



BOARDWALK REAL ESTATE INVESTMENT TRUST

Q1 2005 Conference Call

May 10, 2005 – 9:30 am ET

416-640-4127 (within Toronto) or 1-800-814-4857





Q1 2005 Conference Call

Certain statements in this call / presentation may be considered forward-looking statements within the meaning of existing securities laws. Although Boardwalk believes that the expectations set forth in such statements are based on reasonable assumptions, Boardwalk's future operations and its actual performance may differ materially from those in any forward – looking statements. Additional information that could cause actual results to differ materially from these statements are detailed in the earnings press release and in other publicly filed documents, including Boardwalk's Annual Report, Annual Information Form and quarterly reports.



Topics for Discussion

- Q1 Results
 - Overview and Highlights
 - Multi-family Market Fundamentals
- Financial and Operations Review
 - Portfolio Highlights
 - Operations Review and Performance
 - Stabilized Building Analysis
 - Financial Overview and Summary
 - Outlook and Guidance
- Q&A



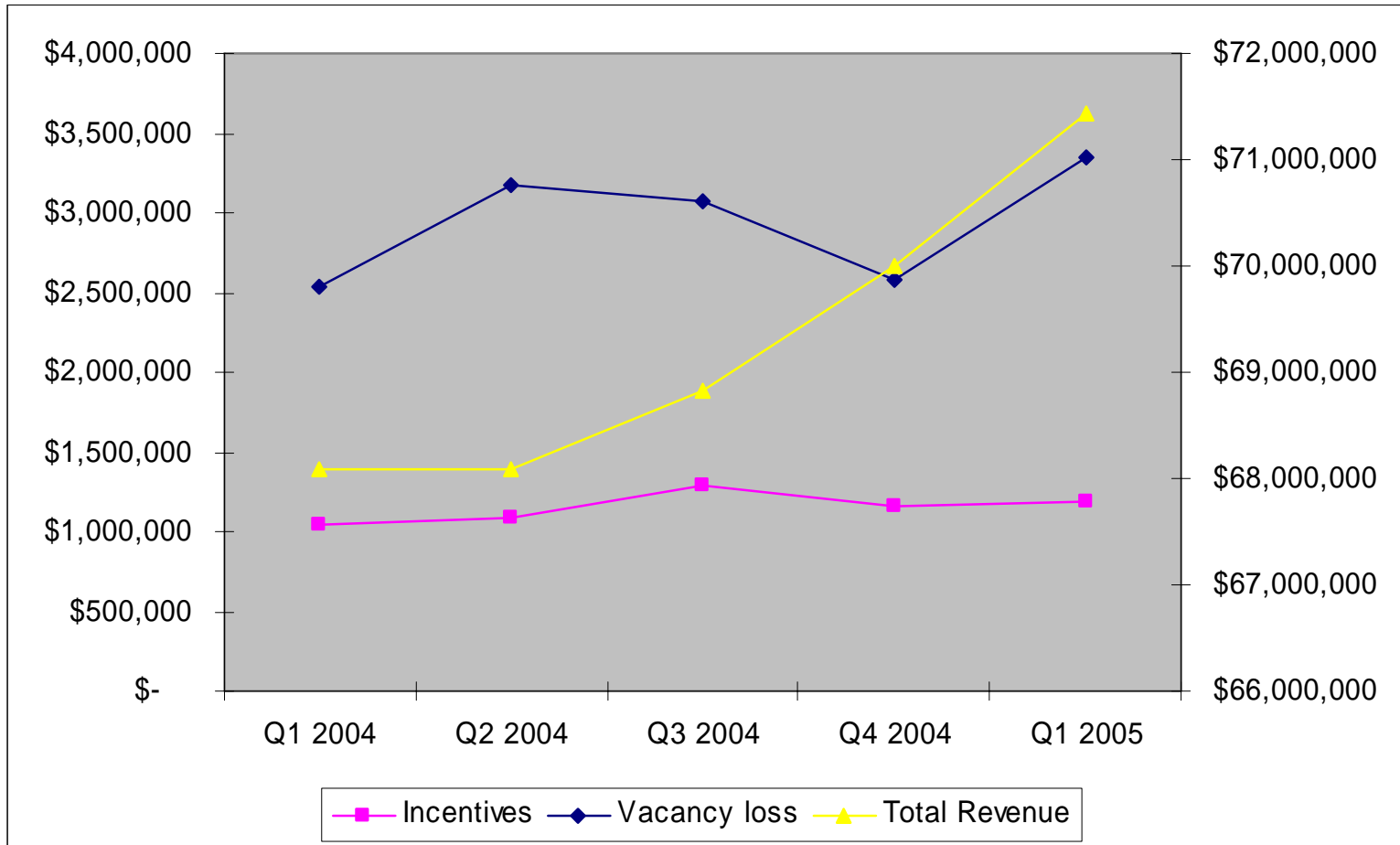
Overview – Q1 Highlights

(\$ in Millions, except per unit amounts)	3-months		%
	Mar. 05		change
Rental Revenue	\$ 73.6	up	5.6%
NOI	\$ 44.6	up	3.2%
FFO from continuing ops	\$ 16.4	down	0.6%
FFO per unit, from continuing ops	\$ 0.31	down	3.1%
Distributable income	\$ 17.3	up	0.6%
Distributable income per unit	\$ 0.33	unch	0.0%



Vacancy Loss and Incentives

Three Months Ended March 2005





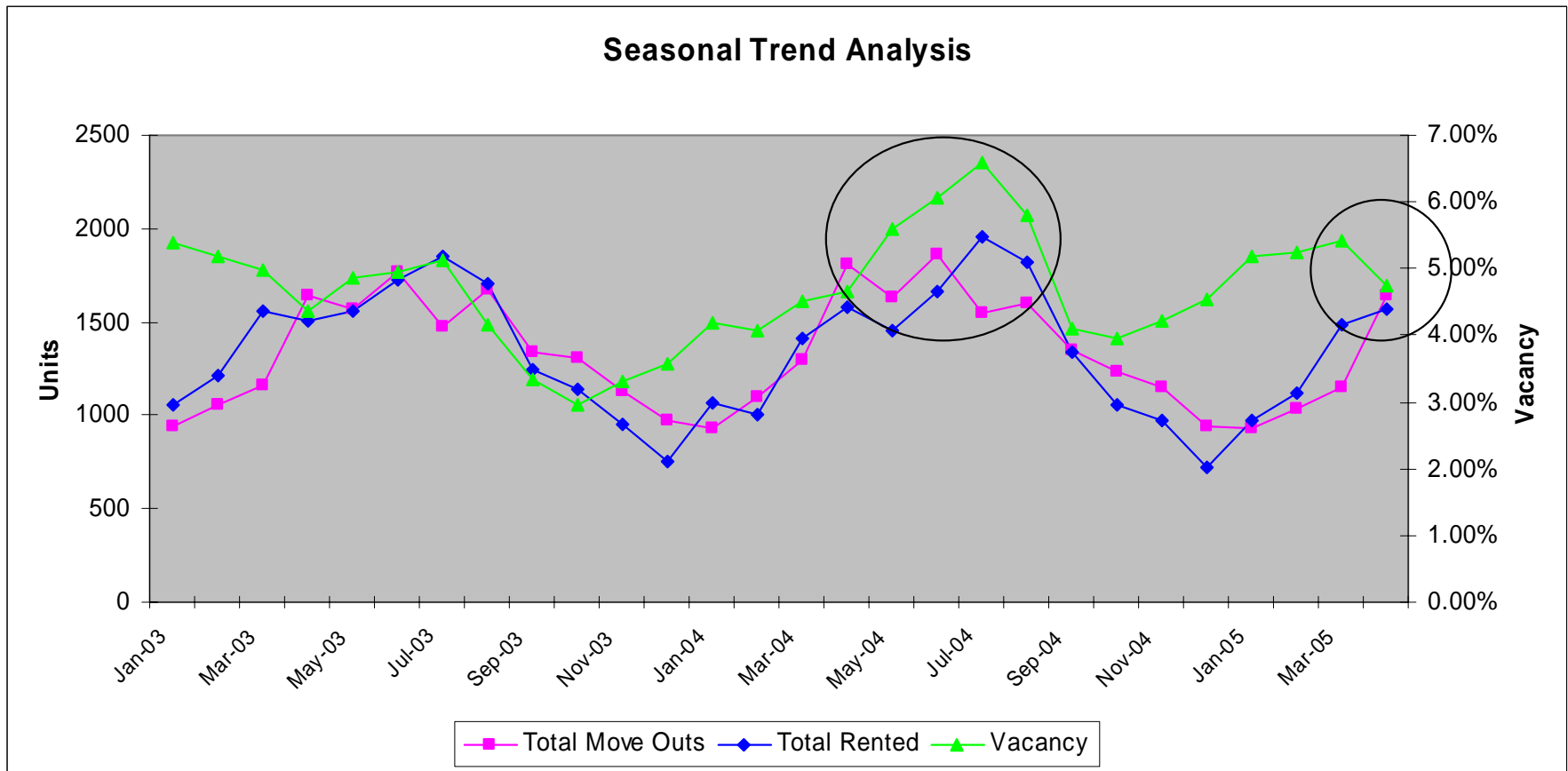
Quarterly Incentives and Vacancy Loss (in 000's except per unit)

