculated by using the Unit Alternative Assumption (as defined herein). Under this assumption, the purchase price under the Offer would be paid partly in cash and partly by the issuance of 16 million Cominar Units, being the maximum number of Cominar Units issuable under the Unit Alternative (the "Unit Alternative Assumption").
- (2) Assuming that no Cominar Units are issued under the Offer and that the purchase price under the Offer would be paid entirely in cash (the "Cash Alternative Assumption"), total assets would be \$4,199,999, bank indebtedness would be \$784,110 and Unitholders' Equity would be \$1,345,749.

COMINAR REAL ESTATE INVESTMENT TRUST
Pro Forma Consolidated Statement of Income
For the period ended September 30, 2011
(prepared under IFRS)

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

	Cominar Real Estate Investment Trust \$	Canmarc Real Estate Investment Trust \$	Note	Pro Forma Adjustments \$	Pro Forma Statement of Income Unit Alternative \$ ^{(1), (2)}
Operating revenues					
Rental revenue from investment properties	239,758	137,781		-	377,539
Operating expenses	102,251	66,394	3 (c) 3 (c)	312 259	169,216
Net operating income	137,507	71,387		(571)	208,323
Financial expense	(50,158)	(27,551)	3 (a) 3 (a) 3 (a) 3 (a)	(10,201) (1,903) 6,685 3,337	(79,791)
Trust administrative expenses	(4,266)	(7,543)	3 (c)	(578)	(12,387)
Other income	-	2,993		-	2,993
Long-term incentive plan	-	(578)	3 (c)	578	-
Depreciation of property and equipment	-	(312)	3 (c)	312	-
Amortization of intangible assets	-	(259)	3 (c)	259	-
Distributions – Class B LP Units	-	(1,719)	3 (b)	1,719	-
Fair value adjustment – Class B LP Units	-	(254)	3 (b)	254	-
Fair value adjustment – investment properties	-	(687)		-	(687)
Loss on disposal of investment properties	-	(298)		-	(298)
Transaction costs – business combination	(646)	-		-	(646)
Income before income taxes	82,437	35,179		(109)	117,507
Income taxes					
Recoverable	78	-		-	78
Deferred	(757)	-		-	(757)
	(679)	-		-	(679)
Net income	81,758	35,179		(109)	116,828
Net income per unit (note 5)					
Basic	1.29				1.29
Diluted	1.28				1.29

(1) The amounts in the Pro Forma Statement of Income have been calculated by using the Unit Alternative Assumption. Under this assumption, the purchase price under the Offer would be paid partly in cash and partly by the issuance of 16 million Cominar Units, being the maximum number of Cominar Units issuable under the Unit Alternative.

(2) Under the Cash Alternative Assumption, the financial expense would be \$107,020, the net income would be \$89,599, the basic net income per unit would be \$1.21 and the diluted net income per unit would be \$1.20.

COMINAR REAL ESTATE INVESTMENT TRUST
Pro Forma Consolidated Statement of Income
For the year ended December 31, 2010
(prepared under IFRS)

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

	Cominar Real Estate Investment Trust \$	Canmarc Real Estate Investment Trust Period from May 25, 2010 to December 31, 2010 (Note 6) \$	Note	Pro Forma Adjustments \$	Pro Forma Statement of Income Unit Alternative ^{(1), (2)} \$
Operating revenues					
Rental revenue from investment properties	282,385	92,759		-	375,144
Operating expenses	117,627	44,523	4 (d)	956	163,106
Net operating income	164,758	48,236		(956)	212,038
Financial expense	(56,636)	(19,751)	4 (a) 4 (a) 4 (a) 4 (a)	(8,235) (2,053) 5,397 2,620	(78,658)
Trust administrative expenses	(5,315)	(4,299)	4 (d)	(160)	(9,774)
Distributions – long-term investment	-	943	4 (d)	(943)	-
Other income	-	1,078	4 (d)	943	2,021
Unit-based compensation expense	-	(160)	4 (d)	160	-
Depreciation and amortization	-	(956)	4 (d)	956	-
Business combination, bargain purchase gain	-	141,043	4 (b)	(141,043)	-
Adjustment to investment properties at fair value	7,198	(4,064)		-	3,134
Fair value adjustment and distribution expenses – Class B LP Units	-	(4,536)	4 (c)	4,536	-
Transaction costs – business combination	(685)	(4,957)	4 (b)	4,957	(685)
Income before income taxes	109,320	152,577		(133,821)	128,076
Income taxes					
Current	(80)	-		-	(80)
Deferred	(446)	-		-	(446)
	(526)	-		-	(526)
Net income	108,794	152,577		(133,821)	127,550
Net income per unit					
Basic	1.81				1.67
Diluted	1.80				1.66

