

BOARDWALK REAL ESTATE INVESTMENT TRUST

Q4 2008 Conference Call

February 13, 2009 – 11:00 EST

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



Q4 2008 Conference Call

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



Topics for Discussion

- Q4 Results
 - Overview and Highlights
 - Multi-family Market Fundamentals
- Financial and Operations Review
 - Portfolio Highlights
 - Operations Review and Performance
 - Stabilized Building Analysis
 - Financial Overview and Summary
 - Outlook and Guidance Update
- Q&A



Overview – Q4 Highlights

in \$millions, except per unit amounts

	3 Months ended Dec 2008	% Change	12 Months ended Dec 2008	% Change
Rental Revenue	\$108.1	9.2%	\$424.0	13.1%
NOI	\$66.7	8.3%	\$266.0	13.0%
FFO	\$32.5	8.7%	\$129.9	11.6%
Per Unit	\$0.61	13.0%	\$2.39	15.5%
DI	\$32.8	6.3%	\$131.4	10.7%
Per Unit	\$0.61	10.9%	\$2.41	14.2%

Source – Internally generated



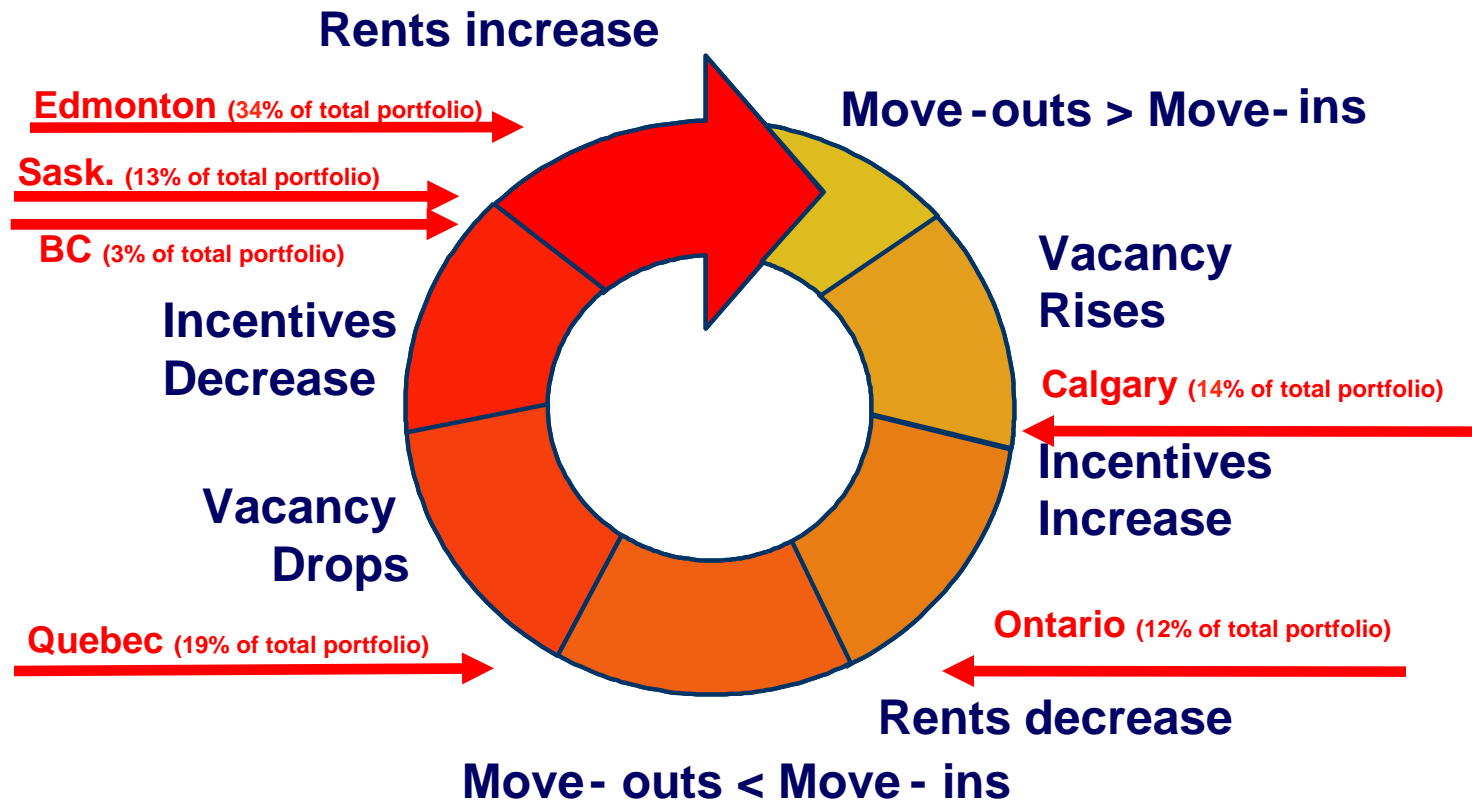
Q4 - Portfolio Highlights

	Q4 2008	Q4 2007	Change	Fiscal 2008	Fiscal 2007	Change
Portfolio Vacancy	4.68%	4.69%	1 bps	4.91%	4.29%	62 bps
Average Rent Realized	\$978	\$903	\$75	\$960	\$875	\$85
Same Property						
Revenues	7.9%			9.2%		
Operating Costs	11.9%			10.8%		
NOI	5.6%			8.3%		

Source – Internally generated



Rental Revenue Cycle



Source – Internally generated



Internal Growth Potential Sensitivity Analysis

Monthly occupied rental increase (decrease)	\$	(50.00)	\$	(25.00)	\$	25.00	\$	50.00	\$	75.00
Monthly impact	\$	(1,746,000)	\$	(873,000)	\$	873,000	\$	1,746,000	\$	2,618,000
Annual impact	\$	(20,952,000)	\$	(10,476,000)	\$	10,476,000	\$	20,952,000	\$	31,416,000
Annual impact per trust unit	\$	(0.39)	\$	(0.20)	\$	0.20	\$	0.39	\$	0.59

Source – Internally generated, amount generated are based on existing occupancy levels and assume no impact of any changes in operating costs.



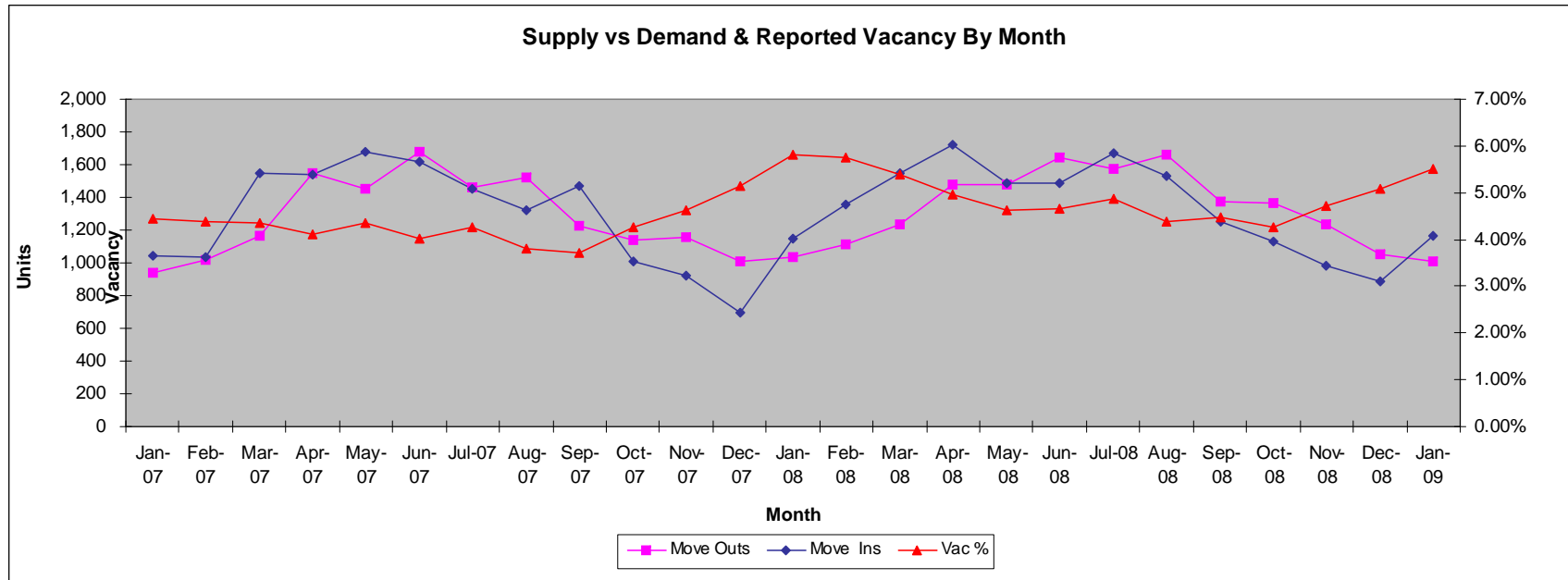
Social Responsibility

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

- We partner with all levels of Government, and Housing Authorities in every centre.
 - Currently over 1,100 units dedicated to Government subsidized housing in Alberta.
- We program internally:
 - Self-imposed “Rent Protection” - maximum \$150 / month rent increase per year for existing Customers
 - In-house subsidy program eliminates rent increases for any resident who can prove financial hardship.



