

# Press Release

## For Immediate Release

### Cominar acquires an office building at a cost of \$28 million in the Montreal region

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**Quebec City, May 4, 2004** — Cominar announces it has acquired an office building in Laval. This transaction represents an investment of about \$28 million and has a capitalization rate of 9.2%. Covering a leasable area of 157,000 square feet, the property is fully leased to the Federal Government on a long-term basis.

This acquisition closely follows the REIT's April purchases of two industrial and mixed-use properties in the Montreal and Quebec City regions, which cover a leasable area of 99,000 square feet and represent an investment of \$5.5 million.

Cominar currently has four major development projects under way on nine properties, at capitalization rates ranging from 9.9% to 10.9%. Scheduled to be completed by the summer 2005, these projects will add 770,000 square feet of leasable space to the real estate portfolio.

#### **PROFILE as at May 5, 2004**

Cominar Real Estate Investment Trust is the largest retail property owners in the Greater Quebec City Area and enjoys economies of scale thanks to its dominant presence. The REIT currently owns a diversified portfolio of **115 properties consisting of 13 office buildings, 25 retail buildings and 77 industrial and mixed-use buildings, which cover a total area of over more than 8.3 million square feet in the Montreal and Quebec City regions.** As Cominar's asset and property management is fully internalized and fully integrated, the REIT is an entirely self-administered and self-directed real estate investment trust.

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