



BOARDWALK REAL ESTATE INVESTMENT TRUST

Q2 2005 Conference Call

August 11, 2005 – 12 noon ET

416-640-4127 (within Toronto) or 1-800-814-4859





Q2 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

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



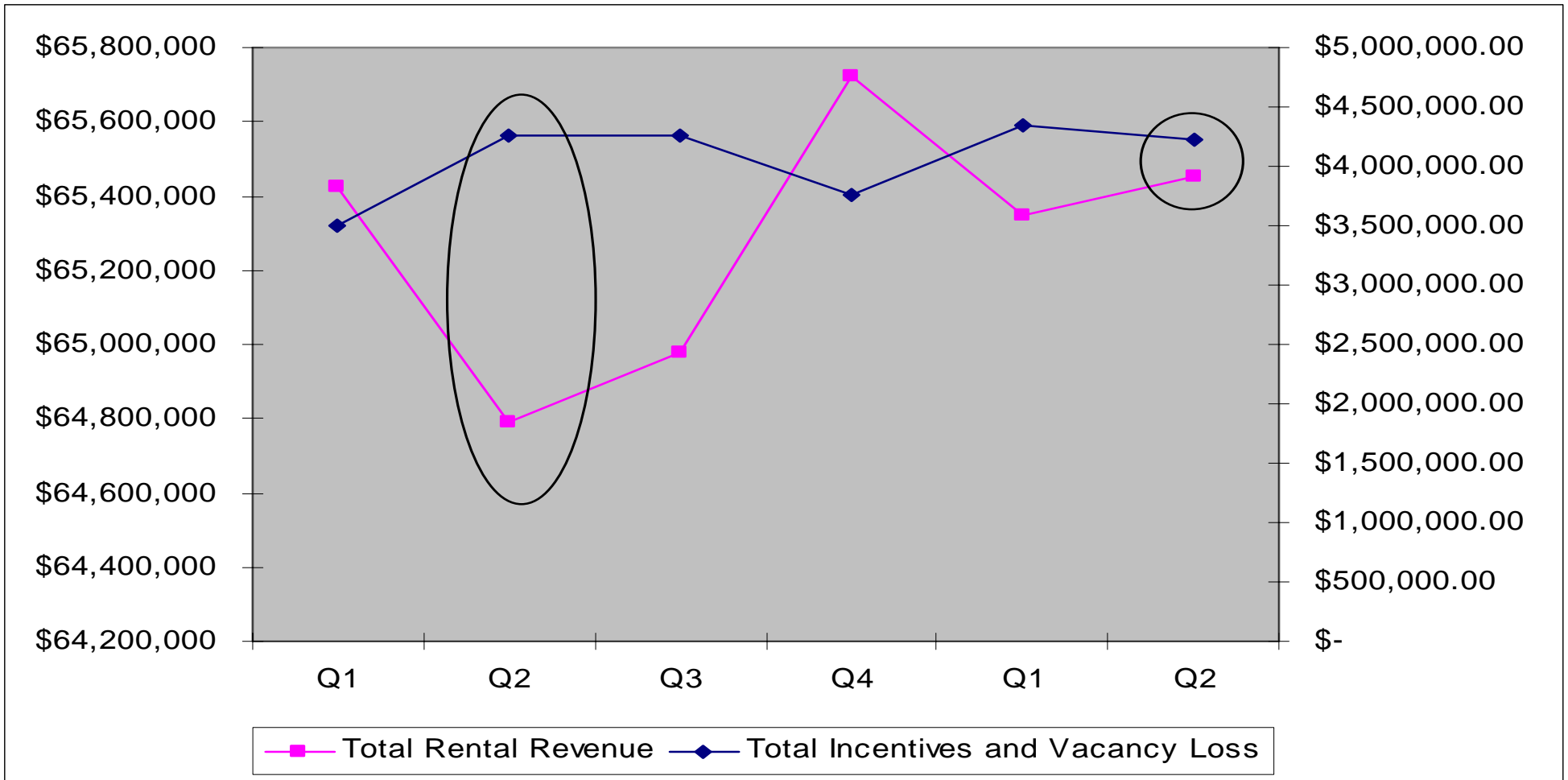
Overview – Q2 Highlights

(\$ in Millions, except per unit amounts)	3-months			6-months		
	Jun. 05		% change	Jun. 05		% change
Rental Revenue	\$ 74.6	up	7.2%	\$ 147.9	up	6.4%
NOI	\$ 47.5	up	6.3%	\$ 92.1	up	4.9%
FFO	\$ 18.7	up	0.5%	\$ 35.2	up	0.3%
FFO per unit	\$ 0.35	unch	0.0%	\$ 0.66	down	1.5%