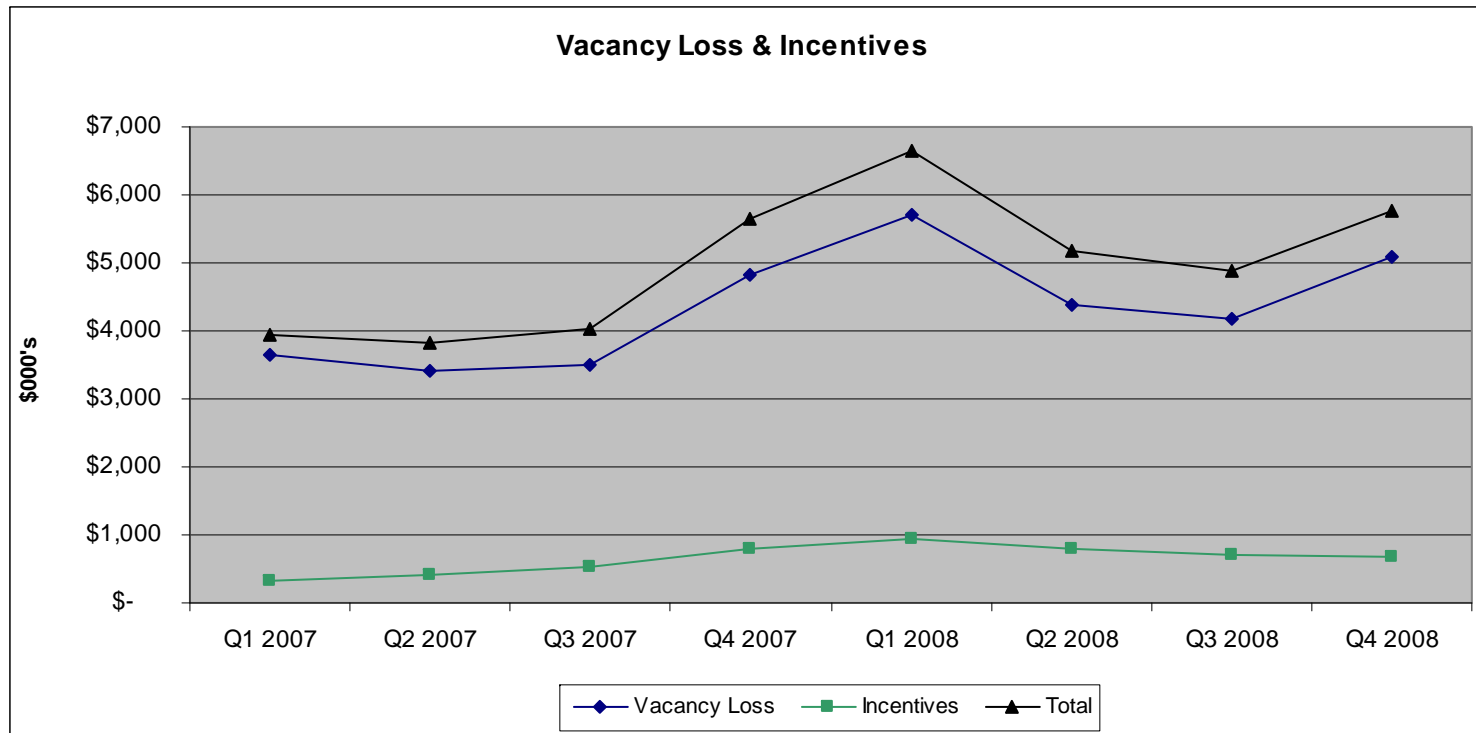
Move-outs, Move-ins and Vacancy



Source – Internally generated



Vacancy Loss and Incentives

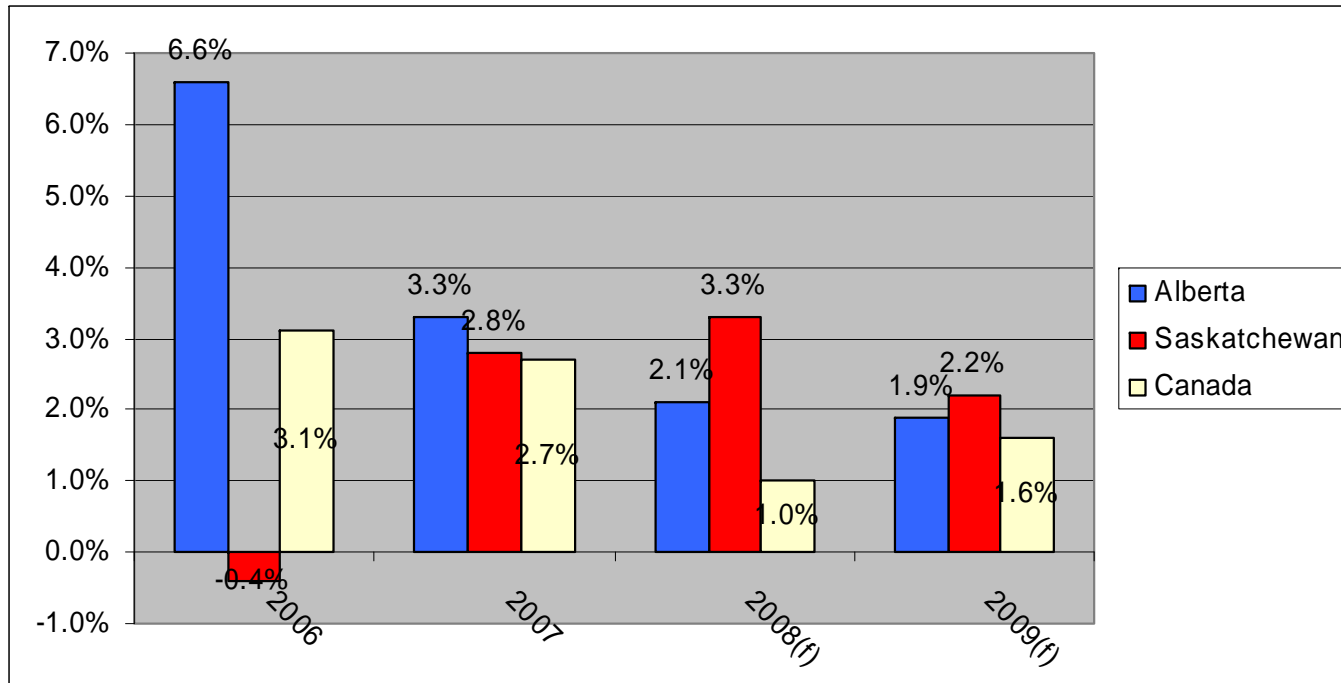


Source – Internally generated



GDP Growth

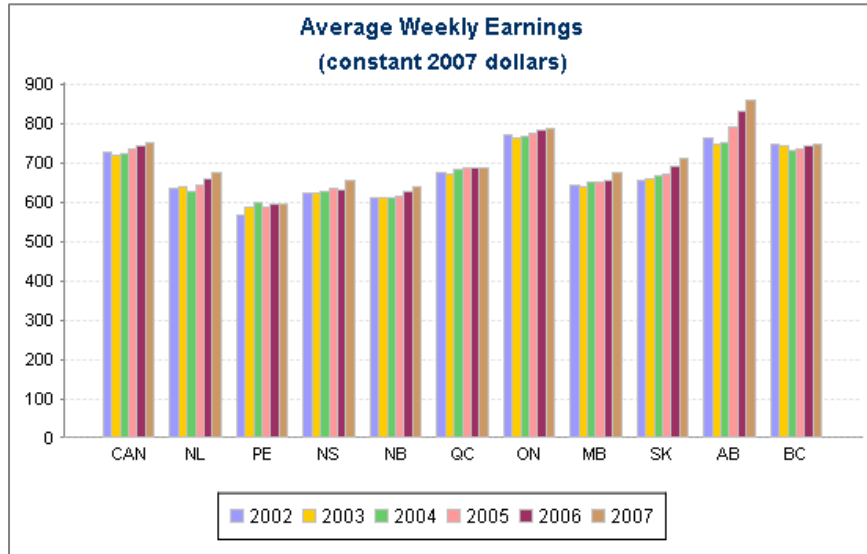
Alberta and Saskatchewan vs. Canada



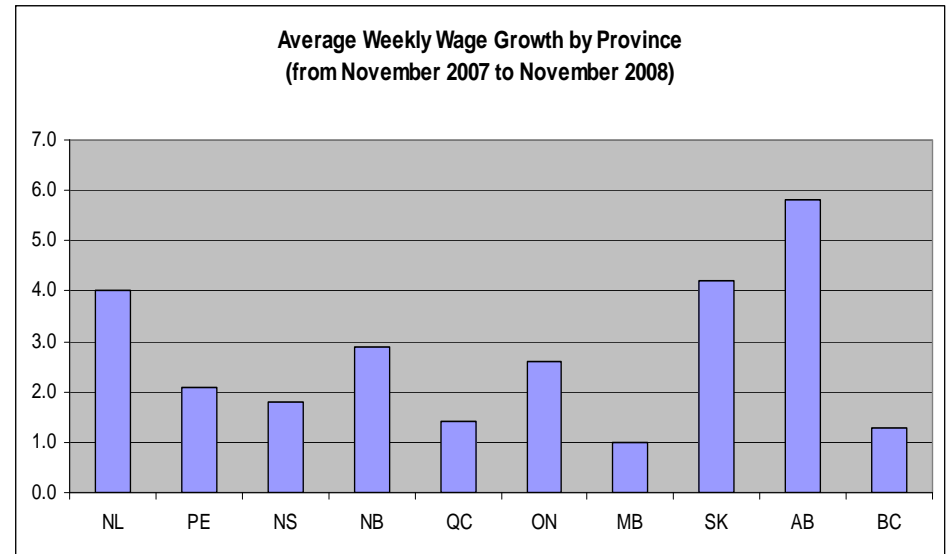
Source: CMHC forecast



Average Weekly Earnings



Note: Earnings are in constant 2007 dollars.
 Source: Human Resources and Social Development Canada (calculations based on Statistics Canada)



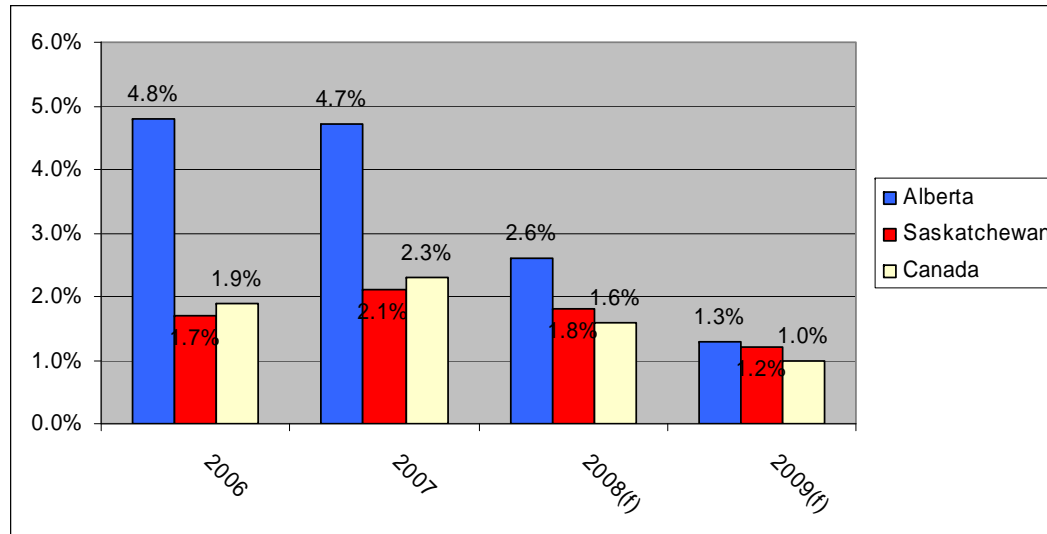
Source: Statistics Canada



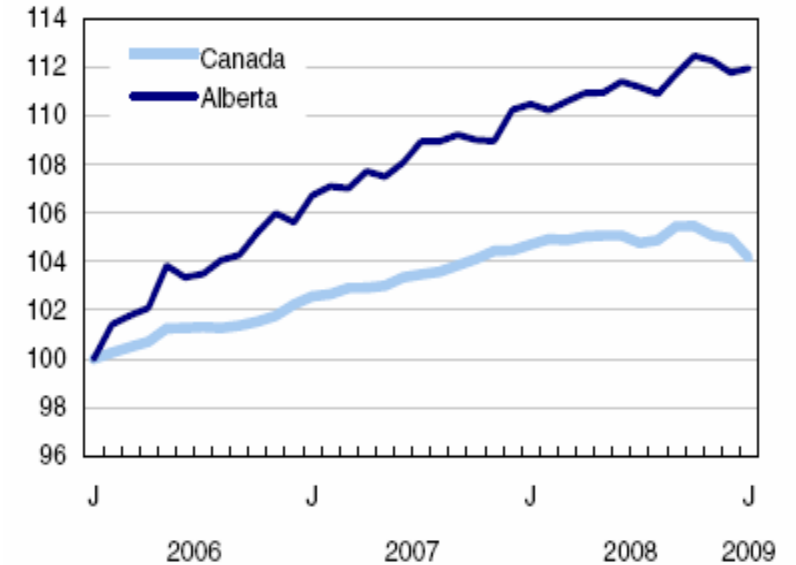
Employment Growth

Alberta and Saskatchewan vs. Canada

Employment Growth



Index of employment by industry, Canada, seasonally adjusted, January, 2006=100

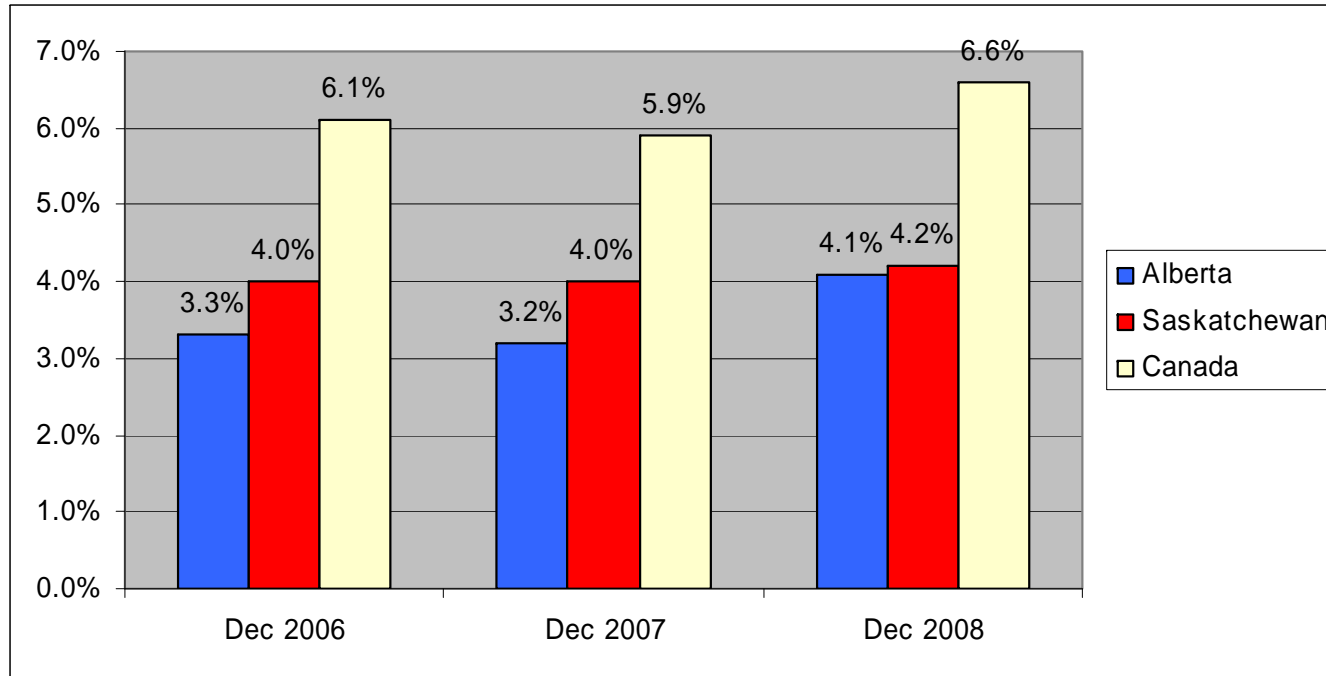


Source: CMHC forecast

Source: Statistics Canada



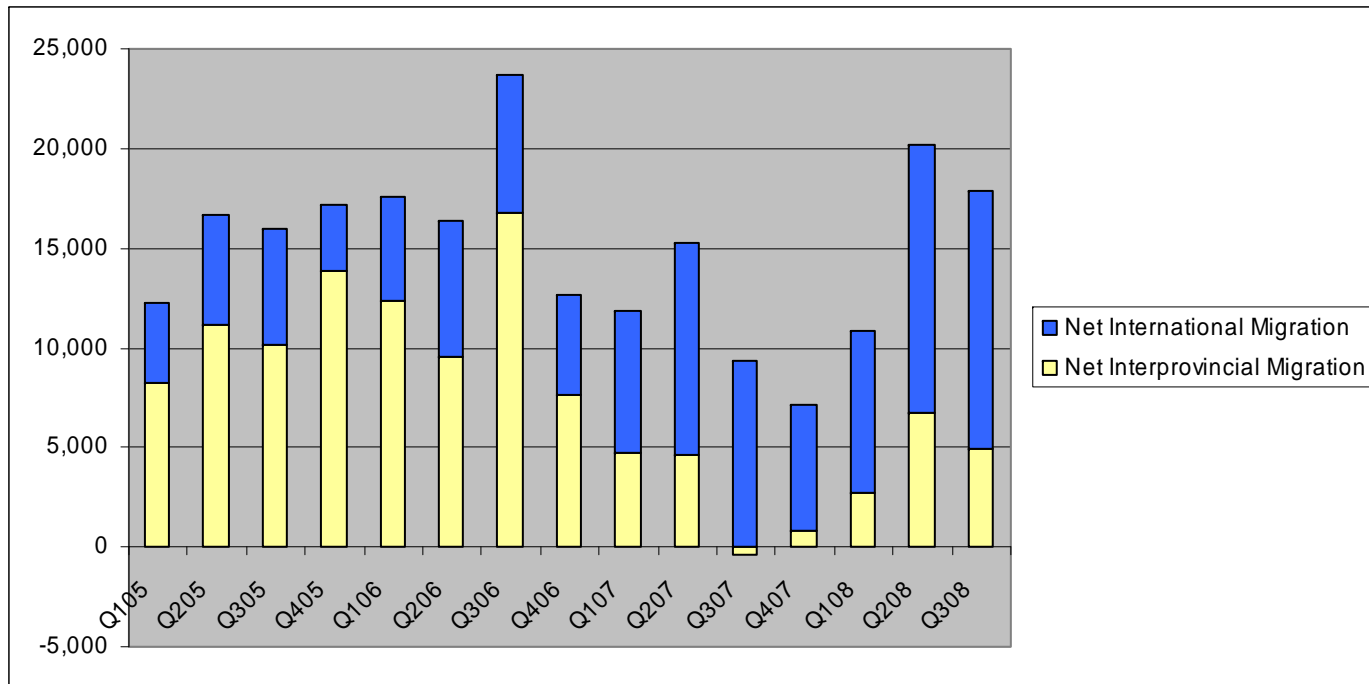
Alberta and Saskatchewan Unemployment Rate