(1) The amounts in the Pro Forma Statement of Income have been calculated by using the Unit Alternative Assumption. Under this assumption, the purchase price under the Offer would be paid partly in cash and partly by the issuance of 16 million Cominar Units, being the maximum number of Cominar Units issuable under the Unit Alternative.

(2) Under the Cash Alternative Assumption, the financial expense would be \$96,775, the net income would be \$109,433, the basic net income per unit would be \$1.64 and the diluted net income per unit would be \$1.63.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

1 Basis of presentation

The unaudited pro forma consolidated balance sheet and unaudited pro forma consolidated statements of income of Cominar Real Estate Investment Trust ("Cominar" or the "Trust") as at September 30, 2011 and for the nine-month period ended September 30, 2011 and the year ended December 31, 2010, have been prepared by management of Cominar to give effect to the proposed acquisition (the "Acquisition") of all the issued and outstanding units of Canmarc Real Estate Investment Trust ("Canmarc") by Cominar on the basis of the assumptions and adjustments described below.

In the opinion of management, the unaudited pro forma consolidated balance sheet and unaudited pro forma consolidated statements of income as at September 30, 2011 and for the nine-month period ended September 30, 2011 and for the year ended December 31, 2010, include all adjustments necessary for the fair presentation of the transaction in accordance with International Financial Reporting Standards ("IFRS") on a basis consistent with Cominar's accounting policies applied in the condensed interim consolidated financial statements for the quarter ended September 30, 2011.

The unaudited pro forma consolidated financial statements may not be indicative of the financial position that would have prevailed and operating results that would have been obtained if the transactions had taken place on the dates indicated or of the financial position or operating results which may be obtained in the future. The unaudited pro forma consolidated financial statements are not a forecast or projection of future results. The actual financial position and results of operations of the Trust for any period following the closing of the Acquisition will likely vary from the amounts set forth in the unaudited pro forma consolidated financial statements and such variation may be material.

The unaudited pro forma consolidated financial statements should be read in conjunction with the unaudited interim consolidated financial statements of Cominar as at and for the three months ended March 31, 2011 and the three and nine month periods ended September 30, 2011, both of which prepared in accordance with IAS 34, *Interim Financial Reporting* ("IAS 34"), the unaudited interim consolidated financial statements of Canmarc as at and for the three and nine month periods ended September 30, 2011, prepared in accordance with IAS 34, and the audited consolidated financial statements of Cominar and Canmarc as at and for the year ended December 31, 2010, both of which prepared in accordance with Canadian Generally Accepted Accounting Principles ("Canadian GAAP") prior to the transition to IFRS.

The unaudited pro forma consolidated balance sheet as at September 30, 2011, has been prepared using information from the unaudited consolidated balance sheet of Cominar as at September 30, 2011, the unaudited consolidated statement of financial position of Canmarc as at September 30, 2011, and the adjustments and assumptions outlined below. The unaudited pro forma consolidated balance sheet gives effect to the Acquisition as if it had occurred on September 30, 2011.

The unaudited pro forma consolidated statement of income for the nine-month period ended September 30, 2011, has been prepared using information from the unaudited consolidated statement of comprehensive income of Cominar for the nine-month period ended September 30, 2011, the unaudited consolidated statement of income of Canmarc for the nine-month period ended September 30, 2011, and the adjustments and assumptions outlined below. The unaudited pro forma consolidated statement of income for the nine-month period ended September 30, 2011 gives effect to the Acquisition as if it had occurred on May 25, 2010, the date of formation of Canmarc.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