Quarter	Incentives	Vacancy loss	Total	Per Unit
Q1 2004	\$ 1,043	\$ 2,538	\$ 3,581	\$ 0.07
Q2 2004	\$ 1,086	\$ 3,176	\$ 4,262	\$ 0.08
Q3 2004	\$ 1,295	\$ 3,078	\$ 4,373	\$ 0.08
Q4 2004	\$ 1,154	\$ 2,583	\$ 3,736	\$ 0.07
Q1 2005	\$ 1,191	\$ 3,346	\$ 4,537	\$ 0.09

Further upside from concession and vacancy loss recovery of approx. \$10M or \$0.19 per unit (assuming a 200 bps improvement in vacancy rates and no further incentives)



Move-outs, Rentals and Vacancy





Rental Revenue Summary

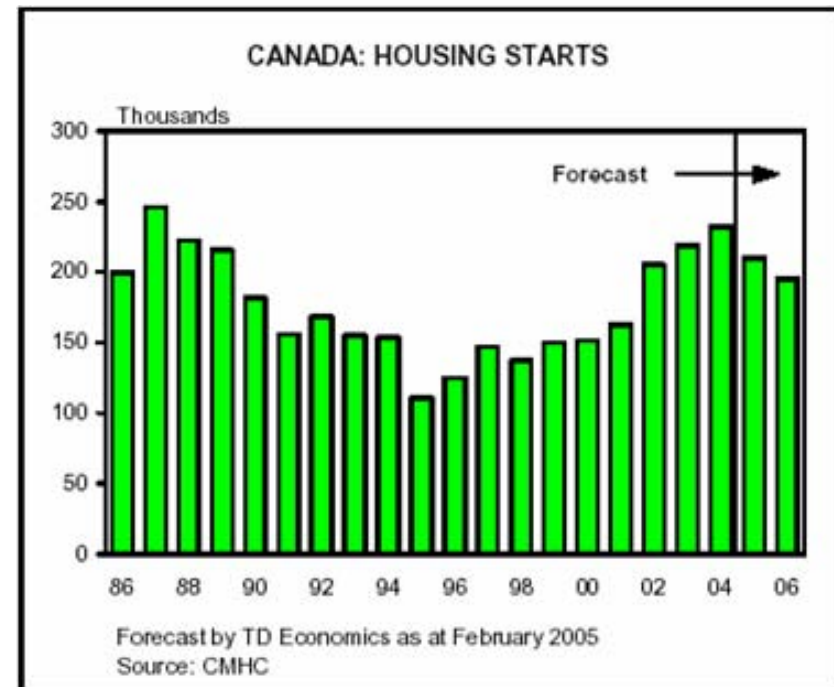
Q1 2005 Stabilized Rental Revenue Growth

Really Hot > 5%	Hot - 2% to 5%	Warm - 0% to 2%	Cold < 0%
Fort McMurray	Grande Prairie	Calgary	Edmonton
	London	Kitchener	Gatineau
	Montreal	Red Deer	Regina
	Quebec City	Saskatoon	Windsor



Multi-family Supply and Demand Fundamentals

CMA	Multiple Starts (units)				% change		
	2003	2004	2005	2006	2004	2005	2006
Victoria	1,039	1,325	1,380	1,150	27.5%	4.2%	-16.7%
Vancouver	10,244	13,816	14,600	13,800	34.9%	5.7%	-5.5%
Edmonton	5,989	4,874	4,200	4,000	-18.6%	-13.8%	-4.8%
Calgary	5,116	5,775	5,000	4,650	12.9%	-13.4%	-7.0%
Saskatoon	999	825	850	600	-17.4%	3.0%	-29.4%
Regina	368	637	650	600	73.1%	2.0%	-7.7%
Windsor	605	748	655	745	23.6%	-12.4%	13.7%
London	1,134	742	1,351	620	-34.6%	82.1%	-54.1%
Kitchener	1,292	1,538	1,420	1,350	19.0%	-7.7%	-4.9%
Ottawa	3,326	3,998	3,400	3,300	20.2%	-15.0%	-2.9%
Gatineau	1,294	1,666	1,050	900	28.7%	-37.0%	-14.3%
Montreal	13,961	18,095	15,500	13,600	29.6%	-14.3%	-12.3%
Quebec	2,925	3,482	2,700	2,200	19.0%	-22.5%	-18.5%
All CMA's	81,568	88,649	82,491	75,830	8.7%	-6.9%	-8.1%