Source: Statistics Canada



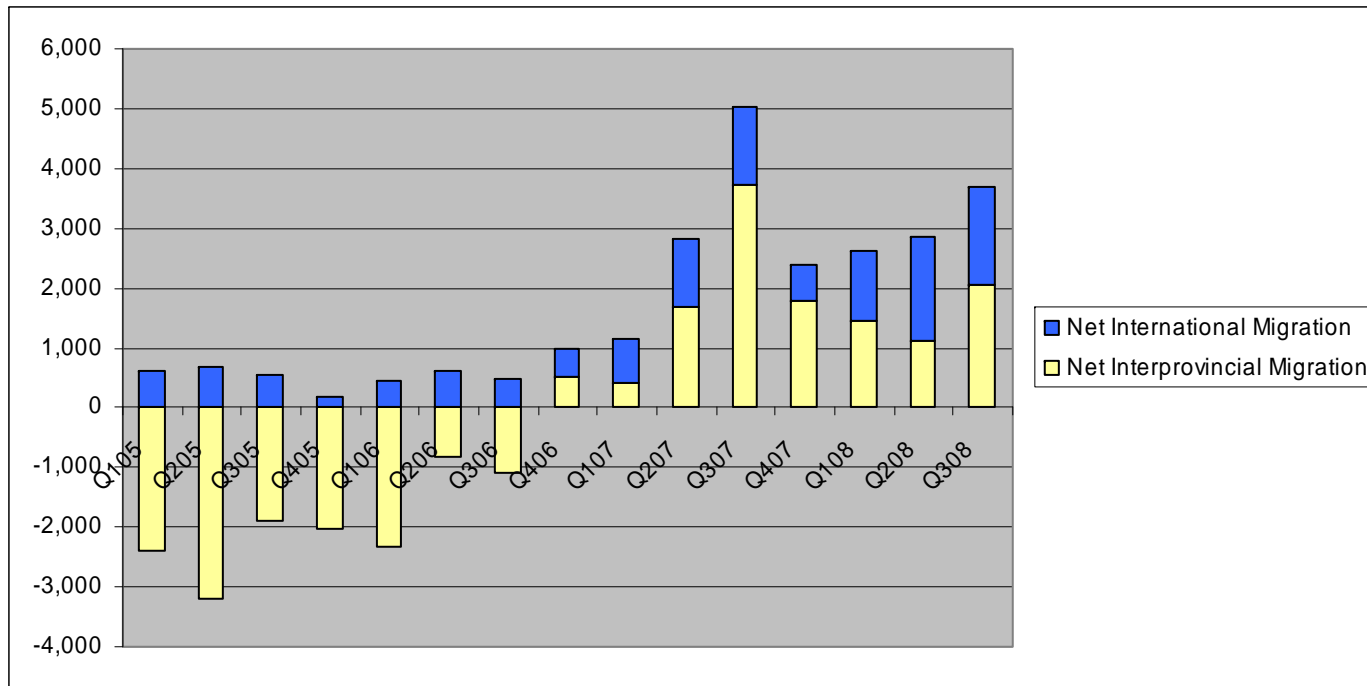
Alberta International and Interprovincial Migration



Source: Statistics Canada



Saskatchewan International and Interprovincial Migration



Source: Statistics Canada



Inventory of Major Alberta Projects

Continued Long Term Capital being invested in Alberta

Sector	Dec. 2008 Value of Project (\$millions)	Oct. 2008 Value of Project (\$millions)	Jul. 2008 Value of Project (\$millions)	Mar. 2008 Value of Project (\$millions)	Dec. 2007 Value of Project (\$millions)
Agriculture & Related	\$85.9	\$77.4	\$64.4	\$83.0	\$89.0
Biofuels, Chemicals & Petrochemicals	\$2,466.0	\$2,429.0	\$2,846.0	\$2,766.0	\$2,714.5
Commercial/Retail	\$10,842.1	\$11,467.0	\$11,118.2	\$8,625.4	\$8,597.9
Commercial/Retail and Residential	\$5,543.5	\$5,533.5	\$4,500.8	\$4,485.8	\$3,663.5
Infrastructure, Institutional & Other Industrial	\$35,977.8	\$37,468.2	\$35,424.0	\$30,504.8	\$29,992.9
Manufacturing, Mining, Forestry & Related	\$2,957.4	\$2,889.9	\$3,024.9	\$3,029.4	\$2,451.4
Oil & Gas	\$7,882.0	\$3,783.0	\$3,983.0	\$4,140.0	\$4,195.4
Oil Sands	\$163,203.0	\$180,351.0	\$170,059.0	\$162,609.0	\$155,596.0
Pipelines	\$11,487.5	\$12,186.9	\$12,190.0	\$11,943.8	\$11,713.1
Power	\$12,410.5	\$12,297.0	\$12,437.0	\$10,971.0	\$10,245.0
Residential	\$7,143.6	\$7,128.4	\$7,284.7	\$6,439.3	\$6,179.4
Tourism/Recreation	<u>\$10,728.0</u>	<u>\$10,915.9</u>	<u>\$10,871.1</u>	<u>\$9,319.5</u>	<u>\$9,337.7</u>
Total	\$270,727.3	\$286,527.2	\$273,807.1	\$254,917.0	\$244,775.4

Source: Government of Alberta



Alberta Forecast

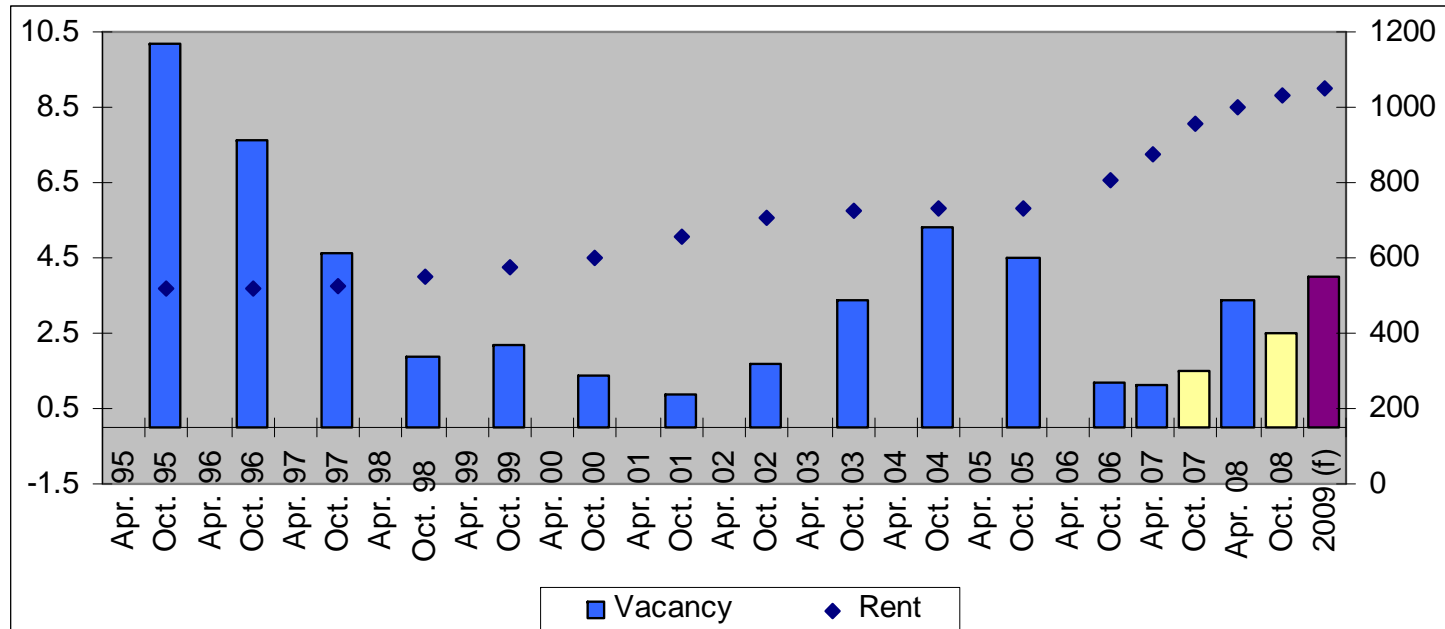
Alberta Forecast Summary

	2006	2007	2008f	2009f
Economy				
Real GDP Growth	6.6%	3.3%	2.1%	1.9%
Employment Growth	4.8%	4.7%	2.6%	1.3%
Net Migration	70,258	43,252	56,000	51,000
New Home Market				
Single-detached Starts	31,835	28,105	14,500	15,000
Multi-family Starts	17,127	20,231	15,250	9,000
Resale Market*				
Total MLS Sales*	74,350	71,430	59,500	61,000
Average Price**	\$285,383	\$356,235	\$353,500	\$356,000

Source: CMHC, Statistics Canada, CREA, * Total Residential, CMHC Forecast



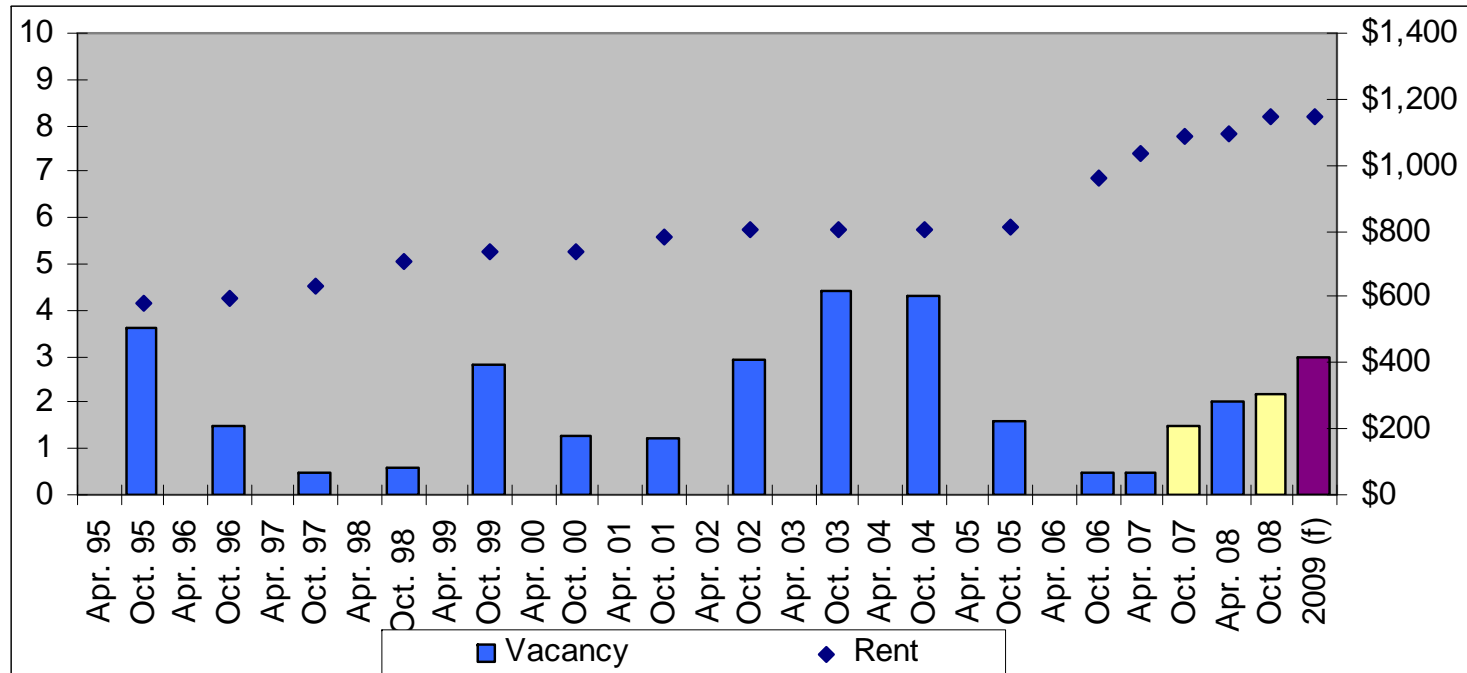
Edmonton Average Vacancy and Average Rent



