

Supplementary Information for the Three and Nine Months Ended September 30, 2009

The following unaudited supplemental information is provided to supplement and should be read in conjunction with: (i) CAPREIT's unaudited consolidated financial statements for the three and nine months ended September 30, 2009 (the "Interim Financial Statements"); and (ii) management's discussion and analysis of the results of operations and financial condition for the three and nine months ended September 30, 2009 (the "MD&A").

Non-GAAP Financial Measures

CAPREIT prepares and releases quarterly unaudited and annual audited consolidated financial statements prepared in accordance with Canadian generally accepted accounting principles ("GAAP"). In this supplemental information and other continuous disclosure filings and investor conference calls, as a complement to results provided in accordance with GAAP, CAPREIT also discloses and discusses certain non-GAAP financial measures, including Net Operating Income ("NOI"), Distributable Income ("DI"), Funds From Operations ("FFO"), Normalized Funds From Operations ("NFFO") and Adjusted Funds From Operations ("AFFO"). These non-GAAP measures are further defined and discussed in the Non-GAAP Financial Measures section of the MD&A. Since NOI, DI, FFO, NFFO and AFFO are not measures determined by GAAP, they may not be comparable to similarly titled measures reported by other issuers. CAPREIT has presented such non-GAAP measures because management believes these non-GAAP measures are relevant measures of the ability of CAPREIT to earn and distribute cash returns to Unitholders and to evaluate the trust's performance. A reconciliation of non-GAAP measures is provided in the Non-GAAP Financial Measures section of the MD&A. These non-GAAP measures should not be construed as alternatives to net income (loss) or cash flow from operating activities determined in accordance with GAAP as an indicator of CAPREIT's performance.



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CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Investor Information

Supplementary Information for the Three and Nine Months Ended September 30, 2009

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Key Financial Data

(\$000's, except where noted)	Q	tr 3 - 2009	C	tr 2 - 2009	Q	etr 1 - 2009	Q	tr 4 - 2008	Qtr 3 - 2008	
Operating Data:										
Operating Revenues	\$	82,990	\$	82,017	\$	82,198	\$	82,616	\$	80,721
Operating Expenses	\$	35,264	\$	35,373	\$	42,470	\$	39,049	\$	34,357
Net Operating Income ("NOI")	\$	47,726	\$	46,644	\$	39,728	\$	43,567	\$	46,364
NOI Margin		57.5%		56.9%		48.3%		52.7%		57.4%
Interest Expense	\$	20,103	\$	19,595	\$	19,675	\$	20,247	\$	20,120
Trust Expenses	\$	5,568	\$	4,030	\$	3,572	\$	4,180	\$	2,717
Income (Loss) From Continuing Operations (1)	\$	1,593	\$	3,325	\$	(2,851)	\$	297	\$	5,076
Net Income (Loss)	\$	950	\$	9,073	\$	(4,499)	\$	(26,221)	\$	4,994
Net Income (Loss) per Unit - Basic	\$	0.014	\$	0.138	\$	(0.068)	\$	(0.400)	\$	0.076
Distributable Income ("DI")	\$	23,926	\$	23,523	\$	17,032	\$	19,552	\$	23,730
DI per Unit - Basic	\$	0.362	\$	0.357	\$	0.259	\$	0.298	\$	0.362
Normalized Funds From Operations ("NFFO")	\$	23,581	\$	23,153	\$	16,468	\$	19,200	\$	23,469
NFFO per Unit - Basic	\$	0.357	\$	0.351	\$	0.250	\$	0.293	\$	0.358
AFFO (2)	\$	20,987	\$	20,556	\$	14,099	\$	16,591	\$	20,860
AFFO per Unit - Basic (2)	\$	0.318	\$	0.312	\$	0.214	\$	0.253	\$	0.318
Balance Sheet Data:										
Total Assets	\$	2,270,410	\$	2,255,985	\$	2,237,707	\$	2,243,294	\$	2,237,769
Total Liabilities	\$	1,814,330	\$	1,789,022	\$	1,769,571	\$	1,757,361	\$	1,697,948
Unitholders' Equity	\$	456,080	\$	466,963	\$	468,136	\$	485,933	\$	539,821
Total Debt to Gross Book Value		63.0%		62.4%		61.8%		61.8%		61.6%
Total Debt to Total Market Capitalization		62.4%		64.3%		65.3%		60.0%		59.4%

⁽¹⁾ Before Other Costs and Income Taxes.