The unaudited pro forma consolidated statement of income for the year ended December 31, 2010, has been prepared using information from the unaudited consolidated statement of comprehensive income of Cominar for the year ended December 31, 2010 as disclosed in the notes to Cominar's unaudited condensed interim consolidated financial statements as at and for the three months ended March 31, 2011 in conjunction with Cominar's first time adoption of IFRS, the audited consolidated statement of earnings and comprehensive earnings of Canmarc for the period of May 25, 2010 to December 31, 2010 prepared in accordance with Canadian GAAP, the unaudited reconciliation of net income and comprehensive income of Canmarc for the period of May 25 to December 31, 2010 as disclosed in the notes to Canmarc's unaudited interim consolidated financial statements as at and for the three and nine month periods ended September 30, 2011 in conjunction with Canmarc's first time adoption of IFRS, and the adjustments and assumptions outlined below. The unaudited pro forma consolidated statement of income for the year ended December 31, 2010 gives effect to the Acquisition as if it had occurred on May 25, 2010, the date of formation of Canmarc.

2 Pro forma assumptions and consolidated balance sheet adjustments

(a) Public offerings of Cominar Units

On October 20, 2011, Cominar issued 5,207,000 units for net proceeds of \$107,472 under a public offering (the "Public Offering"). On December 8, 2011, Cominar has agreed to sell and the underwriters have agreed to purchase 5,734,000 units for net proceeds of \$119,701 (after deducting underwriters' fees and estimated expenses of this offering but before the exercise of the over-allotment option) under an underwriting agreement (the "Underwriting Agreement"). The net proceeds from the Public Offering and the Underwriting Agreement were used and will be used to pay down Cominar's outstanding bank indebtedness under current credit facilities and is assumed to be kept in cash for general corporate purposes. The Public Offering and the Underwriting Agreement are included in the pro forma adjustments as they have a direct impact on the amounts required to be drawn on the credit facilities for the Acquisition and the refinancing of the Canmarc credit facilities.

(b) Prior acquisition of Canmarc Units by Cominar

As at September 30, 2011, Cominar held 2,372,500 Canmarc Units. The investment in Canmarc Units is recorded at an amount of \$28,968 under Prepaid expenses and other assets by Cominar as at September 30, 2011.

(c) Proposed acquisition of Canmarc and refinancing of Canmarc's credit facilities

The acquisition is assumed to be paid in cash under the Cash Alternative Assumption or to be paid partly in cash and partly by the issuance of a maximum of 16,000,000 Cominar Units under the Unit Alternative Assumption.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

Under the Unit Alternative Assumption, Cominar is assumed to purchase 54,784,294 issued and outstanding Canmarc Units as at September 30, 2011, plus 154,182 units of the long-term incentive plan that are assumed to be vesting upon acquisition of control, less 2,372,500 Canmarc Units already held by Cominar as at September 30, 2011, for a total number of 52,565,976 units at \$15.30 per unit for a total consideration of \$834,436, including acquisition costs of \$30,177. The acquisition costs include \$24,400 of transaction costs that are charged directly to Unitholders' equity. These costs are to be written-off through net income but have not resulted in a pro forma adjustment to the pro forma consolidated statements of income since these charges will be non-recurring expenses directly attributable to the Acquisition.

Cominar's sources and uses of funds after completion of the offer to purchase contemplated are as follows:

	Unit Alternative \$	Cash Alternative \$
Units issued (16,000,000 x \$21.69)	347,040	-
Revolving Loan (note 2 (e))	438,751	498,000
Equity Bridge Loan (note 2 (e))	-	291,850
Available cash (note 2 (a))	55,658	55,658
Refinancing of Canmarc credit facilities	(7,013)	(7,013)
	<hr/>	<hr/>
Consideration paid including acquisition costs	834,436	838,495
	<hr/>	<hr/>

(d) Goodwill

The Acquisition is recorded at its purchase price and the excess of the purchase price over the carrying amount of the net assets acquired has been allocated to mortgages payable and goodwill. As at September 30, 2011, the fair value of the mortgages payable is \$746,540, being \$41,000 over the carrying amount as per the unaudited interim financial statements of Canmarc. The allocation of the purchase price is preliminary. The allocation of the fair value of the net assets acquired and the goodwill may differ upon finalization of the purchase price allocation.