Sources: CMHC, Canadian Real Estate Association,
Local R/E boards, Statistics Canada, CMHC Forecast 2005-2006



Ownership Costs vs. Renting

	Apartment Vacancy Rate	Average Rent (\$) for a Two-Bedroom Apartment*	Monthly Mortgage Payment (\$) ** PIT	Difference (\$)	Difference (%)
Calgary	4.3	806	1206	400	49.6
Edmonton	5.3	730	984	254	34.7
Halifax	2.9	747	1507	760	101.8
Hamilton	3.4	789	881	92	11.7
Kitchener	3.5	765	812	47	6.2
Montreal	1.5	594	1080	486	81.9
Ottawa	3.9	940	1958	1018	108.2
Regina	2.7	602	908	306	50.9
Saskatoon	6.3	580	923	343	59.1
Toronto	4.3	1052	1385	333	31.7
Vancouver	1.3	984	2004	1020	103.7
Victoria	0.6	799	1728	929	116.3
Windsor	8.8	776	838	62	7.9
Winnipeg	1.1	664	1244	580	87.3

* Privately initiated two-bedroom apartments October 2004.

** Based on the average price of new condominium apartments absorbed from January to December 2004

Down payment of five per cent, five year mortgage rate of 5.05 per cent and amortization of 25 years and taxes at one per cent of value. Does not include other costs such as maintenance, cap ex, insurance, utilities or management/condo fees. Management estimates that an additional \$300/month on average be added to PIT which represents costs not reflected in the current numbers.



Q1 2005 Acquisition/Disposition Activity

Acquisitions

Building Name	Date Acquired	City	Units	Purchase Price	Price/Unit	Going in Cap Rate	Avg. Sq. Ft.	Price/Sq.Ft.
Q1 2005								
Varsity Place Apartments	2/1/2005	Calgary, AB	70	\$ 5,250,000	\$75,000	6.86%	673	\$ 111.4
Portfolio purchase:								
Sarcee Trail Place	2/1/2005	Calgary, AB	376					
Horizon Towers	2/1/2005	Burnaby/Vancouver, BC	206					
Surrey Village	2/1/2005	Surrey/Vancouver, BC	266					
			848	\$ 83,052,000	\$97,939	6.39%	710	\$ 137.9
Christie Point Apartments	2/16/2005	Victoria, BC	161	\$ 16,750,000	\$104,037	6.39%	965	\$ 107.8
Neveu Portfolio:								
Place Chamonix	3/10/2005	Charlesbourg/Quebec City, QC	200					
Place Sully	3/10/2005	Charlesbourg/Quebec City, QC	46					
			246	\$ 10,175,000	\$41,362	9.38%	961	\$ 43.0
Total			1325	\$ 115,227,000	\$86,964	6.97%	786	\$ 110.7