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



Calgary Average Vacancy and Average Rent

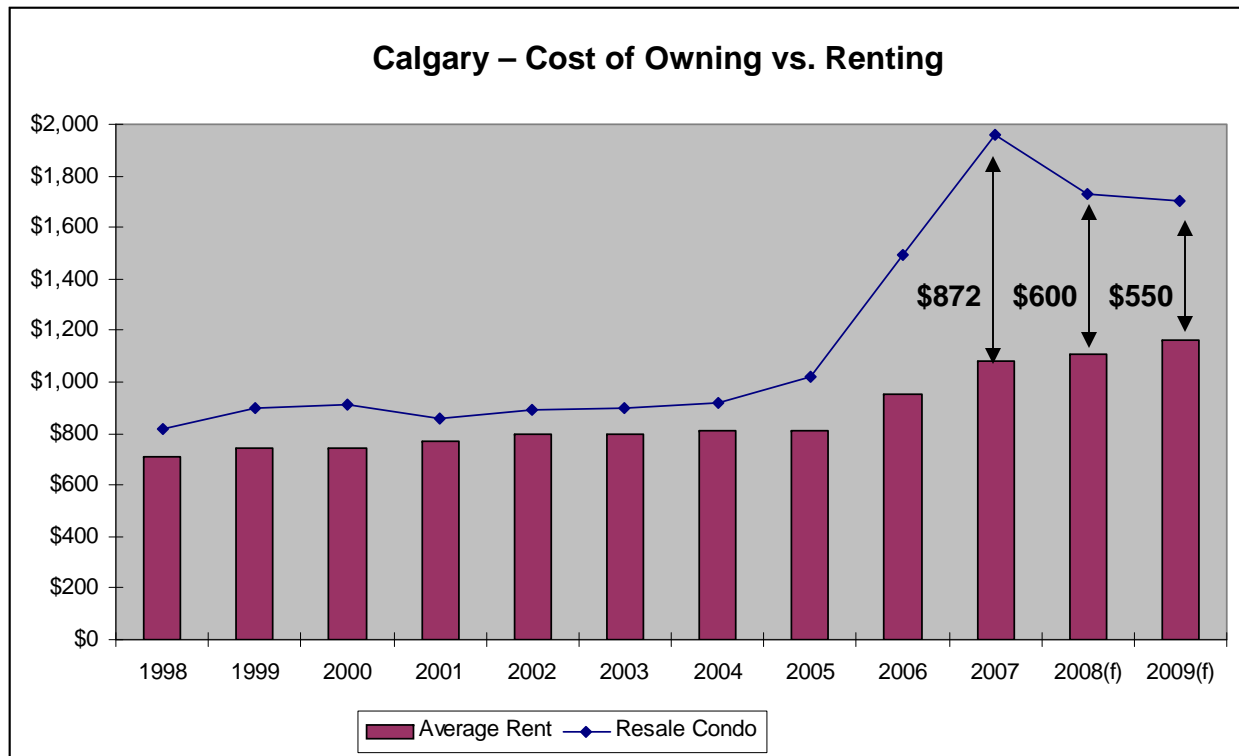


Source: CMHC, two-bedroom units (centres 10,000 population and higher)



Calgary Cost of Owning vs. Renting

The gap between owning a condo and renting an apartment is narrowing due to increasing rents and lower condo prices.

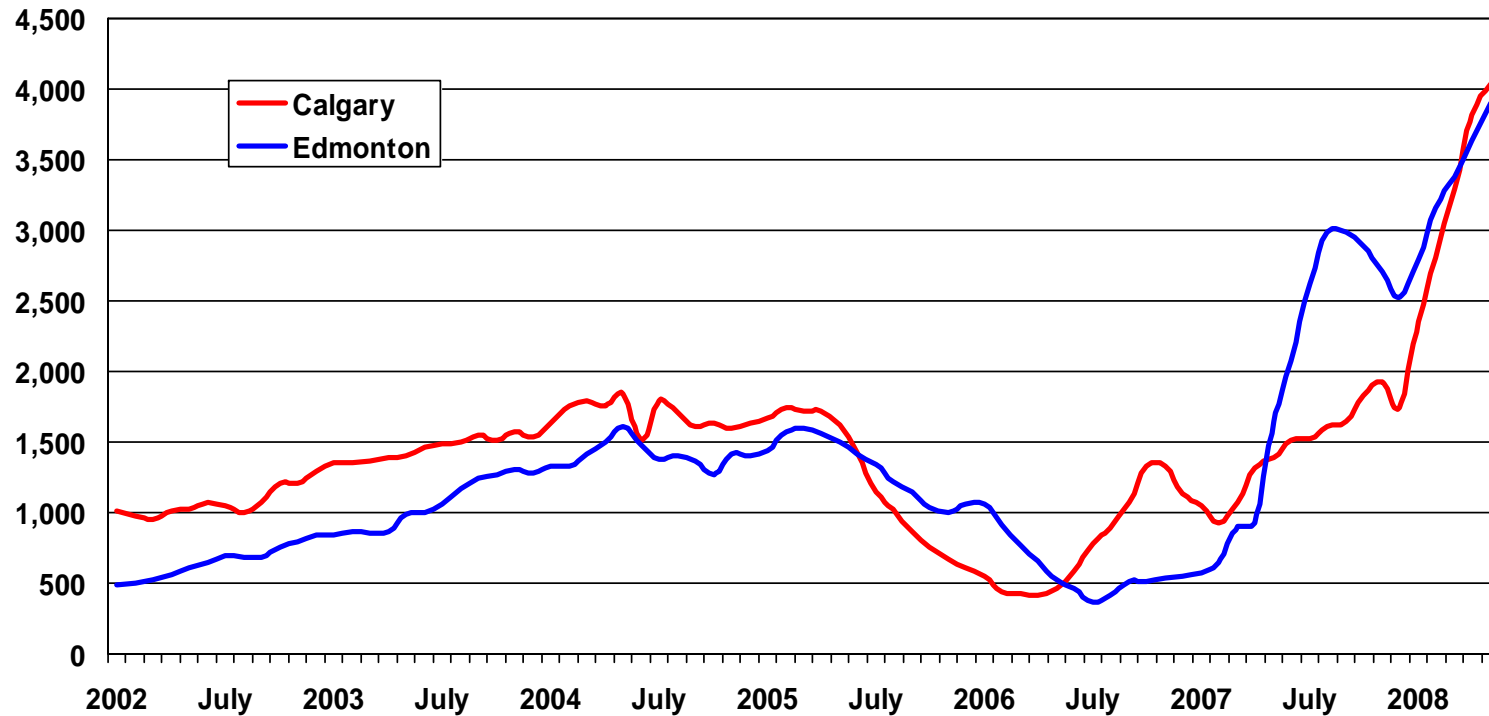


Assumption: 10% down payment, average 5-year fixed discounted mortgage rates.

Source: CREB, Bank of Canada, CMHC, CMHC forecast (f)



Resale Condominium listings



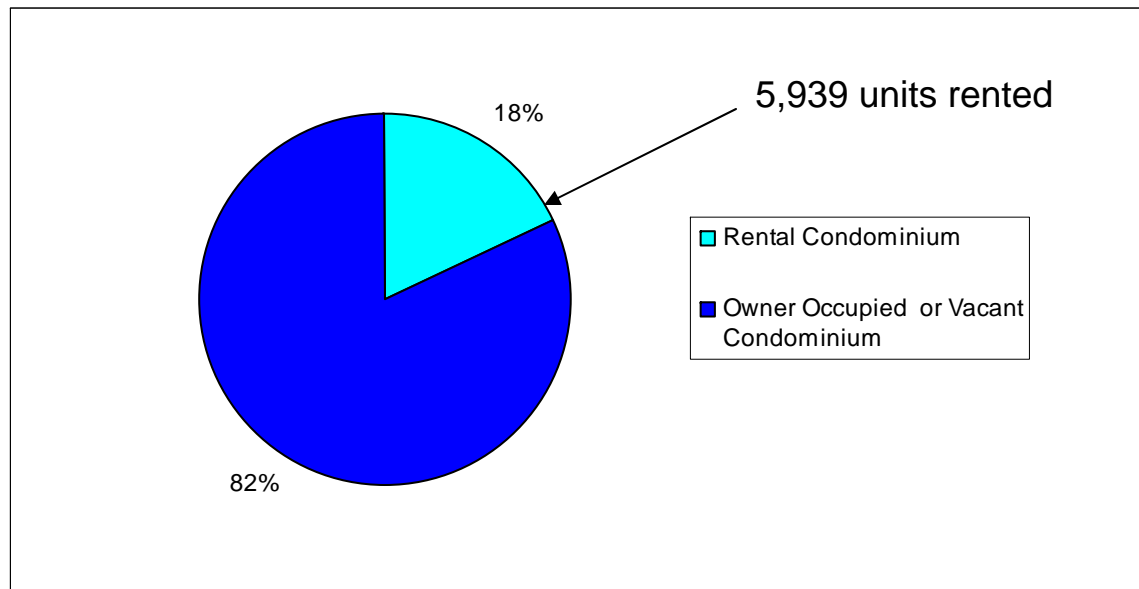
Source: CMHC



Calgary Rental Condo Universe

Calgary CMA – Rental Condo Universe

October 2008 survey found 18.0% of condominium units rented, down from 21.4% in October 2007.