DI	\$ 19.4	unch	0.0%	\$ 36.7	up	0.3%
DI per unit	\$ 0.37	unch	0.0%	\$ 0.69	down	1.4%



Vacancy Loss and Incentives

Stabilized Portfolio





Quarterly Incentives and Vacancy Loss

(in 000's except per unit)

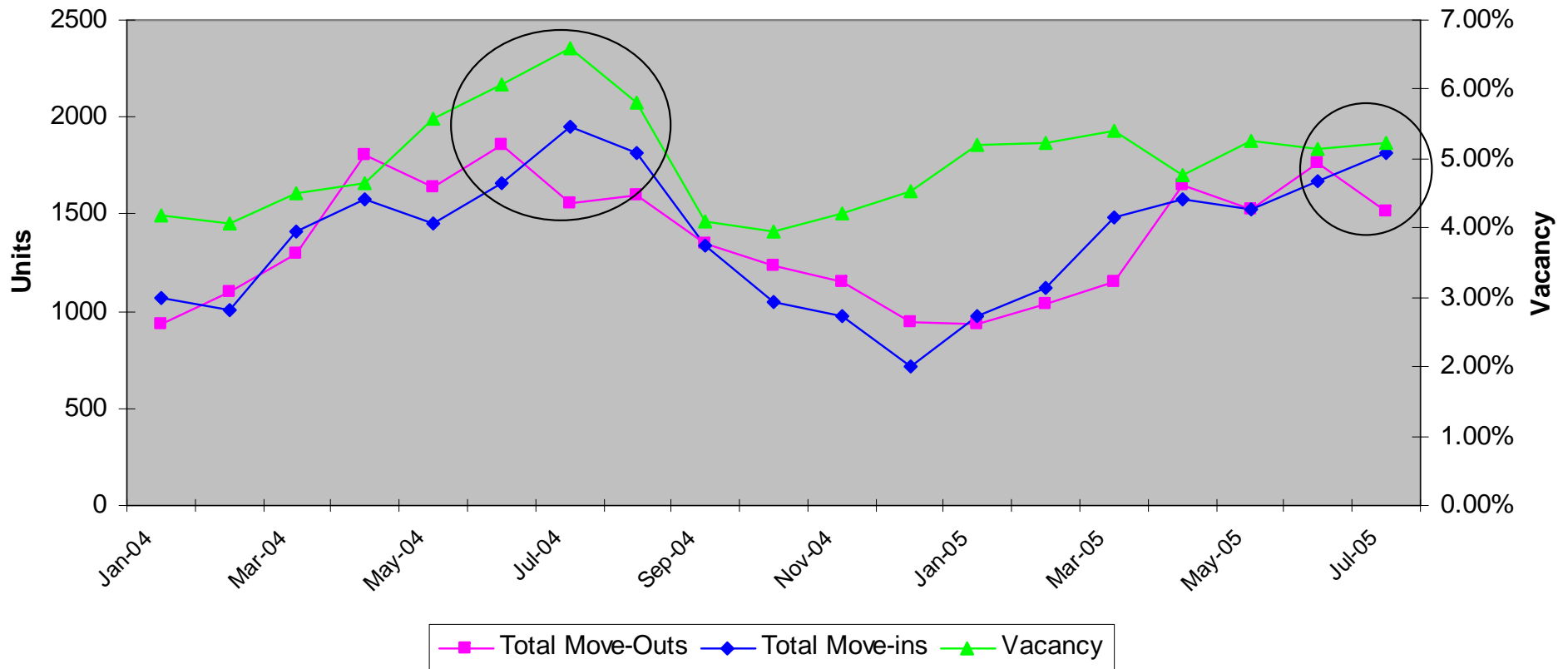
Quarter	Vacancy Loss	Incentives	Total	Per Unit
Q1 2004	\$ 2,465	\$ 1,042	\$ 3,508	\$ 0.07
Q2 2004	\$ 3,118	\$ 1,147	\$ 4,265	\$ 0.08
Q3 2004	\$ 2,968	\$ 1,295	\$ 4,263	\$ 0.08
Q4 2004	\$ 2,466	\$ 1,287	\$ 3,752	\$ 0.07
Q1 2005	\$ 3,138	\$ 1,205	\$ 4,343	\$ 0.09
Q2 2005	\$ 2,795	\$ 1,426	\$ 4,221	\$ 0.08