	\$
Purchase price ((54,784,294 units + 154,182 units) x \$15.30)	840,559
Less: Unitholders' equity of Canmarc as at September 30, 2011	689,035
Conversion of long-term incentive plan upon change of control	739
	<hr/>
Adjustment to goodwill	150,785
	<hr/>

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

(e) Bank indebtedness for the Acquisition

Cominar has entered into a credit facilities agreement and is assumed to draw \$438,751 on the Revolving Loan bearing interest at a variable rate, repayable in 2 years and 3 years and to draw nil on the Equity Bridge Loan repayable within a year and bearing interest at a variable rate with an increasing spread over the term of the Equity Bridge Loan.

Financing costs related to the credit facilities amount to \$5,777. These costs will be amortized over the respective term of the facilities. Financing costs related to the Revolving Loan are classified as an asset in the Prepaid expenses and other assets and the financing costs related to the Equity Bridge Loan and the Mortgage Bridge Loan are presented against the bank indebtedness.

(f) Unitholder's equity

The pro forma adjustment to the Unitholders' equity arising from the Acquisition reconciles as follows:

	\$
Units issued (16,000,000 x \$21.69)	347,040
Elimination of Canmarc Unitholders' equity	(689,035)
Transaction costs (note 2c)	(24,400)
Conversion of long-term incentive plan upon change of control	739
Elimination of long-term incentive plan included in Unitholders' equity	(739)
Increase in fair value of Canmarc Units held by Cominar	7,332
	<u>(359,063)</u>

(g) Reclassification

Reclassification adjustments have been made to Canmarc's presentation to be in accordance with Cominar's presentation.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

3 Pro forma assumptions and statement of income adjustments for the nine month period ended September 30, 2011

(a) Financial expense

Financial expense has been adjusted to reflect the interest expense on the Trust's financing for the Acquisition, the duration fee and the amortization of financing costs for the nine months ended September 30, 2011. Interest expenses relating to the credit facilities would amount to a total of \$10,201.

The amortization expense of the related financing costs represent a total of \$1,903.

An adjustment has been made to recognize the amortization of the \$41,000 increase in fair value of Canmarc's mortgages payable over their estimated remaining life of 4.6 years. This amount of \$6,685 is presented against the financial expense.

Interest expense related to Cominar and Canmarc bank indebtedness has been removed since it is assumed to have been repaid and refinanced as at May 25, 2010, as mentioned in Notes 2 (a) and 2 (c), respectively.

(b) Class B LP Units

As at September 30, 2011, all Class B LP Units issued by one of Canmarc's subsidiary were exchanged for Canmarc Units. The adjustment removes the expenses related to the distributions and the fair value adjustment of the Class B LP Units.

(c) Reclassification

Reclassification adjustments have been made to Canmarc's presentation to be in accordance with Cominar's presentation.

4 Pro forma assumptions and statement of income adjustments for the year ended December 31, 2010

(a) Financial expense

Financial expense has been adjusted to reflect the interest expense on the Trust's financing for the Acquisition, the duration fee and the amortization of financing costs for the nine months ended September 30, 2011. Interest expenses relating to the credit facilities would amount to a total of \$8,235.

The amortization expense of the related financing costs represent a total of \$2,053.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

An adjustment has been made to recognize the amortization of the \$41,000 increase in fair value of Canmarc's mortgages payable over their estimated remaining life of 4.6 years. This amount of \$5,397 is presented against the financial expense.

Interest expense related to Cominar and Canmarc bank indebtedness has been removed since it is assumed to have been repaid and refinanced as at May 25, 2010, as mentioned in Notes 2 (a) and 2 (c), respectively.

(b) Business combination

The pro forma statement of income for the year ended December 31, 2010, gives effect to the Acquisition as if it had occurred on May 25, 2010. Adjustments have been made to eliminate the bargain purchase gain and the transaction costs reported by Canmarc relating to the May 25, 2010 business combination that lead to the formation of Canmarc.

(c) Class B LP Units

As at September 30, 2011, all Class B LP Units issued by one of Canmarc's subsidiary were exchanged for Canmarc Units. The adjustment removes the expenses related to the distributions and the fair value adjustment of the Class B LP Units.

(d) Reclassification

Reclassification adjustments have been made to Canmarc's presentation to be in accordance with Cominar's presentation.

