

---

**COMINAR**  
**REAL ESTATE INVESTMENT TRUST**

**Second Quarter 2004**

**Supplemental Information Package**

---

The Supplemental Information Package should be read in conjunction with the audited consolidated financial statements for the fiscal year ended December 31, 2003 and with the unaudited interim consolidated financial statements. For more details, please refer to the Company's SEDAR filings, including its most recent Annual Report.

COMINAR REAL ESTATE INVESTMENT TRUST

Supplemental Information Package For The Quarter Ending

June 30, 2004

Table of Contents

---

Investor Information	3
Key Summary Financial and Operating Data	4
Units Outstanding and Units options	5
Portfolio Summary	6
Acquisitions and Developments	8
Segmented Rental Revenues, Net Operating Income and Book Value, by sector and region, and leasable area by region	9
Debt Summary – Maturities and Financing Activities	11
Leasing Activities	12
General Information	14

COMINAR REAL ESTATE INVESTMENT TRUST  
Investor Information

---

Quebec Head office  
455 rue Marais  
Vanier (Quebec)  
G1M 3A2  
Tel.: (418) COM-INAR  
FAX.: (418) 681-2946

Montreal Branch  
255 Cremazie Blvd. E. Suite 120  
Montreal (Quebec)  
H2M 1M2  
Tel.: (514) 337-8151  
Fax.: (514) 904-5000

Email: [Info@cominar.com](mailto:Info@cominar.com)  
Web site: [www.cominar.com](http://www.cominar.com)

Contacts:

Jules Dallaire	Chairman and Chief Executive Officer <a href="mailto:jdallaire@cominar.com">jdallaire@cominar.com</a>
Michel Dallaire	President and Chief Operation Officer <a href="mailto:mdallaire@cominar.com">mdallaire@cominar.com</a>
Michel Berthelot, c.a.	Executive Vice-President and Chief Financial Officer <a href="mailto:mberthelot@cominar.com">mberthelot@cominar.com</a>

Research Coverage:

Canaccord Capital	Shant Polodian	(416) 869-6595
CIBC World Markets	Rossa O'Reilly, CFA	(416) 594-7296
	Lin Yuo, CPA,CA	(416) 956-3291
Desjardins Securities	Frank Mayer	(416) 867-3764
	Mark Rothchild	(416) 867-2051
National Bank Financial	Michael Smith, CFA	(416) 869-8022
RBC Securities	Neil Downey, CA, CFA	(416) 842-7835
Scotia Capital	Hymalaya Jain, CFA	(416) 863-7218
TD Securities	Sam Damiani CFA	(416) 983-9640
Raymond James	Harry Rannala	(416) 777-7042
	Gail Mifsoud	(416) 777-7084

Stock Exchange trading: The Toronto Stock Exchange  
Trading Symbol: CUF.UN

COMINAR REAL ESTATE INVESTMENT TRUST  
Key Summary Financial and Operating Data

( \$MM except as indicated )  
**June 30**   **March 31**   **Dec 31**   **Sept 30**   **June 30**  
**2004**   **2004**   **2003**   **2003**   **2003**

**Selected Quarterly Operating Data**

Operating Revenues			27.8	27.4	24.2	24.1	24.5
Net Operating Income			17.0	15.3	15.9	14.9	14.2
Net Operating Income Margin			61.0%	55.7%	65.5%	61.9%	57.9%
Net Income			8.8	6.8	9.4	8.0	7.2
Net Income per Unit			0.276	0.215	0.322	0.301	0.275
Distributable Income			11.5	9.2	10.5	9.0	8.3
Distributable Income per Unit			0.363	0.292	0.358	0.342	0.315

**Units Outstanding Statistics ( 000 )**

Units - weighted average number			31,814	31,690	29,267	26,439	26,358
Units - end of period			31,897	31,723	31,668	26,518	26,407

**Distributions to Unitholders**

Distributions			9.3	9.1	9.0	7.6	7.5
Distributions per unit			0.291	0.287	0.305	0.285	0.283
Pay out ratio (12 months basis)			86.1%	88.6%	85.2%	83.3%	89.8%