Further upside from concession and vacancy loss recovery of approx. \$11M or \$0.21 per unit annualized (assuming a 200 bps improvement in vacancy rates and no further incentives)



Move-outs, Rentals and Vacancy

Seasonal Trend Analysis





Rental Revenue Summary

Q2 2005 Stabilized Rental Revenue Growth

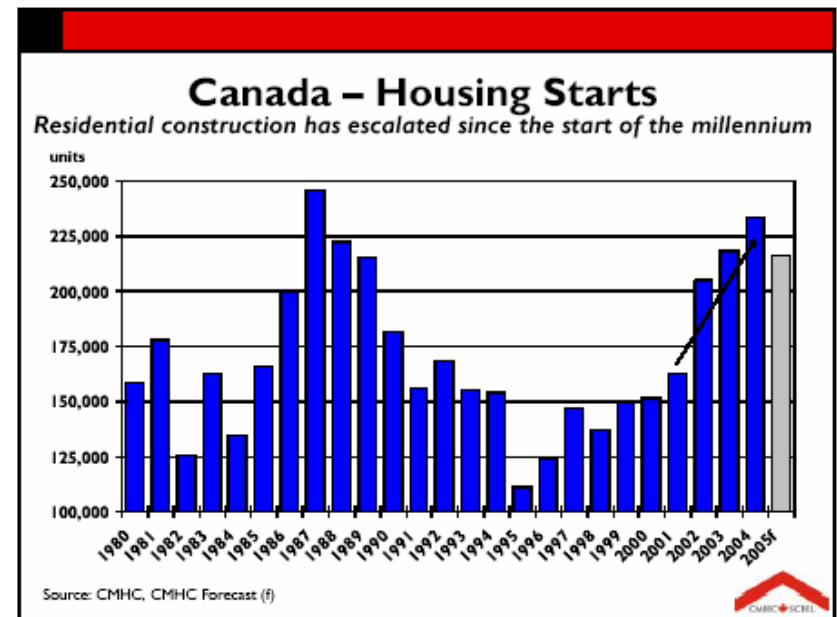
Really Hot > 5%	Hot - 2% to 5%	Warm - 0% to 2%	Cold < 0%
Fort McMurray	Grande Prairie	Calgary	Gatineau
	Kitchener	Edmonton	Regina
	London	Montreal	Windsor
	Quebec City	Saskatoon	
	Red Deer		