** purchase price includes 40,137 sq ft. from Surrey Village commercial space.

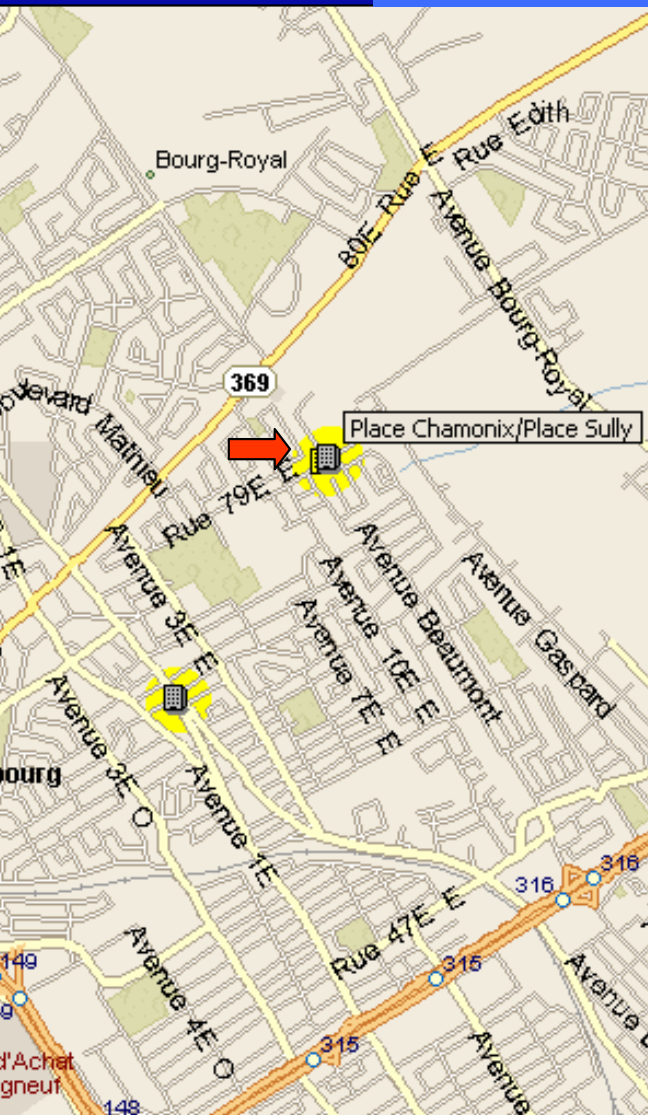
After deducting value of commercial space, this equates to \$93,270 per residential rental unit and 131.3 per sq/ft.

Dispositions

Building Name	Date Sold	City	Units	Total Proceeds	Price/Unit	Cap Rate	Avg. Sq. Ft.	Price/Sq.Ft.
Q2 2005								
Village Acres	expected to close 6/30/2005	Edmonton, AB	186	\$ 9,533,000	\$51,253	5.78%	841	\$ 60.9



Portfolio Expansion – Recent Acquisition Highlights



Place Chamonix

1175 Rue de Chamonix,
Quebec City
(Charlesbourg), QC

Place Sully

7885 – 7905 Avenue
Sully, Quebec City
(Charlesbourg), QC

Total Units: 246

Date Acquired: Mar. 10, 2005

Purchase Price: \$10.2MM

Going in Cap Rate: 9.38%
Per rental unit: \$41,400
Per sq. ft.: \$43.0 (avg.
961 sq. ft.)





Property Disposition

Village Acres

Edmonton, AB

Total Units: 186

Date Acquired: July 31, 1998

Purchase Price: \$5,975,000 (\$32,124 per unit)

Sale Price: \$9,532,500 (\$51,250 per unit)

IRR: 13%

Cap Rate: 5.78%





Funds From Operations

(in 000's, except per unit amounts)

	3 Months Mar-05	3 Months Mar-04
Net earnings from continuing operations	\$ (2,095)	\$ (1,194)
Add		
Earnings from discontinued operations	\$ 64	\$ (33)
Deferred income taxes	\$ (88)	\$ 354
Gain on settlement of debt	\$ -	\$ -
Deferred income taxes on discontinued operations	\$ 39	\$ (12)
Amortization	\$ 18,537	\$ 17,373
Total funds from operations	<u>\$ 16,457</u>	<u>\$ 16,488</u>
Total funds from operations - per unit	<u>\$ 0.31</u>	<u>\$ 0.32</u>



Overall Performance

	Three Months 31-Mar-05
FFO per unit - March 31, 2004	\$ 0.32
Stabilized properties	\$ (0.02)
New acquisitions (under 24 months)	\$ 0.05
Dilution effect on prior year's FFO	\$ (0.01)
Non-recurring administration	\$ (0.02)
Finance and LCT	\$ (0.01)
FFO per unit - March 31, 2005	<u><u>\$ 0.31</u></u>



Distributable Income (DI)

(in 000's, except per unit amounts)