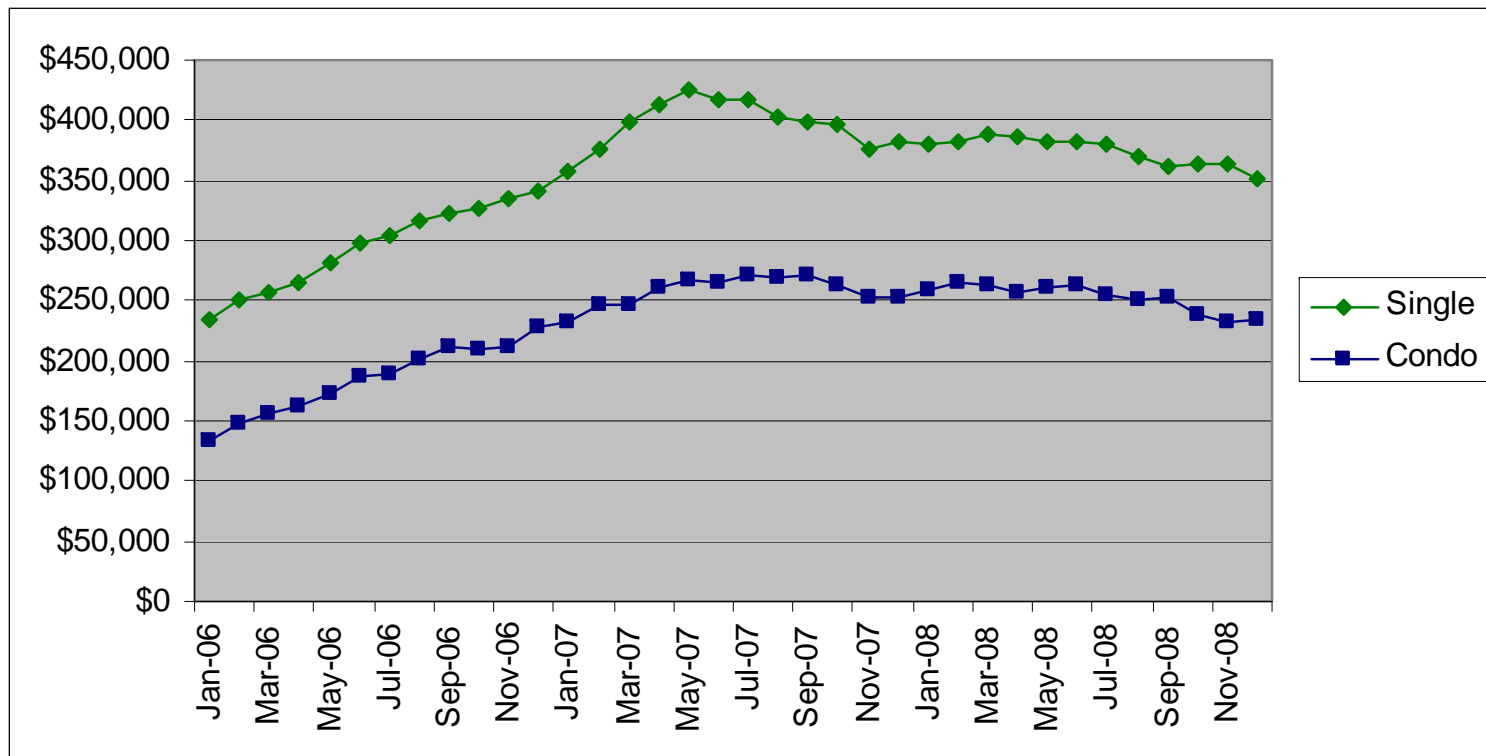


Source: CMHC

Total Condominium Universe: 33,055 units



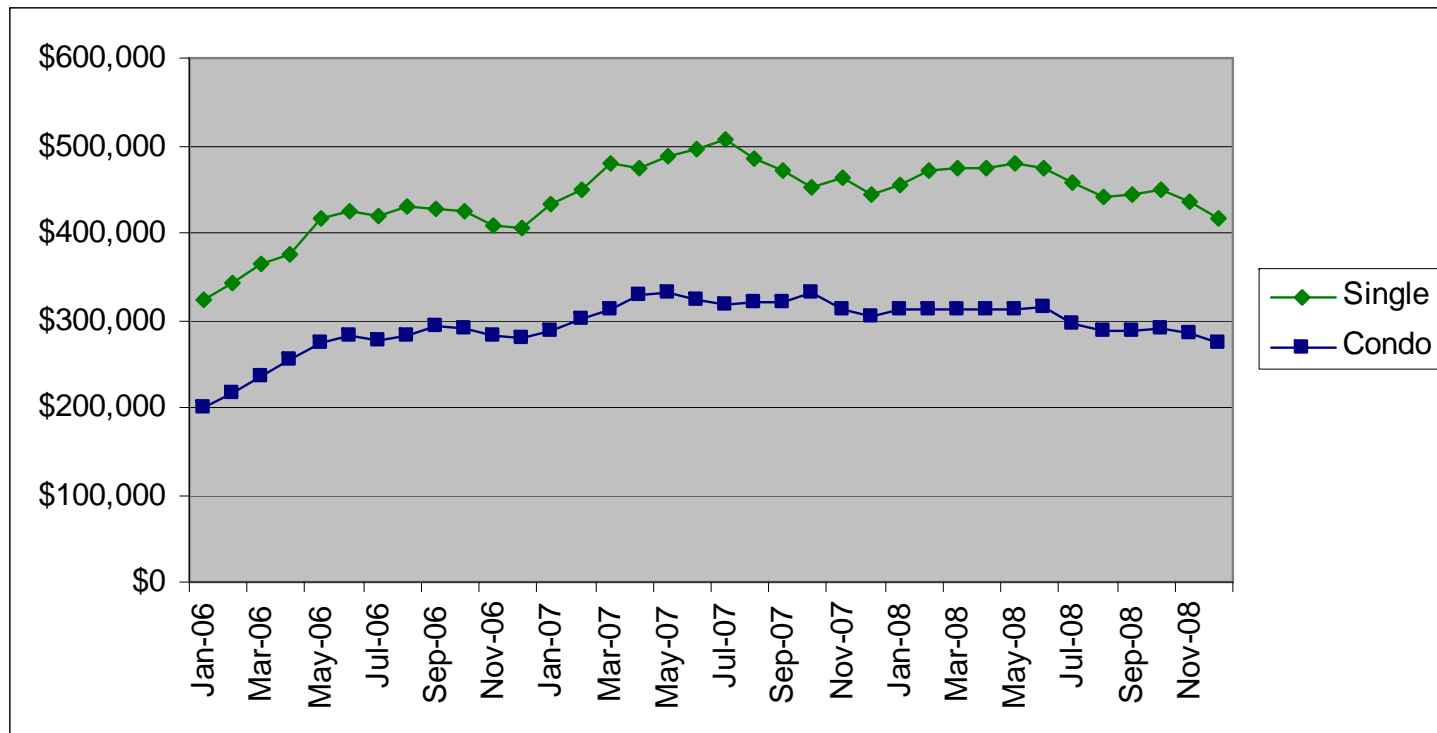
Edmonton Single Family Home and Condo Prices



Source: Edmonton Real Estate Board



Calgary Single Family Home and Condo Prices

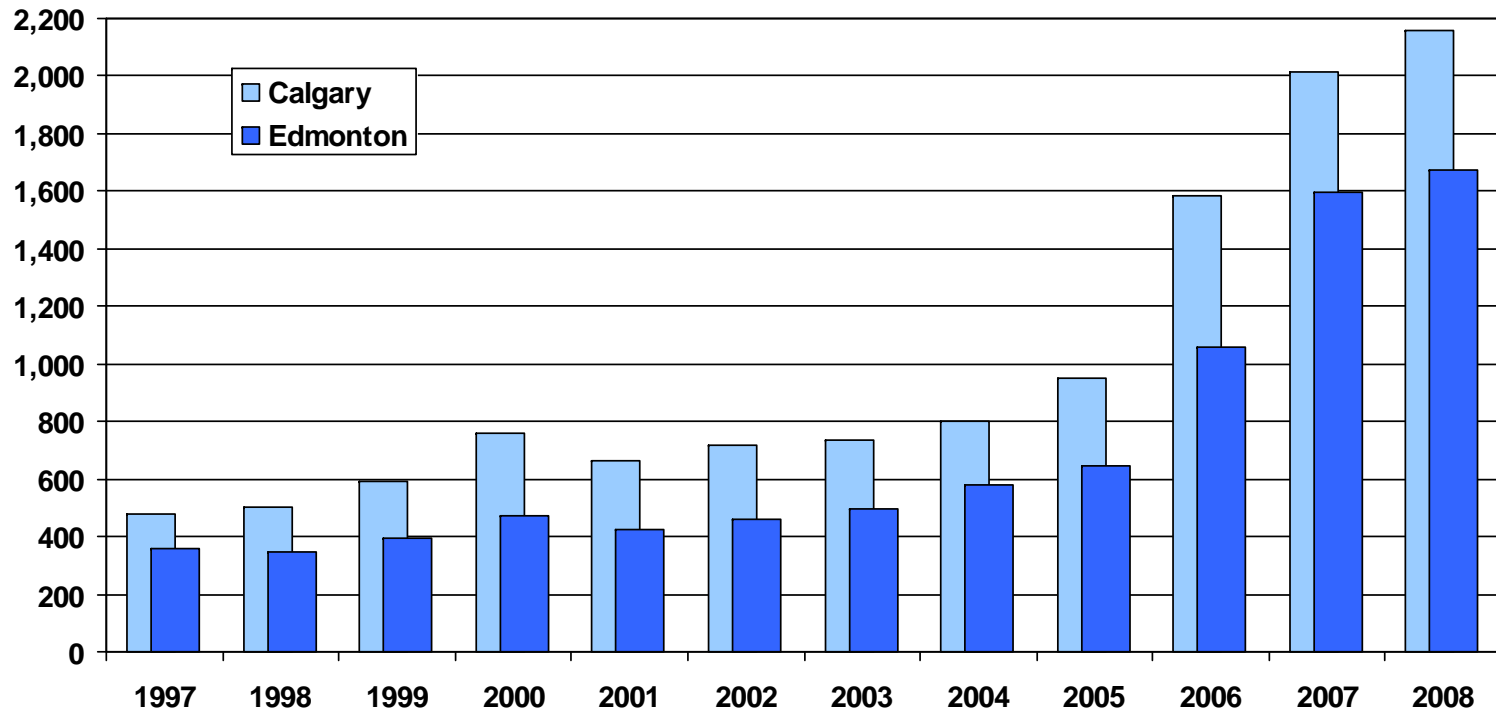


Source: Calgary Real Estate Board and Century 21 CREB archive



Alberta Mortgage Payments vs. Monthly Rent

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

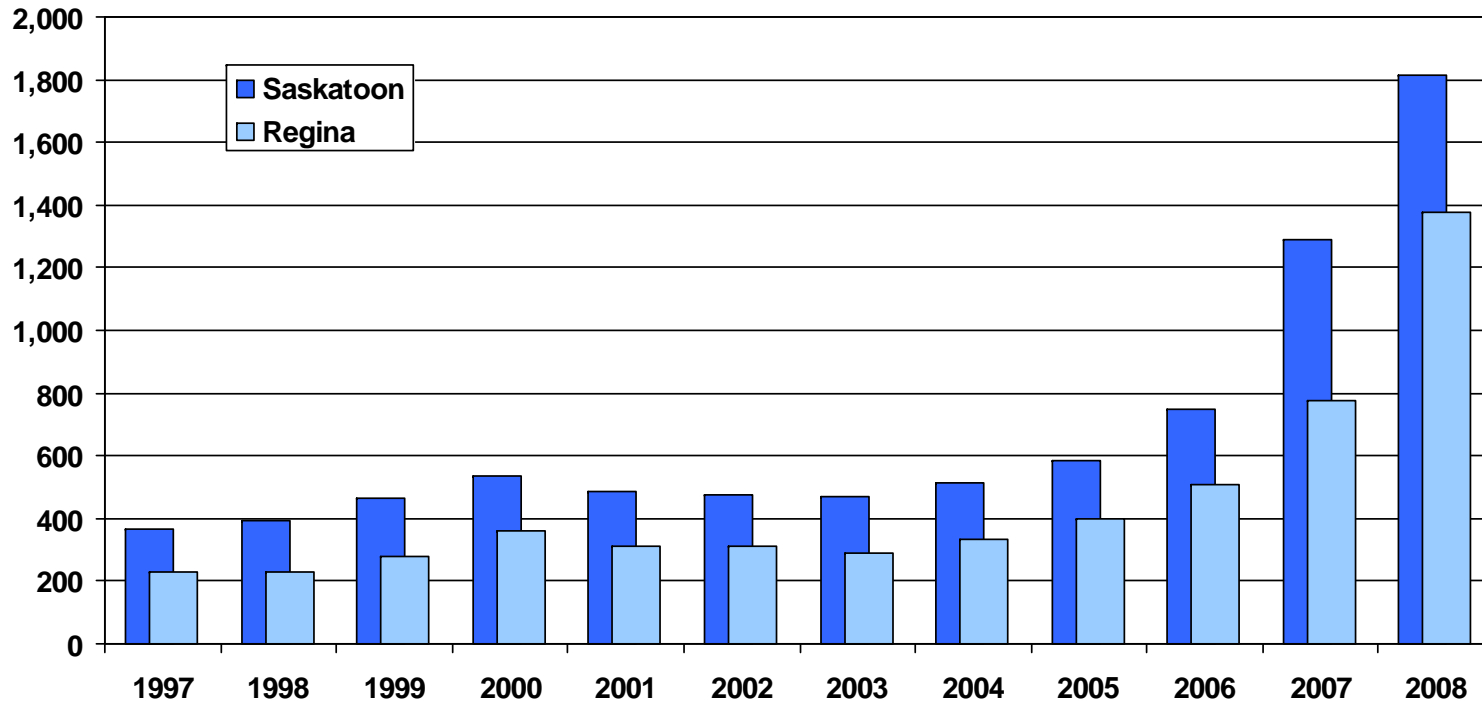


Source: CMHC



Saskatchewan Mortgage Payments vs. Monthly Rent

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



Source: CMHC



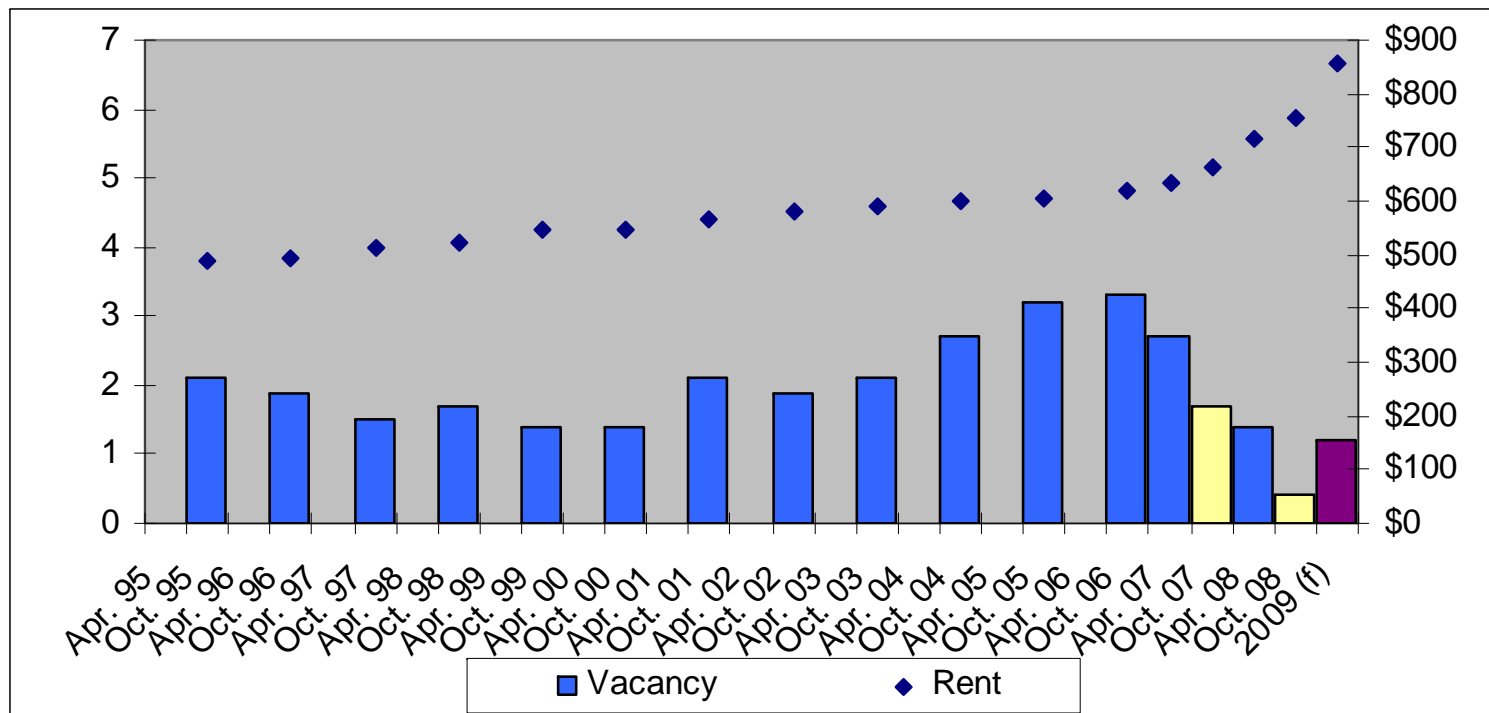
Saskatoon Average Rent and Average Vacancy