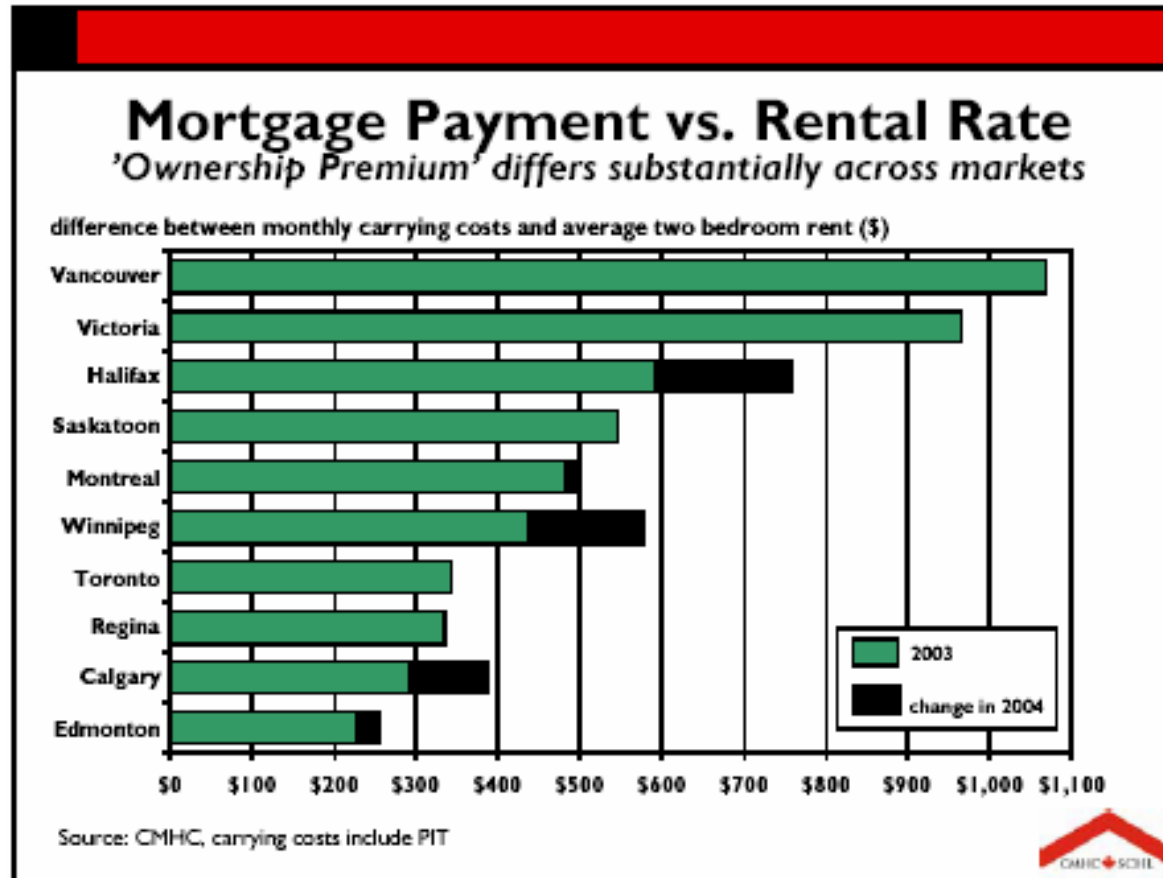
Multi-family Supply and Demand Fundamentals

CMA	Multiple Starts (units)				% change		
	2003	2004	2005	2006	2004	2005	2006
Victoria	1,039	1,325	1,380	1,150	27.5%	10.2%	-10.6%
Vancouver	10,244	13,816	14,600	13,800	34.9%	5.7%	-4.1%
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%	-10.0%	-3.8%
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%	-30.5%	-6.7%
London	1,134	742	1,351	620	-34.6%	67.1%	-41.1%
Kitchener	1,292	1,538	1,420	1,350	19.0%	23.5%	-1.6%
Ottawa	3,326	3,998	3,400	3,300	20.2%	-31.2%	-9.1%
Gatineau	1,294	1,666	1,050	900	28.7%	-40.0%	10.0%
Montreal	13,961	18,095	15,500	13,600	29.6%	-14.3%	-18.1%
Quebec	2,925	3,482	2,700	2,200	19.0%	-9.5%	-23.8%
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



Management estimates that an additional \$300/month on average be added to PIT which represents costs not reflected in the above such as maintenance, cap ex, insurance management/condo fees etc.