**Ratios analysis**

Debt to total capitalization			38.4%	34.9%	36.6%	44.6%	43.8%
Debt to gross book value			45.5%	44.5%	43.7%	51.9%	50.6%
Interest coverage ratio			3.81	3.84	3.87	3.41	3.27

**Selected Balance Sheet Data**

Income Properties			564.1	524.4	518.8	515.3	502.9
Properties Under Development			30.0	25.8	21.5	11.1	8.7
Hypothecs			276.9	268.6	270.7	278.4	274.4
Bank Indebtedness			19.7	-	-	19.3	9.4
Unitholders' Equity			319.5	318.2	319.6	251.5	249.9

COMINAR REAL ESTATE INVESTMENT TRUST  
 Units Outstanding and Options Outstanding

---

Units Outstanding

Units outstanding - opening balance March 31, 2004	31,723,337
Units issued under Distributions Reinvestment Plan	56,727
Options exercised	117,000
	<hr/>
Units outstanding – closing balance June 30, 2004	<u><u>31,897,064</u></u>

Options Activity

	Options	Weighted-average exercise price per unit
Options outstanding – opening balance March 31, 2004	3,028,666	13.60
Exercised	117,000	9.12
	<hr/>	<hr/>
Options outstanding – closing balance June 30, 2004	<u><u>2,911,666</u></u>	<u><u>13.78</u></u>

COMINAR REAL ESTATE INVESTMENT TRUST  
**Portfolio Summary**

---

**Portfolio Statistics**

**June 30      March 31      Dec 31      Sept 30      June 30**  
**2004          2004          2003          2003          2003**

---

Leaseable Area ( 000 square feet )

	June 30 2004	March 31 2004	Dec 31 2003	Sept 30 2003	June 30 2003
Office	1,840	1,683	1,681	1,681	1,681
Retail	2,200	2,200	2,202	2,211	2,114
Industrial and mixed-use	4,300	4,198	4,024	4,002	4,002
<b>Total</b>	<b>8,340</b>	<b>8,081</b>	<b>7,907</b>	<b>7,894</b>	<b>7,797</b>

Number of Properties

	June 30 2004	March 31 2004	Dec 31 2003	Sept 30 2003	June 30 2003
Office	13	12	12	12	12
Retail	25	25	25	25	23
Industrial and mixed-use	77	75	74	73	73
<b>Total</b>	<b>115</b>	<b>112</b>	<b>111</b>	<b>110</b>	<b>108</b>

Change in Leaseable Area

	Square feet (000)		%	
	Vs Q2/03	Vs Q4/03	Vs Q2/03	Vs Q4/03
Office	159	159	9.46%	9.46%
Retail	86	-2	4.07%	-0.09%
Industrial and mixed-use	298	276	7.45%	6.86%
<b>Total</b>	<b>543</b>	<b>433</b>	<b>6.96%</b>	<b>5.48%</b>

Change in number of properties

	Number of Properties		%	
	Vs Q2/03	Vs Q4/03	Vs Q2/03	Vs Q4/03
Office	1	1	8.33%	8.33%
Retail	2	0	8.70%	0.00%
Industrial and mixed-use	4	3	5.48%	4.06%
<b>Total</b>	<b>7</b>	<b>4</b>	<b>6.48%</b>	<b>3.60%</b>

COMINAR REAL ESTATE INVESTMENT TRUST  
Portfolio Summary

---

Current Portfolio as at August 4, 2004

			Square feet		Number of Properties	
Office			1,840,084		13	
Retail			2,200,361		25	
Industrial and mixed-use			4,401,134		78	
Total			<u>8,441,579</u>		<u>116</u>	

Note: Office sector includes 469,842 sf. of office space at Place de la Cité.  
Retail includes 368,163 sf. of retail space and a health and recreational centre at Place de la Cité.  
Place de la Cité property has been included in the Retail Properties category.

