

# Real Estate & REITs

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Brief Research Note

Sector Rating: Market Perform

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## IPD Releases 2008 Results: Total Return of 3.7% for the ICREIM/IPD Canada Property Index

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### Impact

Slightly Positive

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### Details & Analysis

IPD released the 2008 results for the ICREIM/IPD Canada Annual Property Index – one of 22 component country indices of the IPD Global Property Index. The index measures the returns to directly held standing property investments yr/yr. The index, which covers C\$96.5 billion of commercial real estate, saw a total return of +3.7% (6.2% income return, -2.3% capital growth) vs. 15.8% in 2007, -33% for the S&P/TSX REIT Index, and -42% for the S&P/TSX Real Estate Index. 2008's return was the lowest since 1993 (when the TR was -6.5%), but at least it was a positive number. Office was the top-performing subsector with 7.6% TR vs. Residential (6.4%), Industrial (2.3%), Retail (-0.1%) and Other (-0.3%). Edmonton was the strongest of Canada's major markets, posting a TR of 11.7% (vs. 29.8% in 2007). The rest of Canada's major markets had positive single-digit returns led by Calgary (7.3%); Vancouver (7.0%); Ottawa (5.4%); Toronto (2.7%) and Montreal (0.3%). Full details will be released at the ICREIM/IPD Canadian Property Index Results Launch held on Wednesday, March 4, 2009, from 8:00-10:00am. at The Suites of 1 King West (Grand Banking Hall) in Toronto. Please Note: Karine MacIndoe is on maternity leave. During this time she is not authoring research and her stocks are not rated.

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Artis REIT (AX.UN-TSX)		First Capital Realty (FCR-TSX)	2, 3, 7, 9, 10AC
Boardwalk REIT (BEL.UN-TSX)		H&R REIT (HR.UN-TSX)	2, 3, 7, 10A
Brookfield Properties (BPO-NYSE; BPO-TSX)	9, 10C	Homburg Invest Inc. (HII.A-TSX; HII.B-TSX)	9, 10C
Calloway REIT (CWT.UN-TSX)	2, 3, 7, 9, 10AC	InnVest REIT (INN.UN-TSX)	9, 10C
Canadian Apartment Prop. REIT (CAR.UN-TSX)		Killam Properties Inc. (KMP-TSX)	
Chartwell Seniors Housing REIT (CSH.UN-TSX)		Northern Property REIT (NPR.UN-TSX)	9, 10C
Cominar REIT (CUF.UN-TSX)	9, 10C	Primaris Retail REIT (PMZ.UN-TSX)	
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