Q2 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	6/30/2005	Edmonton, AB	186	\$ 9,533,000	\$51,253	5.78%	841	\$ 60.9



Funds From Operations

(in 000's, except per unit amounts)

In \$000's, except per unit amounts	3 Months Jun-05	3 Months Jun-04	6 Months Jun-05	6 Months Jun-04
Net earnings from continuing operations	\$ 1,346	\$ 2,461	\$ (850)	\$ 1,316
Adjustments				
Earnings (loss) from discontinued operations	\$ 1,583	\$ (46)	\$ 1,748	\$ (128)
Deduct proceeds on disposition	\$ (1,508)	\$ -	\$ (1,508)	\$ -
Future income taxes (recovery)	\$ (744)	\$ (1,698)	\$ (832)	\$ (1,344)
Recovery of technology write-down on technology business unit	\$ (739)	\$ -	\$ (739)	\$ -
Future income taxes (recovery) on discontinued operations	\$ (27)	\$ (20)	\$ 12	\$ (32)
Amortization	\$ 18,802	\$ 17,925	\$ 37,339	\$ 35,298
Funds from operations	<u>\$ 18,713</u>	<u>\$ 18,622</u>	<u>\$ 35,170</u>	<u>\$ 35,110</u>
Funds from operations - per unit	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 0.66</u>	<u>\$ 0.67</u>



Overall Performance

	30-Jun-05 6 Months	30-Jun-05 3 Months
DI per unit - June 30, 2004	\$ 0.70	\$ 0.37
Stabilized properties	\$ (0.04)	\$ -
New acquisitions (under 24 months)	\$ 0.14	\$ 0.08
Dilution effect on prior year's DI	\$ (0.01)	\$ (0.01)
Increase in G & A	\$ (0.03)	\$ (0.02)
Financing and LCT	\$ (0.07)	\$ (0.05)
DI per unit - June 30, 2005	<u>\$ 0.69</u>	<u>\$ 0.37</u>



Distributable Income (DI)

(in 000's, except per unit amounts)