⁽²⁾ Q1 2009, Q4 2008 and Q3 2008 adjusted for non-cash compensation for LTIP, SELTIP and DUP.



List of Properties Supplementary Information for the Three and Nine Months Ended September 30, 2009

Supplementary Information for the Three and Nine Months Ended Septe		
	Total	CAPREIT's
Property	Suites	Share
40 8 20 Timede Court Coord correct Orderic	404	404
10 & 30 Tuxedo Court, Scarborough, Ontario 4000 & 4010 Lawrence Ave. E., Scarborough, Ontario	424 362	424 362
370 McCowan Road, Scarborough, Ontario	207	207
1050 Markham Road, Scarborough, Ontario	295	295
355 St. Clair Ave. W., Toronto, Ontario	168	168
1333 South Park St., Halifax, Nova Scotia	400	400
5 King's Cross Rd., Brampton, Ontario	213	213
3 Knightsbridge Rd., Brampton, Ontario	310	310
11 Knightsbridge Rd., Brampton, Ontario	180	180
11-111, 115-159 & 76-128 Balmoral Dr., Brampton, Ontario	101	101
75 Eastdale Ave., East York, Ontario	232	232
61-69 Eastdale Ave., 2-12 & 16-24 Goodwood Park Cres., Ontario	16	16
75 & 77 Huron Heights Dr., Newmarket, Ontario	110	110
297 Queens Ave., Oakville, Ontario	78	78
44 Stubbs Dr., North York, Ontario	84	84
1030 South Park St., Halifax, Nova Scotia	251	251
135,139,143 & 147 8th St. and 148 & 170 Islington Ave., Etobicoke, Ontario	278	278
4902 Queen St., Regina, Saskatchewan	108	108
2010 22nd St., Saskatoon, Saskatchewan 615 Confederation Dr., Saskatoon, Saskatchewan	31 102	31 102
	143	143
195 Wellington St. S., Hamilton, Ontario 1757 & 1759 Victoria Park Ave., Toronto, Ontario	200	200
3420 & 3425 Morning Star Dr., Mississauga, Ontario	247	247
Domaine Choisy, Montreal, Quebec	437	437
Domaine Salaberry, Montreal, Quebec	250	250
800-806 Clark Blvd., Brampton, Ontario	183	183
180 Lees Avenue, Ottawa, Ontario (50%)	335	167
1265 Wellington St., Ottawa, Ontario (50%)	72	36
3528,3530, 3532 & 3550 Downpatrick, Ottawa, Ontario (50%)	207	104
1315 Silver Spear Road, Mississauga, Ontario	90	90
1297 Marlborough Court & 1360 White Oaks Court, Oakville, Ontario	266	266
90-98 Churchill St, Waterloo, Ontario	59	59
21 Holborn Dr, Kitchener, Ontario	80	80
75 Old Chicopee Rd, Kitchener, Ontario	74	74
20,40,60 & 80 Charlotte Lane, Halifax, Nova Scotia	302	302
2121 Rathburn Road East, Mississauga, Ontario	139	139
2969 Fairlea Crescent, Ottawa, Ontario (50%)	163 279	82 279
301 & 341 TraynorAve., 551 & 553 VanierDr., Kitchener, Ontario 75,80,85 & 90 Orenda Court, Brampton, Ontario	241	241
18 Panorama Court, Toronto, Ontario	204	204
1355 Silver Spear Road, Mississauga, Ontario	199	199
55 William Street, Waterloo, Ontario	142	142
3455 Havenwood Drive, Mississauga, Ontario	58	58
215 Markham Road, Toronto, Ontario	192	192
625 Evans Avenue, Toronto, Ontario	85	85
2465 Hurontario Street, Mississauga, Ontario	137	137
1203,1205,1207,1209,1211 &1223 Huron Street, London, Ontario	146	146
1525,1535,1545 Alta Vista Drive, Ottawa, Ontario (50%)	750	375
1560 Bloor Street East, Mississauga, Ontario	141	141
75, 85 & 95 Fiddlers Green Rd., London, Ontario	426	426
1865,1875 Glenanna Rd, 1800,1850 Valley Farm Rd, and 1480 Pickering Parkway,		
Pickering, Ontario	327	327
567 Scarborough Golf Club Road, Scarborough, Ontario	224	224
450 and 455 Rue Racine, Montreal, Quebec	194	194
2300 2ieme Ave, 2305 Benoit XV, Quebec, Quebec 2415-2425 Chemin Ste-Foy and 2416-2426 Chemin Quatre Bourgeois Quebec, Quebec	97	97
(Le Fontainebleau)	84	84
3040-3094 Rue Des Chatelets, Quebec, Quebec (Jardins des Seigneurs)	240	240
435 Chemin Ste-Foy, Quebec, Quebec	121	121
440 Pere Marquette, Quebec, Quebec	150	150
736 Pere Marquette, Quebec, Quebec	44	44
1805 de Grandville, Quebec, Quebec	80	80
501-40th Avenue NW, Calgary, Alberta	188	188
621-705 Rue Gingras, Quebec, Quebec	40	40
2074 Robie Street, Halifax	130	130
724 & 744 Fanshawe Park Road, London, Ontario	276	276
33 Davisville Avenue, Toronto, Ontario	266	266
111 Davisville Avenue, Toronto, Ontario	370	370
77 Huntley Street, Toronto, Ontario	561	561
88 Isabella Street, Toronto, Ontario	82	82
500 Murray Ross Parkway, Toronto, Ontario	390	390
10 San Romanoway, Toronto, Ontario	428	428
1/23 Oriole Road, Toronto, Ontario	127	127
411 Duplex Avenue, Toronto, Ontario 33 Orchardview Boulevard, Toronto, Ontario	455 327	455 327
1004 Lawrence Avenue East, Toronto, Ontario	65	65
1004 Lawrence Avenue East, Toronto, Ontailo	69	60