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

5 Cominar pro forma units outstanding and net income per unit

The average number of units used in the computation of pro forma basic and diluted net income per unit has been determined as follows:

(in thousands of units)	Basic		Diluted	
	2011	2010	2011	2010
Weighted average number of Cominar Units issued and outstanding	63,367	60,055	63,755	60,401
Units issued for the Acquisition	16,000	9,688 ⁽¹⁾	16,000	9,688 ⁽¹⁾
Units issued under October 20, 2011 Public Offering	5,207	3,153 ⁽²⁾	5,207	3,153 ⁽²⁾
Units issued under December 8, 2011 Underwriting Agreement	5,734	3,472 ⁽³⁾	5,734	3,472 ⁽³⁾
Pro forma weighted average units outstanding of Cominar	90,308	76,368	90,696	76,714
Pro forma net income	\$116,828	\$127,550	\$116,828	\$127,550
Pro forma net income per unit	\$1.29	\$1.67	\$1.29	\$1.66

⁽¹⁾ Assuming the issuance of 16,000,000 Cominar Units on May 25, 2010 for the Acquisition (note 2 (c))

⁽²⁾ Assuming the issuance of 5,207,000 Cominar Units on May 25, 2010 from the October 20, 2011 Public Offering (note 2 (a))

⁽³⁾ Assuming the issuance of 5,734,000 Cominar Units on May 25, 2010 from the December 8, 2011 Underwriting Agreement (note 2 (a))

COMINAR REAL ESTATE INVESTMENT TRUST
Notes to the Pro Forma Consolidated Financial Statements

(Unaudited, in thousands of Canadian dollars, except per unit amounts)

6 Canmarc income statement information in accordance with IFRS for the period from May 25, 2010 to December 31, 2010

	Canadian GAAP \$	IFRS Adjustments \$	IFRS \$
Operating revenues			
Rental revenue from investment properties	92,759	-	92,759
Operating expenses	44,523	-	44,523
Net operating income	48,236	-	48,236
Financial expense	(19,751)	-	(19,751)
Trust administrative expenses	(4,299)	-	(4,299)
Distributions – long-term investment	943	-	943
Other income	1,078	-	1,078
Unit-based compensation expense	(160)	-	(160)
Depreciation and amortization	(9,717)	8,761	(956)
Business combination, bargain purchase gain	-	141,043	141,043
Business combination costs	-	(4,957)	(4,957)
Fair value adjustment of investment properties	-	(4,064)	(4,064)
Fair value adjustment and distribution expenses – Class B LP Units	-	(4,536)	(4,536)
Earnings before non-controlling interest	16,330	136,247	152,577
Non-controlling interest	(1,218)	1,218	-
Net income	15,112	137,465	152,577

CERTIFICATE OF THE REIT

Dated: December 15, 2011

This short form prospectus, together with the documents incorporated by reference, constitutes full, true and plain disclosure of all material facts relating to the securities offered by this short form prospectus as required by the securities legislation of each of the provinces of Canada.

COMINAR REAL ESTATE INVESTMENT TRUST

(signed) Michel Dallaire
President and Chief Executive Officer

(signed) Michel Berthelot
Executive Vice-President and Chief Financial Officer

On behalf of the Trustees

(signed) Robert Després
Trustee

(signed) Pierre Gingras
Trustee

CERTIFICATE OF THE UNDERWRITERS

Dated: December 15, 2011

To the best of our knowledge, information and belief, this short form prospectus, together with the documents incorporated by reference, constitutes full, true and plain disclosure of all material facts relating to the securities offered by this short form prospectus as required by the securities legislation of each of the provinces of Canada.

NATIONAL BANK FINANCIAL INC.

By: (signed) Louis Gendron

DESJARDINS SECURITIES INC.

By: (signed) Mathieu Cardinal

CIBC WORLD MARKETS INC.

By: (signed) Alexandre Prunier

CANACCORD GENUITY CORP.

By: (signed) Justin Bosa

BMO NESBITT BURNS INC.

By: (signed) Grégoire Baillargeon

RBC DOMINION SECURITIES INC.

By: (signed) Jean-Charles Angers

SCOTIA CAPITAL INC.

By: (signed) Stephen Sender

MACQUARIE CAPITAL MARKETS
CANADA LTD.

By: (signed) John Bartkiw