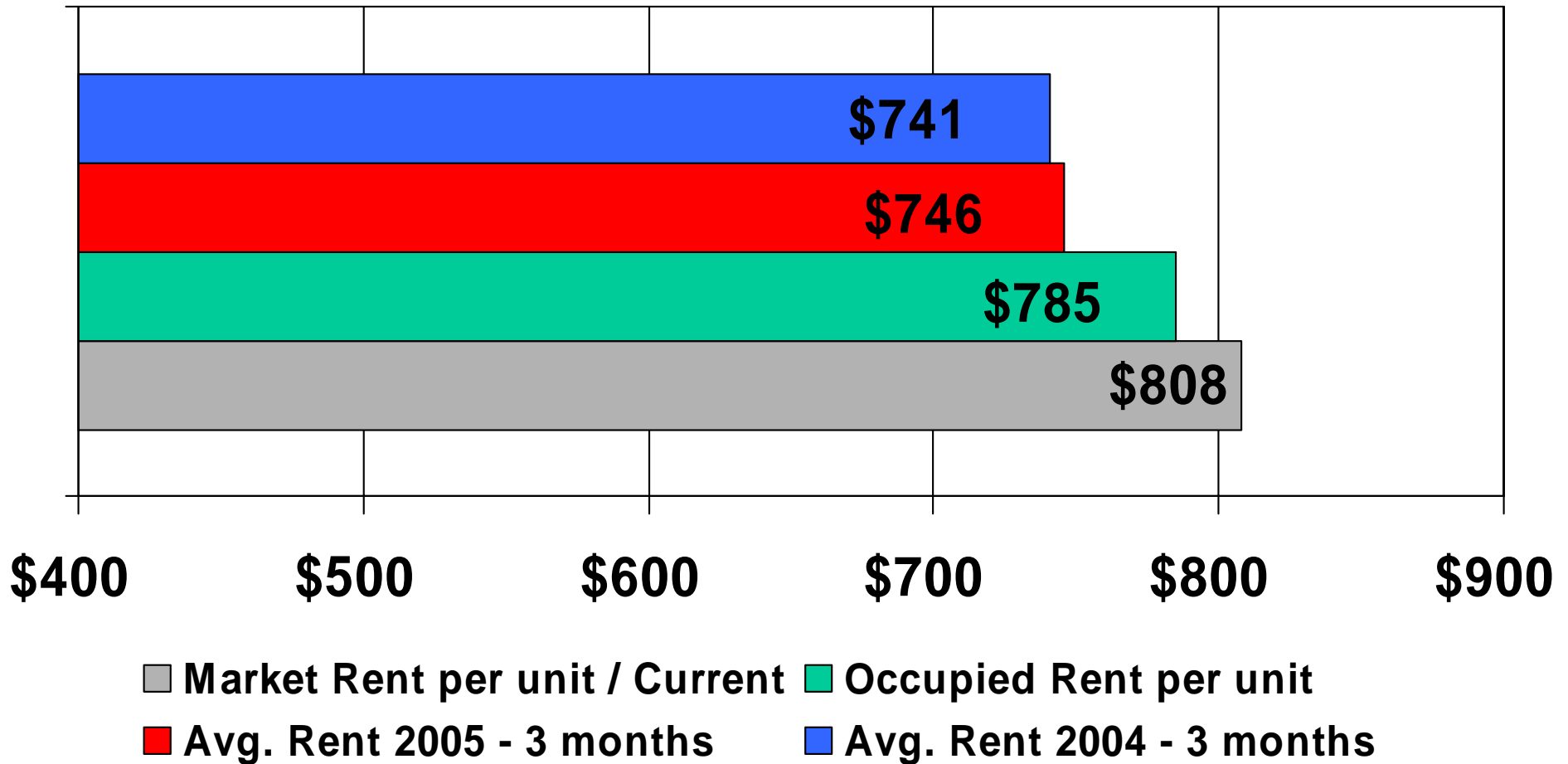
	3 Months Mar-05	3 Months Mar-04
Total funds from operations	<u>\$ 16,457</u>	<u>\$ 16,488</u>
Add Deferred financing costs	\$ 930	\$ 701
Deduct deferred financing costs amortization after May 3, 2004	(66)	\$ -
Deduct mark-to-market adjustment after May 3, 2004	(4)	\$ -
Distributable Income	<u>\$ 17,317</u>	<u>\$ 17,189</u>
Distributable income - per unit	<u>\$ 0.33</u>	<u>\$ 0.33</u>



Monthly Rental Revenue Statistics

3 Months Ended March 2005

(Per Rental Unit)