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



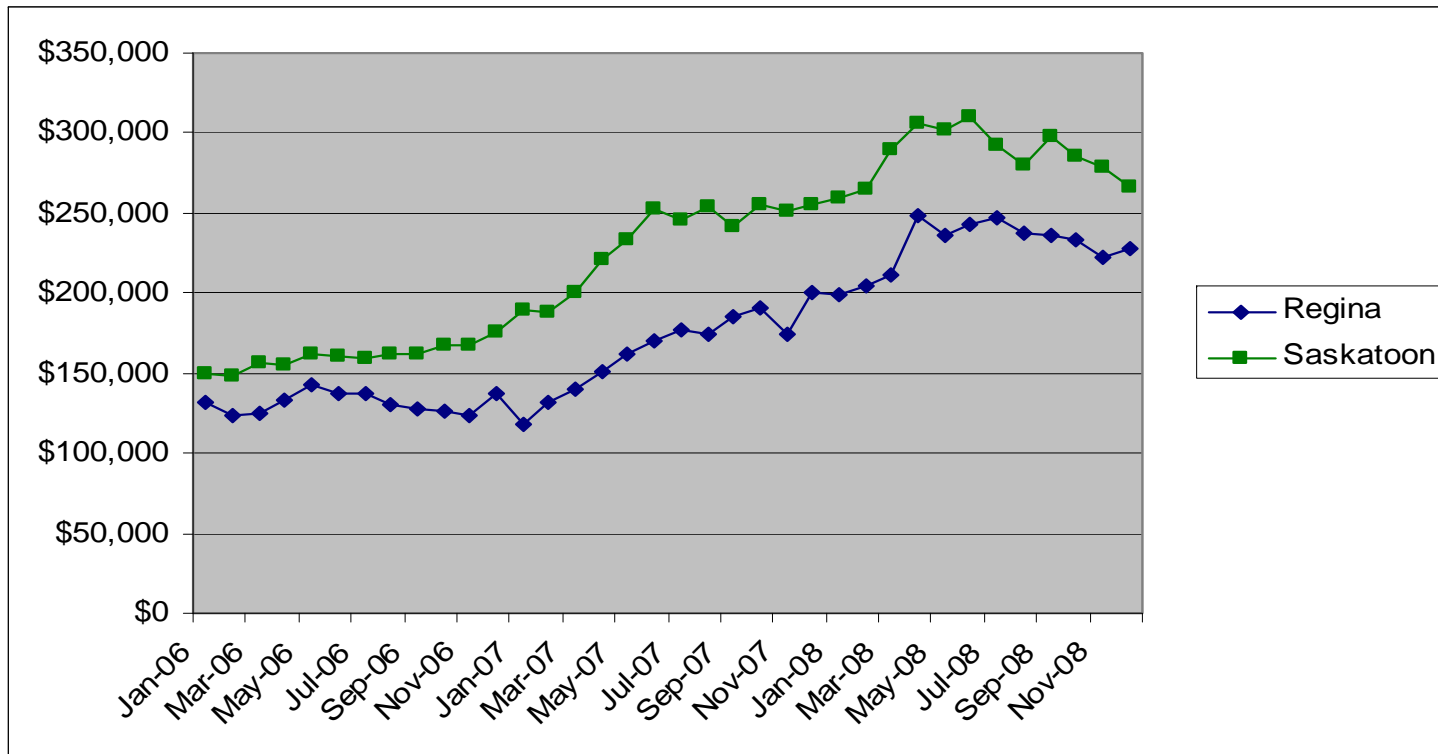
Regina Average Rent and Average Vacancy



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



Saskatoon and Regina Home Prices



Source: Saskatoon Real Estate Board, CMHC, Association of Regina Realtors



Implied Net Asset Value

	2009	Cap Rate	Implied Trust Unit value
Revenue	\$ 441,082,000	6.00%	\$ 48.74
		6.25%	\$ 45.29
		6.50%	\$ 42.11
Operating Expenses	\$ 164,362,200	6.75%	\$ 39.16
		7.00%	\$ 36.42
Net Operating Income	<u>\$ 276,719,800</u>	7.25%	\$ 33.87
		7.50%	\$ 31.49
Mortgage Outstanding Dec 31 2008	\$ 2,128,583,148	8.00%	\$ 27.18
Less cash on Hand	<u>\$ 123,234,000</u>	8.50%	\$ 23.38
	<u>\$ 2,005,349,148</u>	9.00%	\$ 20.00
		Current Price	\$ 27.00
		Implied cap rate	8.02%
Trust Units Outstanding dec 31 2008	53,477,042		

NAV range reflects implied capitalization rates only on anticipated cash flows for 2009 . It does not incorporate any subjective value that may relate to other assets, including: intangibles and excess land, any potential value which may be associated with other higher related use of these assets such as Condominium Conversion or the lesser value that may be associated with assets currently on land leases..



Acquisition Activity 2008

Closed - 2008

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

Also acquired in the second quarter of 2008 was 1 additional apartment unit for the purchase price of \$175,000 in the property known as Morningside, located in Edmonton, Alberta, of which Boardwalk REIT already owned 220 units.

Dispositions for the fourth quarter of 2008 consist solely of 3 units (39 units for the 2008 year) in a 90-unit property located in Calgary, Alberta, that was converted into condominiums for sale.



Current Cap Rates

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

Victoria	5.00 - 6.00%
Vancouver	4.50 - 5.50%
Vancouver Suburbs	5.75 - 6.75%
Calgary	5.50 - 6.50%
Edmonton	5.75 - 6.75%
Saskatoon	5.50 - 6.50%
South West Ontario	6.50 - 7.50%
Montreal	6.00 - 7.00%
Quebec City	6.50 - 7.50%

Note: The above chart was internally generated. It is acknowledged that there have been relatively few transactions to substantiate the above-noted ranges



Q4 - Funds From Operations

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

BOARDWALK REAL ESTATE INVESTMENT

FFO Reconciliation

In \$000's, except per unit amounts

	12 Months Dec-08	12 Months Dec-07	% Change
Net earnings (loss) from continuing operations	\$ 40,777	\$ (67,618)	
Adjustments			
Earnings from discontinued operations	\$ 4,908	\$ 8,292	
Deduct gain on dispositions	\$ (4,908)	\$ (8,333)	
Other income	\$ -	\$ (755)	
Future income taxes	\$ 315	\$ 100,597	
Amortization of assets (capital and intangibles)	\$ 88,826	\$ 84,278	
Funds from operations	<u>\$ 129,918</u>	<u>\$ 116,461</u>	11.6%
Funds from operations - per unit	<u>\$ 2.39</u>	<u>\$ 2.07</u>	15.5%



Q4 - Overall Performance

FFO RECONCILIATION	12 Months 31-Dec-08
FFO Opening	\$ 2.07
NOI from Stabilized	\$ 0.34
NOI from Unstabilized	\$ 0.21
Financing costs	\$ (0.25)
Administration and other	\$ (0.05)
Unit buyback	\$ 0.07
FFO Closing	<u>\$ 2.39</u>



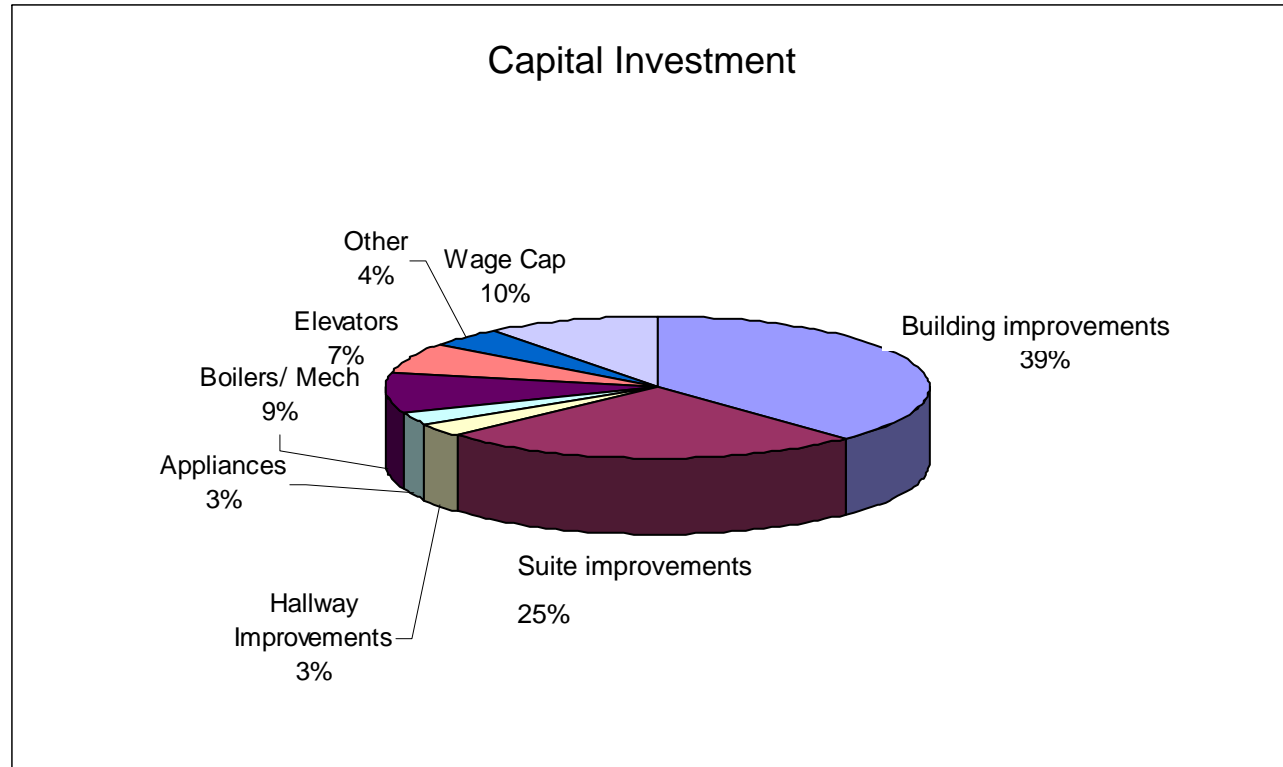
Q4 - Overall Performance

<i>In \$000's, except number of suites</i>	12 Months Dec-08	12 Months Dec-07	Change
Rental revenue	\$423,960	\$375,012	13.1%
Expenses			
Operating expenses	\$74,543	\$64,934	14.8%
Utilities	\$51,351	\$43,504	18.0%
Utility rebate	(\$1,920)	(\$1,228)	56.4%
Property taxes	\$33,940	\$32,300	5.1%
	<u>\$157,914</u>	<u>\$139,510</u>	13.2%
Net operating income	\$266,046	\$235,502	13.0%
Operating margins	63%	63%	
Number of suites on December 31	36,785	36,487	