COMINAR REAL ESTATE INVESTMENT TRUST  
 Acquisitions and Developments

---

**2004 Acquisitions**

Date	Localisation	Sector activity	SF	Amount \$	Hypothechs assumed	Cap rate %
Apr-04	9055, Impasse de L'invention, Anjou	I	45,671	2,200,000		10.2
Apr-04	5055, Hugues-Grandin, Quebec city	I	56,337	3,200,000		10.3
May-04	3400, Jean-Beraud, Laval	O	156,853	28,000,000	11,337,000	9.2
Jul-04	3338 Avro, Montreal	I	100,826	8,350,000	3,590,000	10.0
<b>Total</b>			<b>359,687</b>	<b>41,750,000</b>	<b>14,927,000</b>	

**Projects in development**

Localisation	Sector activity	Book value	Budget \$	Estimated * cap rate (%)	End forecast
Tour Cominar, Quebec City	O	15,510,000	22,000,000	9.9	Summer 2004
Carrefour Charlesbourg, Quebec City	C	3,684,000	8,050,000	10.9	Autumn 2004
Henri-IV Project, Quebec City	I	2,325,000	10,350,000	10.5	Summer 2005
Autoroute 440 Project, Laval	I	4,547,000	18,000,000	10.1	Summer 2005
667-687 Giffard, Longueuil	I	1,453,000	430,000	10.4	Autumn 2004
9055 Impasse-de-l'Invention, Laval	I	2,400,000	200,000	10.5	Autumn 2004
		<b>29,919,000</b>	<b>59,030,000</b>		

\*After the development

COMINAR REAL ESTATE INVESTMENT TRUST  
 Segmented Rental Revenues, Net Operating Income and Book Value

**Segmented Rental Revenues**

(in thousands of dollars)	Q2/04	Q2/03	Change
	\$	\$	Vs Q2/03
<b>Rental Revenues</b>			
Office	9,221	7,743	1,478
Retail	9,716	8,842	874
Industrial and mixed-use	8,877	7,949	928
<b>Total</b>	<b>27,814</b>	<b>24,534</b>	<b>3,280</b>
<b>Net Operating Income</b>			
Office	5,814	4,552	1,262
Retail	5,576	4,842	734
Industrial and mixed-use	5,567	4,799	768
<b>Total</b>	<b>16,957</b>	<b>14,193</b>	<b>2,764</b>

**Book Value**

(in thousands of dollars)	Q2/04	Q2/03	Q4/03	Change	Change
	\$	\$	\$	Vs Q2/03	Vs Q4/03
<b>Gross Book Value by Segment</b>					
Office	209,429	158,409	168,856	51,020	40,573
Retail	205,986	206,858	208,831	-872	-2,845
Industrial and mixed-use	170,485	151,485	157,078	19,000	13,407
	585,900	516,752	534,765	69,148	51,135
Properties under Development	29,919	8,722	21,486	21,197	8,433
<b>Total</b>	<b>615,819</b>	<b>525,474</b>	<b>556,251</b>	<b>90,345</b>	<b>59,568</b>
<b>Net book Value by Segment</b>					
Office	201,516	153,632	162,966	47,884	38,550
Retail	197,705	201,083	202,608	-3,378	-4,903
Industrial and mixed-use	164,919	148,187	153,197	16,732	11,722
	564,140	502,902	518,771	61,238	45,369
Properties under Development	29,919	8,722	21,486	21,197	8,433
<b>Total</b>	<b>594,059</b>	<b>511,624</b>	<b>540,257</b>	<b>82,435</b>	<b>53,802</b>

COMINAR REAL ESTATE INVESTMENT TRUST  
 Segmented Rental Revenues, Net Operating Income and Book Value

---

**Net Book Value By Area**

(in thousands of dollars)	Q2/04 \$	Q2/03 \$	Q4/03 \$	Change Vs Q2/03	Change Vs Q4/03
Quebec City Area	377,630	357,897	360,527	19,733	17,103
Montreal Area	186,510	145,005	158,244	41,505	28,266
Total	564,140	502,902	518,771	61,238	45,369

**Leasable Space by Area**

	Q2/04 S.F.	Q2/03 S.F.	Q4/03 S.F.	Change Vs Q2/03	Change VS Q4/03
Quebec City Area	5,642,353	5,475,478	5,475,515	166,875	166,838
Montreal Area	2,698,400	2,321,958	2,432,276	376,442	266,124
Total	8,340,753	7,797,436	7,907,791	543,317	432,962

COMINAR REAL ESTATE INVESTMENT TRUST  
 Debt Summary – Maturities and Financing Activities