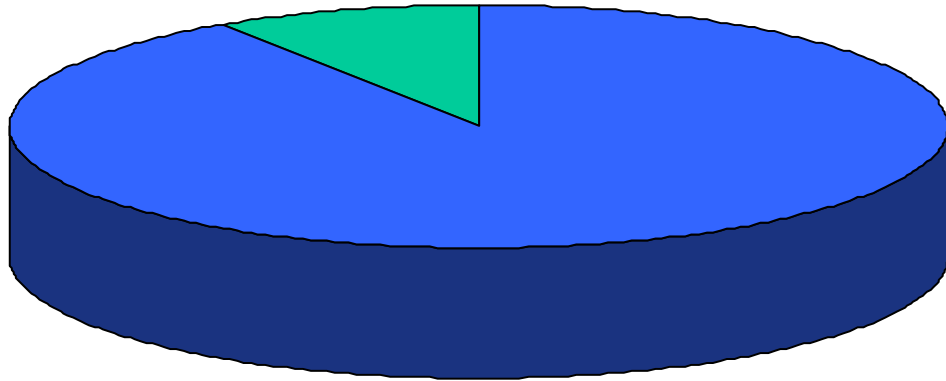




Stabilized Analysis

Units

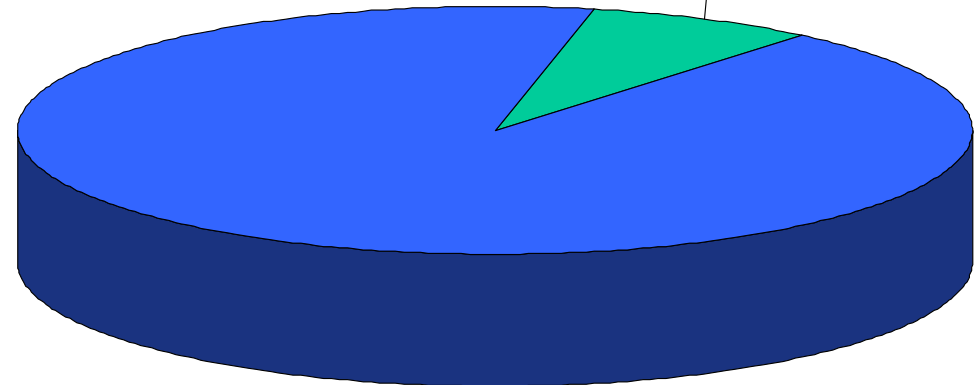
Unstabilized
9%



Stabilized
91%

Gross Rental Revenue Analysis

Unstabilized
& Other
8%



Stabilized
92%



Stabilized Analysis

Three months ended Mar. 31, 2005

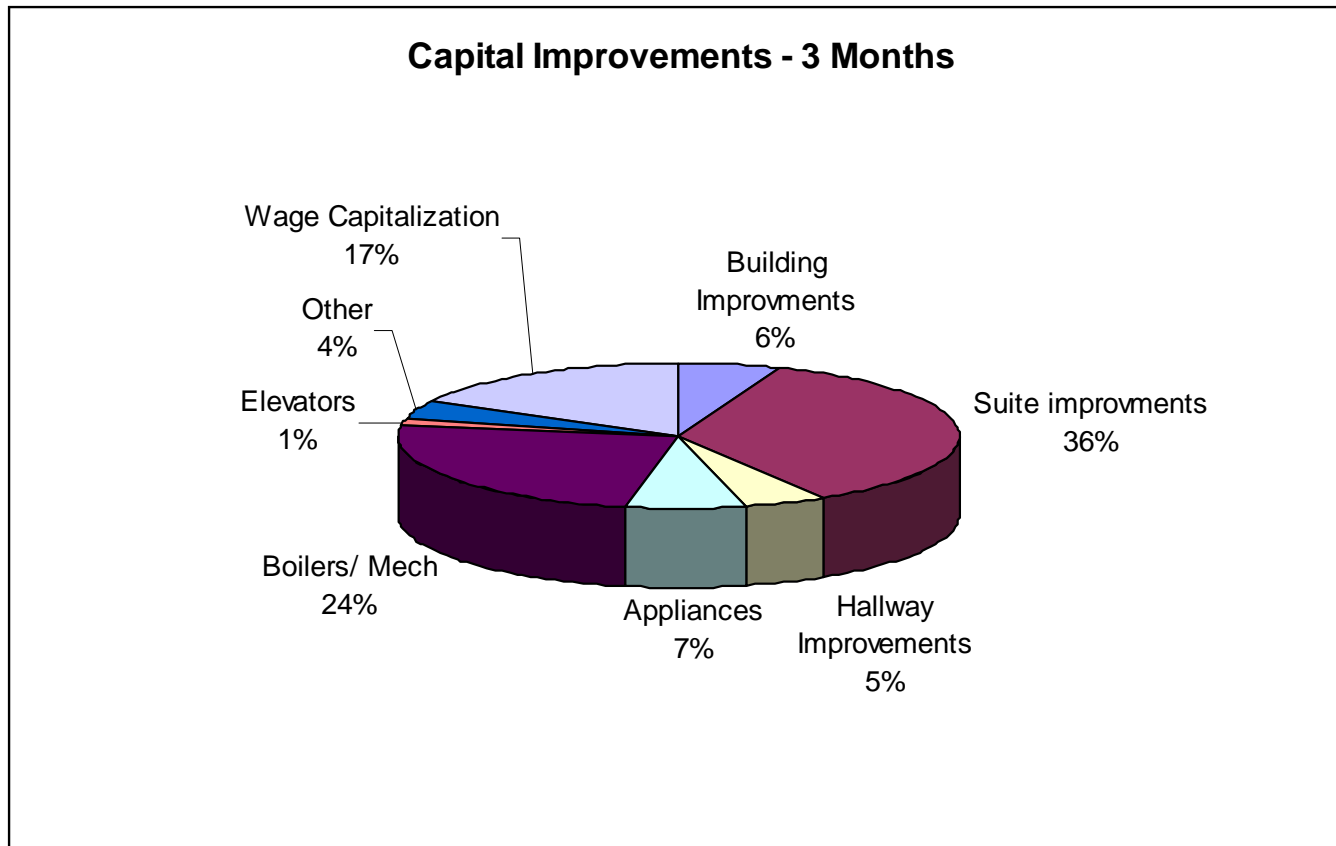
Three Months Ended Mar. 31, 2005 vs. Three Months Ended Mar. 31, 2004