Capital Investment

For the 12 months ended December 31, 2008

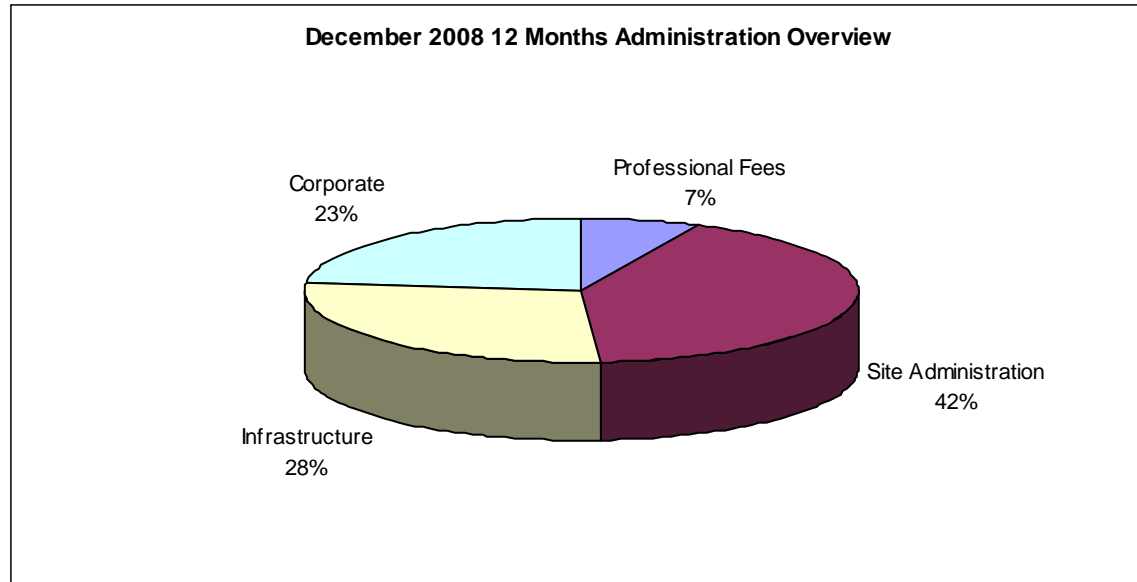


Total Capital Invested in 2008: \$88.3 Million



Administration Review

For the 12 months ended December 31, 2008



Total Administration for 2008: \$41.5 Million

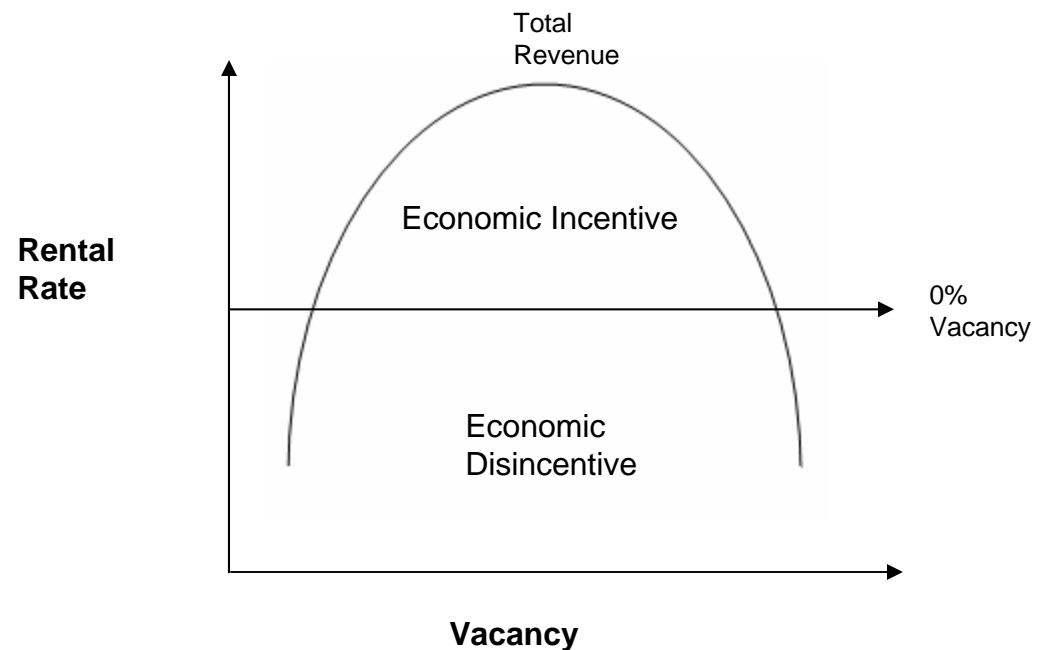


Revenue Maximization

Revenue = Supply + Demand + Price

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

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



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



Loss To Lease Statistics December 2008

	Dec 2008 Occupied Rent	Dec 2008 Market Rent	Mark to Market Per Month	Annualized Mark to Market Adjusted for Vacancies (\$000's)	Weighted Average Units	% of Portfolio
Calgary	\$ 1,232	\$ 1,225	\$ (7)	\$ (449)	5,466	15%
Edmonton	\$ 1,106	\$ 1,125	\$ 19	\$ 2,696	12,584	34%
Other Alberta	\$ 1,110	\$ 1,136	\$ 26	\$ 577	1,967	5%
Alberta Portfolio	\$ 1,141	\$ 1,153	\$ 12	\$ 2,824	20,017	54%
Saskatchewan	\$ 939	\$ 1,011	\$ 72	\$ 3,831	4,660	13%
Ontario	\$ 792	\$ 793	\$ 2	\$ 80	4,265	12%
Quebec	\$ 920	\$ 923	\$ 3	\$ 256	6,756	18%
British Columbia	\$ 941	\$ 1,018	\$ 77	\$ 967	1,087	3%
Total Portfolio	\$ 1,028	\$ 1,047	\$ 19	\$ 7,958	36,785	100%

Source: Internally generated. Market and occupied rents represent the averages for the reported month.



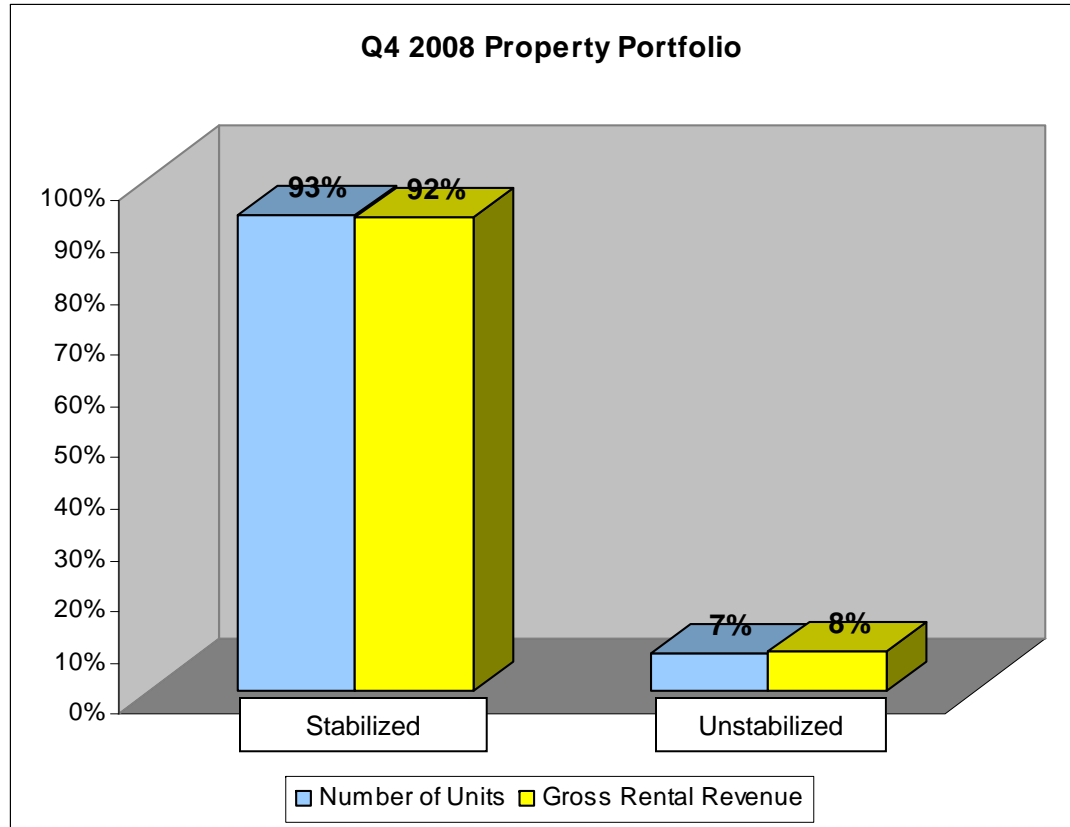
Alberta Loss To Lease Analysis December 2008

	Total	Per Trust Unit
December 2007 - Alberta	\$ 29,216,000	\$ 0.55
Increase to In-Place Rents	\$ (22,778,000)	\$ (0.43)
Vacancy Adjustment	\$ 1,667,000	\$ 0.03
Market Rent Adjustment	\$ (5,281,000)	\$ (0.10)
December 2008 - Alberta	\$ 2,824,000	\$ 0.05

Source – Internally generated



Q4 - Stabilized Analysis



Stabilized Analysis

Three and 12 months ended December 31, 2008

		% Revenue	% Operating	% Net	
Dec 31 2008 - 3 M	# of Units	Growth	Expense Growth	Operating	% of NOI
				Income Growth	
Calgary	4,973	6.9%	12.0%	5.0%	20.0%
Edmonton	10,649	10.7%	16.7%	7.7%	34.8%
Other Alberta	1,768	4.5%	9.4%	2.1%	5.9%
British Columbia	1,046	8.6%	-11.7%	24.8%	3.1%
Ontario	4,265	-0.7%	25.9%	-21.0%	6.8%
Quebec	6,756	2.8%	4.9%	1.3%	16.8%
Saskatchewan	4,660	18.9%	6.1%	27.7%	12.6%
	34,117	7.9%	11.9%	5.6%	100.0%

		% Revenue	% Operating	% Net	
Dec 31 2008 - 12 M	# of Units	Growth	Expense Growth	Operating	% of NOI
				Income Growth	
Calgary	4,973	8.0%	17.9%	4.5%	19.8%
Edmonton	10,649	13.7%	16.1%	12.6%	35.2%
Other Alberta	1,768	5.7%	15.6%	1.3%	5.9%
British Columbia	1,046	6.6%	1.9%	9.6%	3.0%
Ontario	4,265	0.6%	7.5%	-6.0%	7.2%
Quebec	6,756	3.0%	1.6%	4.0%	17.3%
Saskatchewan	4,660	19.2%	10.7%	25.2%	11.5%
	34,117	9.2%	10.8%	8.3%	100.0%

Source: Internally generated



Sequential Stabilized Rental Analysis

December 2008

Stabilized Revenue Growth	# of Units	Q4 2008 vs. Q3 2008	Q3 2008 vs. Q2 2008	Q2 2008 vs. Q1 2008	Q1 2008 vs. Q4 2007
Calgary	4,973	-0.9%	1.3%	3.0%	3.3%
Edmonton	10,649	-1.0%	3.5%	2.6%	5.3%
Other Alberta	1,768	1.0%	0.3%	0.1%	3.2%
British Columbia	1,046	2.0%	1.2%	1.9%	4.1%
Ontario	4,265	0.0%	-1.2%	0.9%	-0.4%
Quebec	6,756	-0.5%	2.2%	1.1%	0.0%
Saskatchewan	4,660	2.8%	5.7%	6.6%	2.7%
	34,117	-0.1%	2.4%	2.5%	2.9%

Source: Internally generated



2009 Business Plan

Finance – Liquidity Analysis

	Amount
December 31, 2008	\$ 123,234,000
Committed Additional Financings to February 13, 2008	\$ 5,360,700
Line of Credit	\$ 200,000,000
Total Available Liquidity	<u>\$ 328,594,700</u>

Source: Internally generated



Mortgage & Liquidity Review

Mortgage Maturity Schedule – 2009

Year	Principal Outstanding as at Dec 31, 2008	Weighted Average Interest Rate By Maturity	% of Total
2009	\$ 295,426,113.25	5.22%	13.14%
2010	\$ 407,162,811.76	4.68%	18.11%
2011	\$ 212,832,523.53	4.97%	9.47%
2012	\$ 814,666,781.99	4.83%	36.23%
2013	\$ 272,459,623.14	4.55%	12.12%
2014	\$ 15,968,437.11	4.81%	0.71%
2015	\$ 184,369,240.96	4.52%	8.20%
2016	\$ 25,033,443.64	5.33%	1.11%
2018	\$ 6,507,534.13	6.18%	0.29%
2019	\$ 10,674,161.36	5.99%	0.47%
2020	\$ 3,482,477.49	7.24%	0.15%
Total Principal Outstanding	\$ 2,248,583,148.36	4.83%	100%

Current 5 year interest rates 3.6%



2009 Business Plan

Liquidity Analysis – Property Valuation

Valuation Model, with Dec 2008 Revenue and Standardized Costs. Estimated Loan amounts have constraints of: 1.3 DCR and/or 75% LTV.

Fiscal Year	Units	Sum Est. Value - Dec 08	Projected Total Financing Available	Period End Balance	LTV Dec, 2008
2009	6731	\$ 758,423,241	\$ 568,817,430	\$ 295,426,113	39%
2010	7026	\$ 842,434,075	\$ 628,986,502	\$ 407,162,812	48%
2011	3972	\$ 495,552,509	\$ 371,664,382	\$ 212,832,524	43%
2012	9348	\$ 1,319,057,900	\$ 989,293,425	\$ 694,666,782	53%
2013	3569	\$ 448,944,491	\$ 336,708,368	\$ 272,459,623	61%
2014	383	\$ 33,653,232	\$ 25,239,924	\$ 15,968,437	47%
2015	2408	\$ 299,037,784	\$ 224,278,338	\$ 184,369,241	62%
2016	563	\$ 62,405,715	\$ 46,804,286	\$ 25,033,444	40%
2017 - 2020	496	\$ 65,708,253	\$ 49,281,190	\$ 20,664,173	31%
Un-levered	2289	\$ 284,223,467	\$ 216,006,655	\$ -	0%
Total	36785	\$ 4,609,440,666	\$ 3,457,080,500	\$ 2,128,583,148	46%
Cash - December 31, 2008				\$ 123,234,000	
Grand Total				\$ 2,005,349,148	44%

98% of Boardwalk's Secured Mortgages are NHA insured

Source: Internally generated



Mortgage & Debt Maturities

Debt Summary Schedule

Type of Debt	Apartment Units	Amount
Secured	34,496	\$ 2,128,583,148
Un-levered	2,289	\$ -
Unsecured	0	\$ 120,000,000
<hr/>		
Total	36,785	\$ 2,248,583,148

Over 98% of these secured (mortgages) carry the Government of Canada guarantee (NHA Insurance)

Source: Internally generated

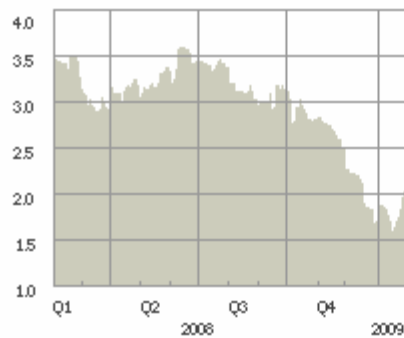


Finance

Canadian Bonds

Govt. of Canada benchmark bond yields: 5 year

[Previous data](#)

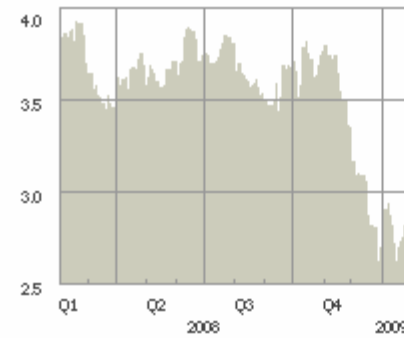


27 Jan 2009:	1.94
28 Jan 2009:	2.03
29 Jan 2009:	2.11
30 Jan 2009:	2.11
2 Feb 2009:	2.02

GRAPH PERIOD:
1 Feb 2008 - 2 Feb 2009

Govt. of Canada benchmark bond yields: 10 year

[Previous data](#)



27 Jan 2009:	2.90
28 Jan 2009:	2.97
29 Jan 2009:	3.08
30 Jan 2009:	3.06
2 Feb 2009:	2.99

GRAPH PERIOD:
1 Feb 2008 - 2 Feb 2009

Source – Bank of Canada

Canadian Benchmark Bonds have rebounded however still remain near historical lows.