---

Debt Maturity Schedule

<b>Year</b>	<b>Amount \$</b>	<b>% of Total Debt outstanding</b>	<b>Average Rate</b>
2004	13,674,688	4.94%	7.13%
2005	10,651,446	3.85%	7.97%
2006	34,242,705	12.37%	6.29%
2007	50,125,564	18.10%	5.64%
2008	130,454,128	47.11%	6.06%
After	37,753,001	13.63%	7.20%
	<b>276,901,532</b>	<b>100.00%</b>	<b>6.29%</b>

Weighted average interest rate : 6.29 %  
 Weighted average term: 4.01 years

Financing Capacity

As at June 30, 2004, ratio debt/gross book value: 45.5 %

At 60% of the Gross book value: \$ 235,000,000 of additional debt permitted

At 55% of the Gross book value: \$ 137,500,000 of additional debt permitted

COMINAR REAL ESTATE INVESTMENT TRUST  
Leasing Activities

---

Occupancy rate

	Q2/04	Q2/03	Q4/03	Change Vs Q2/03	Change Vs Q4/03
<b>Occupancy</b>					
Office	94.47%	91.90%	92.79%	2.57%	1.68%
Retail	95.39%	94.70%	95.74%	0.69%	-0.35%
Industrial and mixed-use	94.40%	97.60%	97.41%	-3.20%	-3.01%
Total	94.68%	95.60%	95.96%	-0.92%	-1.28%

Lease Expires and Renewals by Segments

	Office	Retail	Industrial and mixed-use	Total
<b>Expiring Leases/2004</b>				
Number of tenants	84	113	109	306
Area ( Square feet )	372,884	272,830	725,852	1,371,566
Average net rent/square foot	\$10.07	\$10.15	\$4.69	\$7.24
<b>Renewed Leases as at Q2</b>				
Number of tenants	41	44	53	138
Area ( Square feet )	299,267	191,789	346,911	837,967
Average net rent/square foot	\$8.32	\$10.01	\$5.10	\$7.37
<b>New Leases as at Q2</b>				
Number of tenants	21	15	33	69
Area ( Square feet )	99,406	17,896	273,167	390,469
Average net rent/square foot	\$10.53	\$9.99	\$5.60	\$7.06

COMINAR REAL ESTATE INVESTMENT TRUST  
 Leasing Activities

---

Lease Maturities

	Office	Retail	Industrial and mixed use	Total
<b>Number of Tenants</b>				
2005	83	72	95	250
2006	53	101	65	219
2007	43	87	72	202
2008	53	86	73	212
2009	16	43	47	106
<b>Area per Square Feet</b>				
2005	419,727	170,364	421,914	1,012,005
2006	137,828	336,075	459,641	933,544
2007	103,669	215,760	630,533	949,962
2008	206,203	251,587	464,252	922,042
2009	39,498	159,897	387,523	586,918
<b>Weighted Average Net Rent (per square foot)</b>				
2005	\$8.01	\$9.50	\$5.09	\$7.05
2006	\$8.49	\$8.74	\$5.24	\$6.98
2007	\$8.89	\$11.14	\$5.79	\$7.34
2008	\$8.94	\$9.11	\$5.09	\$7.05
2009	\$9.22	\$12.16	\$6.12	\$7.98

## COMINAR REAL ESTATE INVESTMENT TRUST

### Trading Statistics

---

#### Description of the Fund

Cominar Real Estate Investment Trust ( the “Reit” ) is an incorporated closed-end real estate investment trust created by the Contract Of Trust on March 31, 1998.

#### CUF.UN Trading Statistics - Toronto Stock Exchange

	Q2/04	Q1/04	Q4/03	Q3/03	Q2/03
High	\$15.94	\$16.40	\$14.80	\$14.69	\$14.00
Low	\$13.00	\$14.63	\$13.87	\$13.06	\$12.02
<b>Close</b>	<b>\$14.95</b>	<b>\$15.80</b>	<b>\$14.79</b>	<b>\$13.93</b>	<b>\$13.79</b>
Volume ( 000 )	3,027	3,701	3,548	2,429	2,418
<b>Distributions per Unit</b>	<b>\$0.280</b>	<b>\$0.285</b>	<b>\$0.305</b>	<b>\$0.285</b>	<b>\$0.283</b>

Source: Toronto Stock Exchange

Transfert Agent: Trust National Bank