	Rental Revenues	Total Expenses	NOI	% of NOI
Calgary	1.1%	-0.1%	1.6%	20%
Edmonton	-0.6%	-0.4%	-0.7%	35%
Other Alberta	4.4%	14.9%	-0.8%	6%
Saskatchewan	-0.9%	7.5%	-7.2%	11%
Ontario	-0.4%	16.0%	-14.5%	10%
Quebec	1.3%	9.1%	-3.3%	17%
Total	0.3%	5.8%	-3.1%	100%



Capital Investment

Three Months Ended Mar. 31 2005



Total Capital Invested: \$5.6 Million



Mortgage Maturities

Fiscal Year	Mortgage Balance as at Mar 31, 2005	Average by year
2005	161,853	4.50%
2006	195,900	4.77%
2007	246,206	5.27%
2008	248,764	6.08%
2009	210,128	5.73%
2010	174,208	5.30%
2011	108,826	5.94%
2012	150,048	5.49%
2013	36,268	5.46%
2014	4,609	5.91%
Subsequent	26,806	6.59%
Grand Total	1,563,616	5.42%

Weighted Average mortgage maturity of 3.8 years



Mortgage Highlights

in millions of dollars except interest coverage

Mortgages Outstanding in millions	\$	1,444
Debenture	\$	120
	\$	1,564
% NHA Insured mortgages		96%
Existing Bond Spreads		40 to 60 basis points
Interest Coverage		
	2005	1.86
	2004	1.93

Weighted average NHA insurance term 23 years



Debt to Gross Book Value

	Mar-05	Dec-04
Total Reported Assets	\$ 1,938,533	\$ 1,809,139
Reported Amortization	\$ 321,296	\$ 304,489
	<u>\$ 2,259,829</u>	<u>\$ 2,113,628</u>
Conversion Adjustment (May 2004)	\$ 231,460	\$ 231,460
	<u>\$ 2,491,289</u>	<u>\$ 2,345,088</u>
Mortgages payable	\$ 1,443,616	\$ 1,414,122
Debentures	\$ 120,000	
Market Adjustment on Mortgages (May 2004)	\$ 38,663	\$ 39,750
	<u>\$ 1,602,279</u>	<u>\$ 1,453,872</u>
Debt to GBV	64%	62%
DOT Limit	70%	70%



Boardwalk REIT Guidance for 2005

- Management's 2005 Guidance
 - 2005 FFO guidance \$1.42 to \$1.49 per unit
 - Based on:
 - 2005 acquisitions of 1,000 to 2,000 units
 - 0% to 1% same store NOI growth
 - Distributable Income per unit \$1.46 to \$1.53
 - Distribution payout ratio in the range of 84%
 - Announced annualized distributions of \$1.26 per REIT unit effective November 2004 (previously \$1.24 annually)
 - Approximately 70% of distributions will be tax deferred in 2005



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