Mortgage Highlights – Q4 2008

(\$ in millions)

Mortgage Principal Outstanding	\$2,129
Debtenture	\$120
Total	\$2,249

% of NHA Insured secured mortgages **98%**

Existing Bond Spreads **130 - 180 Basis Points**
Over 3 – 5 year yields

Interest Coverage – Continuing Operations

December 2008 – 12 months	2.29
December 2007 – 12 months	2.31



Boardwalk REIT 2009 Guidance

Description	2009
Acquisitions	No new Apartment acquisitions
Stabilized Building NOI growth	4% to 6%
FFO per Trust Unit	\$2.45 to \$2.55
DI per Trust Unit	\$2.47 to \$2.57

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



Boardwalk REIT Distributions

Month	Record Date	Distribution Date
February 2009	Feb 27, 2009	Mar 16, 2009
March 2009	Mar 31, 2009	Apr 15, 2009
April 2009	Apr 30, 2009	May 15, 2009



BOARDWALK REAL ESTATE INVESTMENT TRUST

Q4 2008 Conference Call

February 13, 2009 – 11:00 EST

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

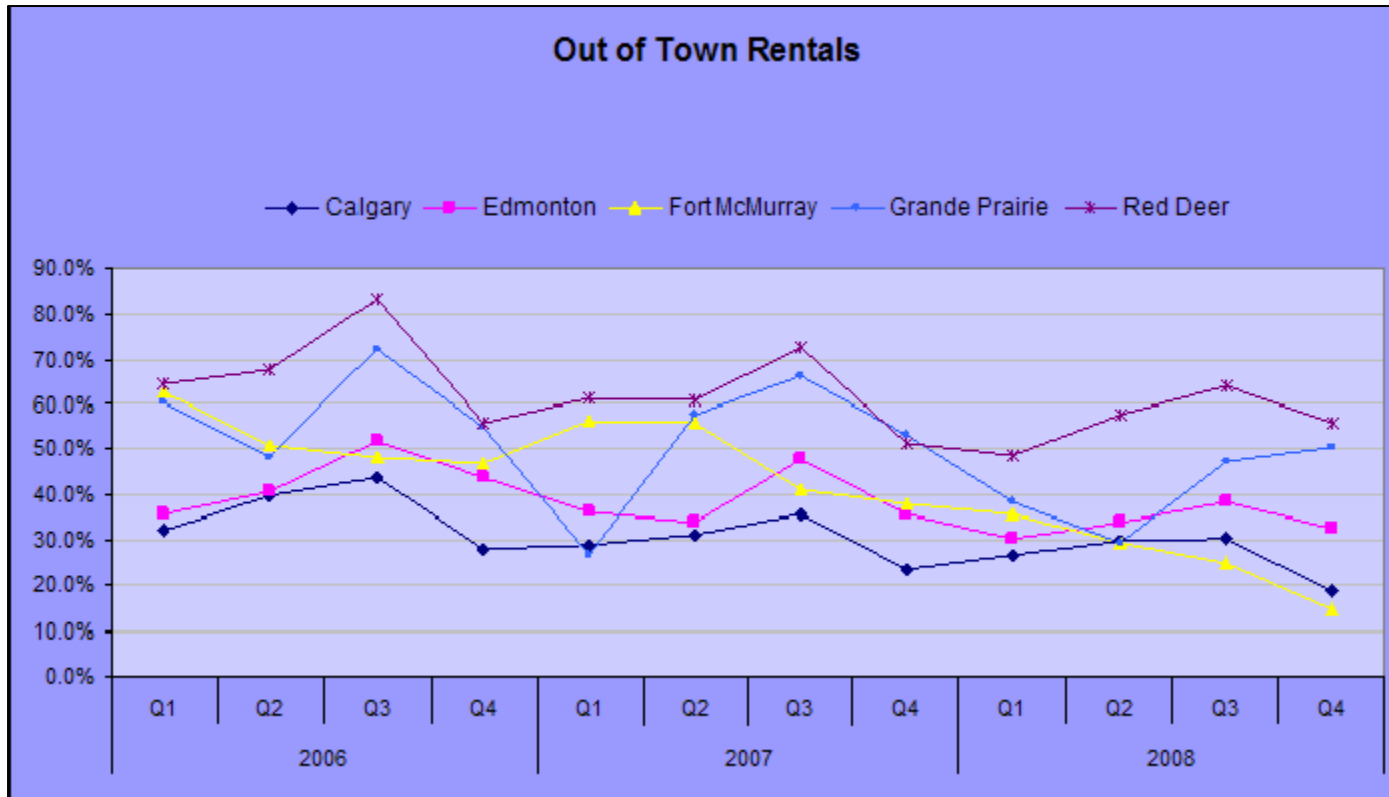


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APPENDIX



Out of Town Rentals



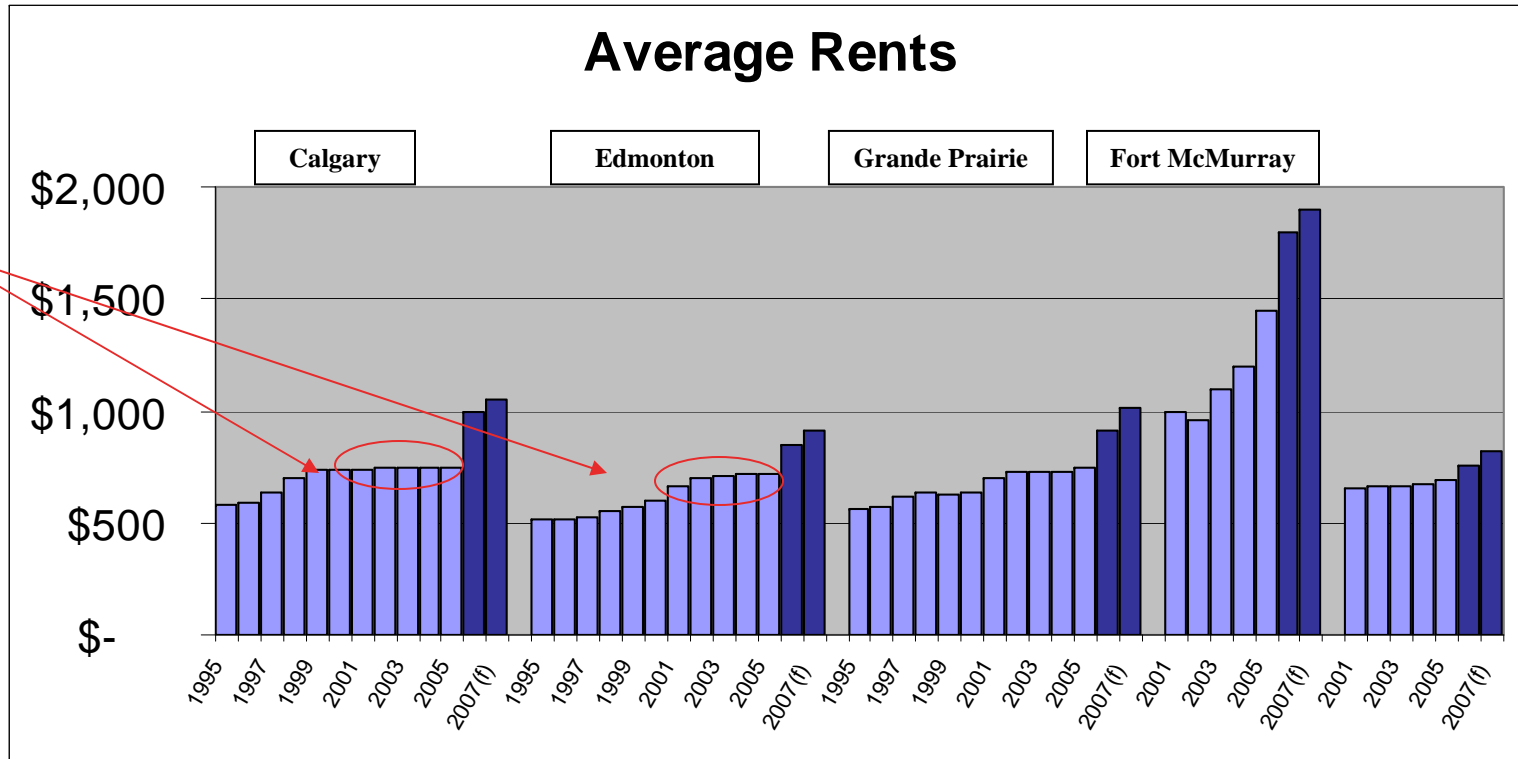
Source Internally generated



Average Rental Rate Increases

CMHC statistics based on 2 bedroom apartments

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

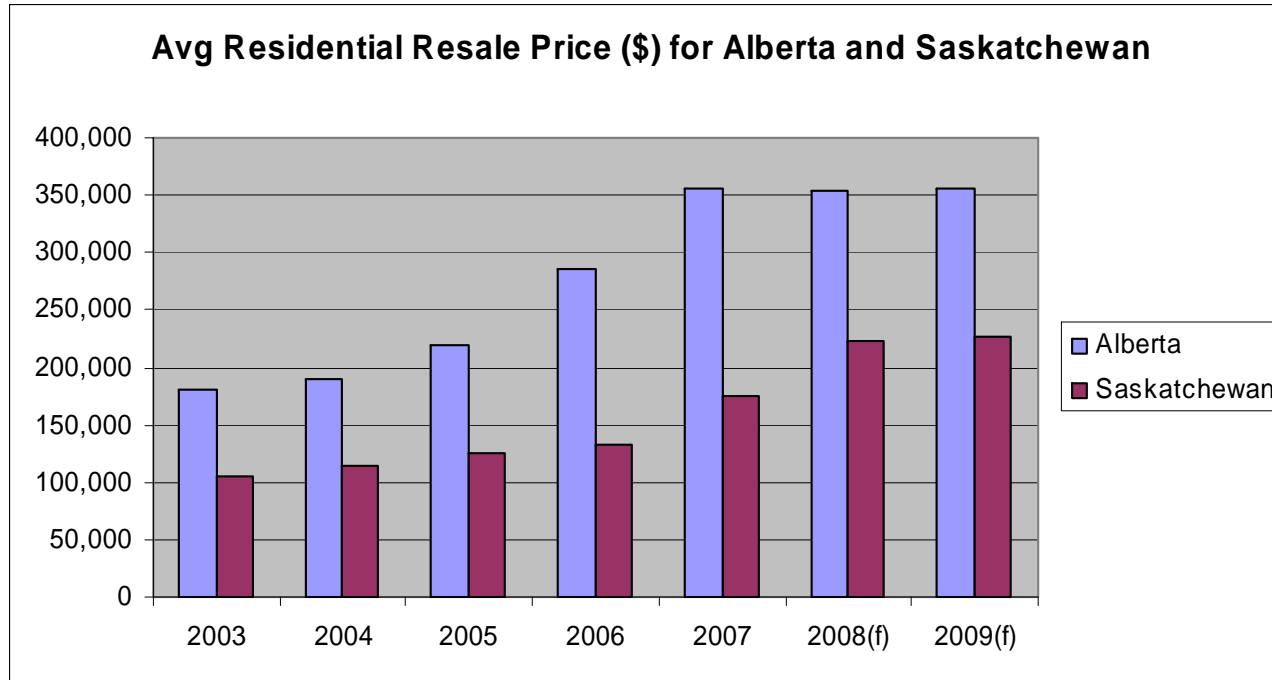


Summarized from CMHC data



Average Residential Sales Price

Alberta and Saskatchewan



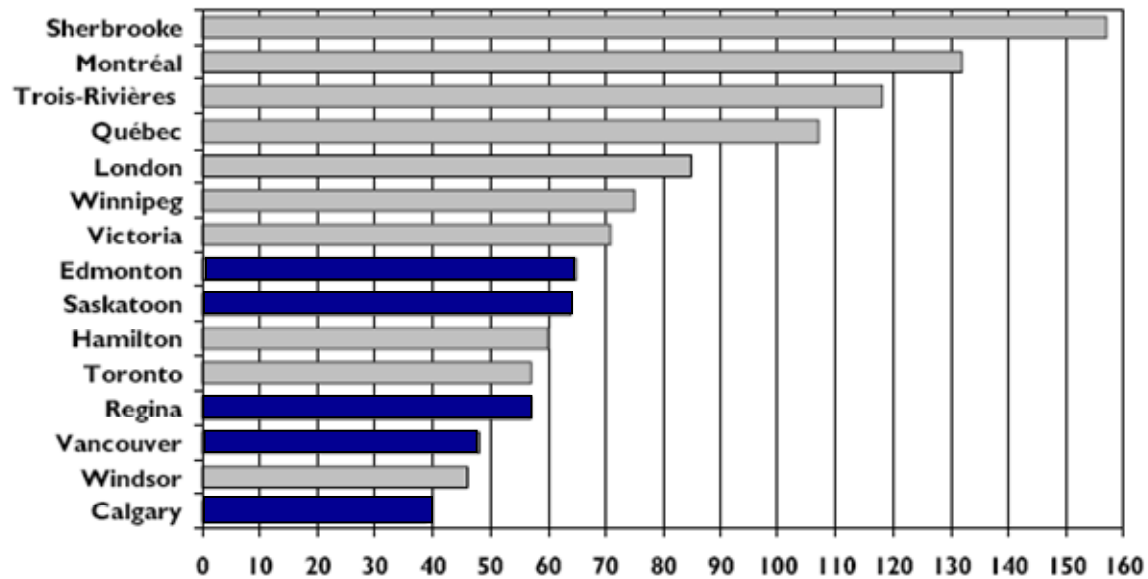
Source: CMHC Forecast



Rental Universe Per Capita

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

Rental universe per 1,000 population



Source: CMHC



Q4 - Distributable Income

(in 000's, except per unit amounts)

Distributable Income Reconciliation In \$000's, except per unit amounts

	12 Months Dec-08	12 Months Dec-07	% Change
Total Operating Cash Flows	\$ 146,438	\$ 127,703	
Net change in operating working capital	\$ (11,488)	\$ (6,419)	
Deduct deferred financing costs amortization after May 3, 2004	\$ (3,078)	\$ (2,155)	
Add (deduct) net discounts (premiums) adjustment after May 3, 2004	\$ (429)	\$ (417)	
Distributable income	<u>\$ 131,443</u>	<u>\$ 118,712</u>	10.7%
Distributable income - per unit	<u>\$ 2.41</u>	<u>\$ 2.11</u>	14.2%



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