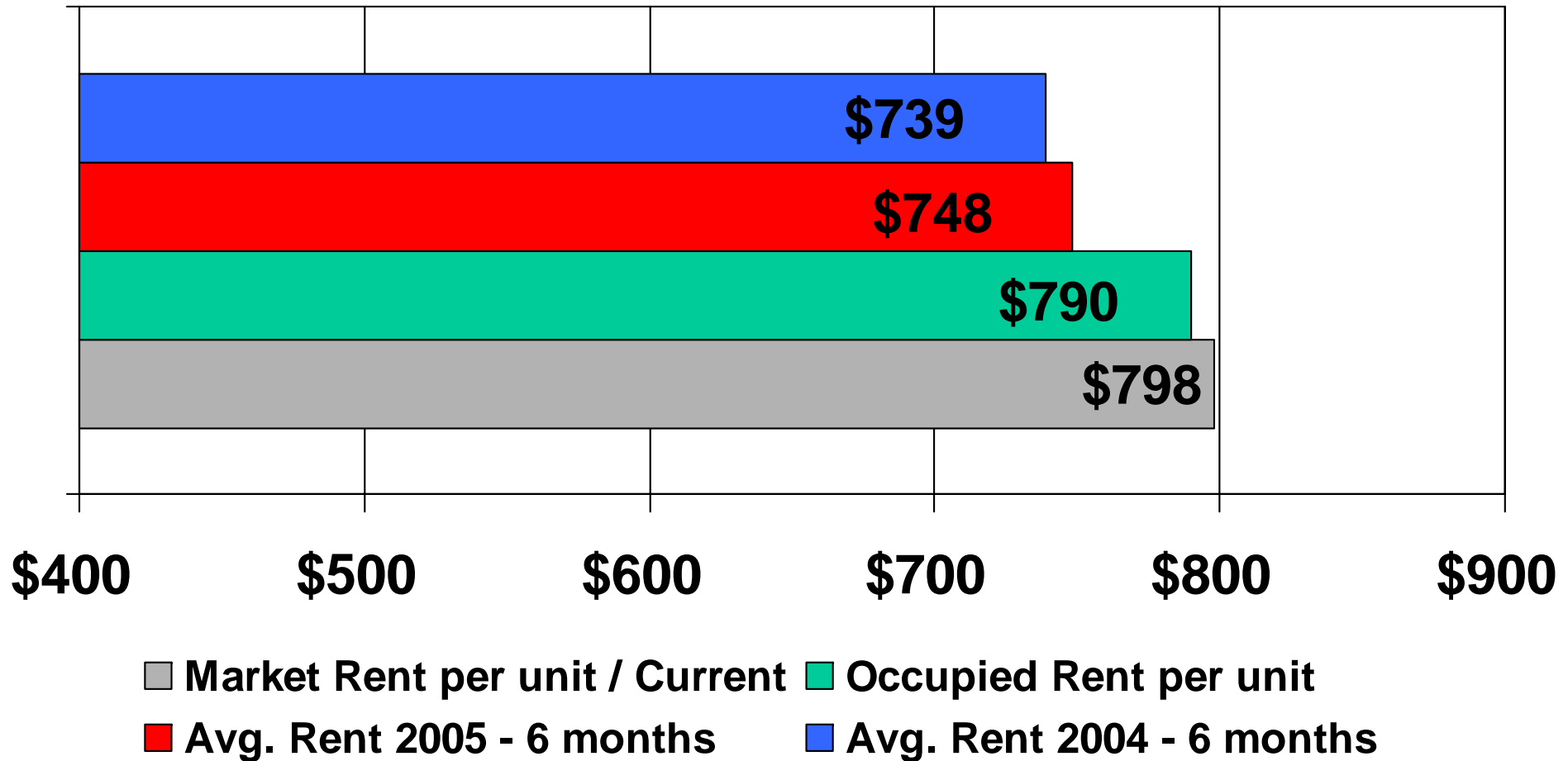
In \$000's, except per unit amounts	3 Months Jun-05	3 Months Jun-04	6 Months Jun-05	6 Months Jun-04
Funds from operations	\$ 18,713	\$ 18,622	\$ 35,170	\$ 35,110
Add deferred financing costs	\$ 935	\$ 824	\$ 1,865	\$ 1,525
Deduct deferred financing costs amortization after May 3, 2004	\$ (250)	\$ (15)	\$ (316)	\$ (15)
Add (deduct) net discounts (premiums) adjustment after May 3, 2004	\$ 4	\$ (17)	\$ 1	\$ (17)
Distributable income	<u>\$ 19,402</u>	<u>\$ 19,414</u>	<u>\$ 36,720</u>	<u>\$ 36,603</u>
Distributable income - per unit	<u>\$ 0.37</u>	<u>\$ 0.37</u>	<u>\$ 0.69</u>	<u>\$ 0.70</u>



Monthly Rental Revenue Statistics

Six Months Ended June 2005

(Per Rental Unit)

