

PRESS RELEASE
For immediate release

Cominar continues its prudent expansion strategy with \$13 million in investments

TSX – CUF.UN

Quebec City, April 7, 2005 – Cominar Real Estate Investment Trust (« Cominar ») announces the acquisition of two properties and the beginning of construction or expansion work on four buildings, generally located in the Greater Quebec City and Montreal regions. These properties represent more than 235,000 square feet of leasable space and investments of more than \$13.0 million.

ACQUISITIONS

- The first acquired building is a 28,906 square foot retail property located near the Trans-Canada highway in Drummondville, Quebec. The purchase price was \$2 million. The property has a capitalization rate of 9.5% and is currently under development.
- Cominar also recently completed the acquisition of an industrial and mixed-use building with 14,800 square feet of leasable area in Laval, Quebec. The total purchase price was \$617,350 and the estimated capitalization rate is 9.7%. The property is 100% leased and Cominar plans to add 8,000 square feet of leasable area to the property in the coming months.

CONSTRUCTIONS/EXPANSIONS

In addition, Cominar recently started, or plans to begin in the near future, the construction or expansion of the following properties:

- The construction of phase 3 of Carrefour Henri IV, an industrial and mixed-use building with 40,396 square feet of leasable area located next to one of the major roads in Quebec City. The estimated construction cost for the building is \$2.2 million and the capitalization rate is 9.9%.
- The 37,600 square foot expansion of an industrial and mixed-use building of 100,805 square feet located in Longueuil, Quebec, near highways 20 and 30. The estimated cost for such expansion is \$1.7 million and the capitalization rate is 10.8%. The development of this expansion should be completed around the summer 2006.
- The construction of an 8,500 square foot retail building located at the intersection of the two main roads in Lévis, Quebec. The estimated

construction cost for this building is \$630,000 and the capitalization rate is 10.5%. The building is 100% leased for a term of 15 years.

- The construction of an industrial and mixed-use property having 106,500 square feet of leasable space at an estimated cost of \$6 million and a capitalization rate of 10.9%. This building will be part of a \$15.7 million previously announced project covering 270,500 square feet of leasable space located near highway 440 in Laval, Quebec. As part of this project, the construction of two buildings, covering approximately 166,000 square feet of leasable area, is completed and 50% of the leasable space has already been leased.

ONGOING DEVELOPMENTS

The other developments Cominar currently has underway are at the following stages:

- The development of the *Carrefour Charlesbourg* shopping centre in Quebec City, a \$9.8 million project representing 76,000 square feet of leasable space, should be completed in the course of this year. An amount of \$9 million has already been invested in connection with this project in 2004.
- The second phase of *Les Promenades Beauport* shopping centre's development, covering a leasable area of 123,400 square feet which includes an expansion of 40,000 square feet and the construction of a 24,000 square foot building, is currently 79.7% leased, which represents 98,400 square feet of leasable area. Tenants should progressively begin occupying the premises starting June 2005. Once completed, the shopping centre will have 454,800 square feet of leasable area. The cost of this second phase of development is estimated at \$7.8 million.

These projects contribute to Cominar's continued growth, to the increase in its portfolio's value and to the maximization of unitholders' returns.

PROFILE as at April 7, 2005

Cominar Real Estate Investment Trust is one of the largest retail property owners in the province of Quebec and enjoys economies of scale thanks to its dominant presence. Cominar currently owns a diversified portfolio of **124 properties consisting of 14 office buildings, 26 commercial buildings and 84 industrial and mixed-use buildings, which cover 9.45 million square feet in the Greater Montreal and Quebec City regions.** As Cominar's asset and property management is fully internalized and fully integrated, Cominar is an entirely self-administered and self-directed real estate investment trust.

For information :

Jules Dallaire, Chairman of the Board and Chief Executive Officer

Michel Dallaire, President and Chief Operating Officer

Michel Berthelot, CA, Executive Vice-President and Chief Operating Officer

Tel: (418) 681-8151

jdallaire@cominar.com

mberthelot@cominar.com