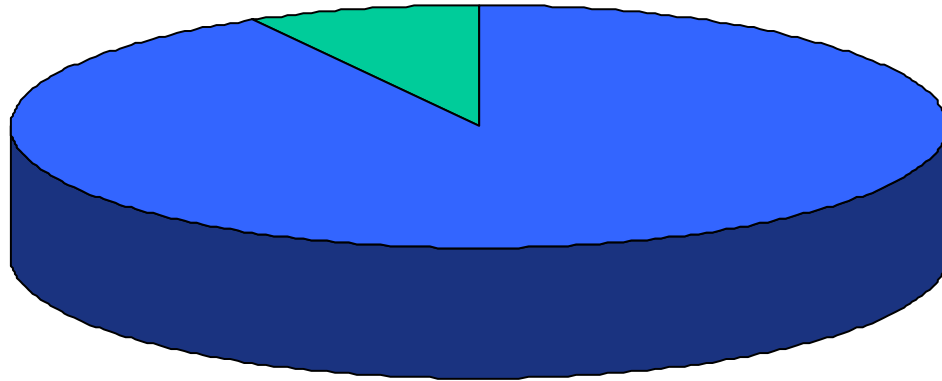




Stabilized Analysis

Units

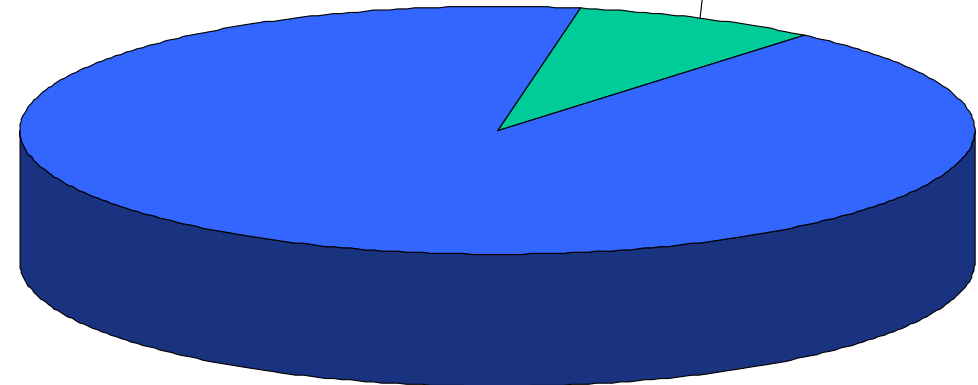
Unstabilized
8%



Stabilized
92%

Gross Rental Revenue Analysis

Unstabilized
& Other
8%



Stabilized
92%



Stabilized Analysis

Three months ended June 30, 2005

	Rental	Total		
	Revenues	Expenses	NOI	% of NOI
Calgary	2.0%	10.1%	-1.3%	19%
Edmonton	1.2%	8.5%	-2.4%	33%
Other Alberta	4.7%	6.2%	4.1%	6%
Saskatchewan	0.6%	-3.7%	3.6%	12%
Ontario	0.9%	-2.7%	4.1%	11%
Quebec	0.3%	1.5%	-0.3%	19%
Total	1.2%	3.6%	0.0%	100%



Stabilized Analysis

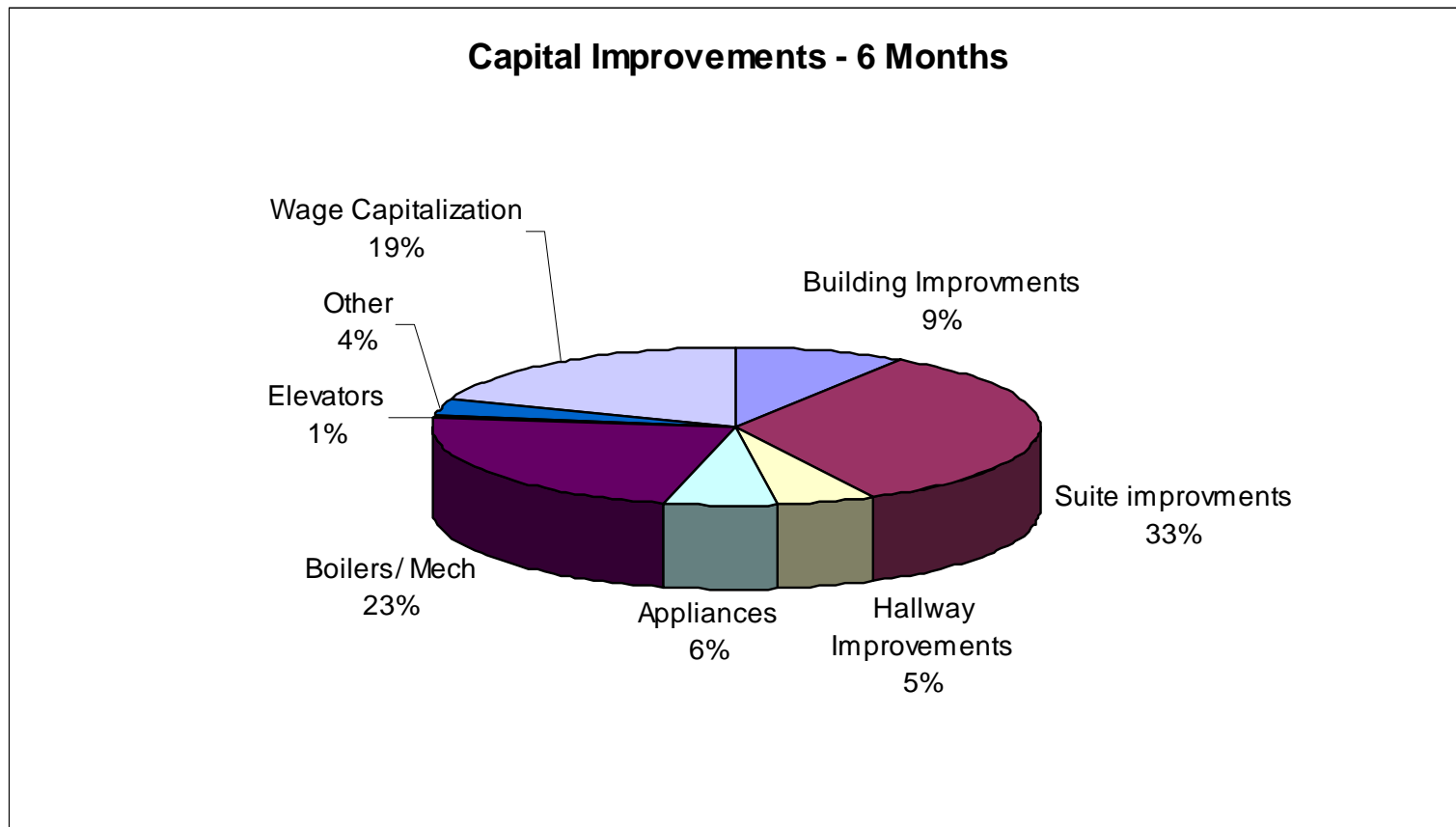
Six months ended June 30, 2005

	Rental Revenues	Total Expenses	NOI	% of NOI
Calgary	1.5%	4.9%	0.1%	19%
Edmonton	0.3%	4.0%	-1.7%	34%
Other Alberta	4.6%	10.7%	1.7%	6%
Saskatchewan	-0.2%	2.0%	-1.8%	12%
Ontario	0.2%	6.8%	-5.5%	11%
Quebec	0.8%	5.0%	-1.3%	18%
Total	0.8%	4.8%	-1.5%	100%



Capital Investment

Six Months Ended June 30, 2005



Total Capital Invested: \$12.3 Million



Mortgage Maturities

Fiscal Year	Mortgage Balance Jun. 30, 2005 (000's)	Interest Rate	Maturity %
2005	\$ 100,051	4.48%	6.4%
2006	\$ 162,689	5.03%	10.5%
2007	\$ 244,728	5.27%	15.7%
2008	\$ 246,968	6.08%	15.9%
2009	\$ 208,775	5.73%	13.4%
2010	\$ 248,356	4.90%	16.0%
2011	\$ 108,251	5.94%	7.0%
2012	\$ 167,303	5.38%	10.8%
2013	\$ 36,063	5.46%	2.3%
2014	\$ 4,576	5.91%	0.3%
Subsequent	\$ 26,612	6.59%	1.7%
Grand Total	\$ 1,554,372	5.41%	100.0%

Weighted Average mortgage maturity of 3.8 years



Mortgage Highlights

in millions of dollars except interest coverage

Mortgages Outstanding in millions	\$	1,434
Debenture	\$	120
	\$	1,554
% NHA Insured mortgages		96%
Existing Bond Spreads		40 to 60 basis points
Interest Coverage		
	2005	1.92
	2004	2.06

Weighted average NHA insurance term 23 years



Debt to Gross Book Value

	Jun-05	Dec-04
Total reported assets	\$ 1,916,204	\$ 1,809,139
Reported amortization	\$ 321,296	\$ 304,489
	<u>\$ 2,237,500</u>	<u>\$ 2,113,628</u>
Conversion adjustment (May 2004)	\$ 231,460	\$ 231,460
	<u>\$ 2,468,960</u>	<u>\$ 2,345,088</u>
Mortgages payable	\$ 1,434,372	\$ 1,414,122
Debentures	\$ 120,000	\$ -
Market adjustment on mortgages (May 2004)	\$ 36,108	\$ 39,750
	<u>\$ 1,590,480</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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