List of Properties
Supplementary Information for the Three and Nine Months Ended September 30, 2009

Supplementary Information for the Three and Nine Months Ended Septe		
Property	Total Suites	CAPREIT's Share
Floperty	Julies	Silate
236 Dixon Road, Etobicoke, Ontario	123	123
1055 Bloor Street East, Mississauga, Ontario	323	323
Park Royal Village, Mississauga, Ontario	601	601
25 Bay Mills Boulevard, Toronto, Ontario	281	281
100/101/200/201 White Oaks Court, Whitby, Ontario	704	704
5200 Lakeshore Boulevard, Burlington, Ontario 7/9 Roanoke Road, Toronto, Ontario	72 226	72 226
56-88 Cassandra Boulevard, Toronto, Ontario	160	160
20 Shallmar Boulevard, Toronto, Ontario	155	155
124 Broadway Avenue, Toronto, Ontario	86	86
100 Wellesley Street East, Toronto, Ontario	424	424
6 John Street, Oakville, Ontario	75	75
511 Guelph Line, Burlington, Ontario	83	83
33 Eastmout Avenue, Toronto, Ontario	211	211
505 Locust Street, Burlington, Ontario	118	118
30 Livonia Place, Toronto, Ontario 1360-1422 Tyandaga Park Drive, Burlington, Ontario	200 83	200 83
34/36/42 Maitland Street, Toronto, Ontario	56	56
2076 Sherobee Road, Mississauga, Ontario	199	199
2928/2932 Yonge Street and 1 Cheritan Avenue, Toronto, Ontario	156	156
4067 Longmoor Drive, Burlington, Ontario	91	91
640 Guelph Line, Burlington, Ontario	83	83
141 Davisville Avenue, Toronto, Ontario	313	313
321 Lanthier Avenue, Pointe-Claire, Quebec	108	108
4760 Cote-des-Neiges, Montreal, Quebec	125	125
6707 Elbow Drive S.W., Calgary, Alberta	272	272
924-7th Avenue S.W., Calgary, Alberta	154	154
8510-111th Street, Edmonton, Alberta	310	310
9100 Bonaventure Drive S.E., Calgary, Alberta	317	317
1959-1999 Marine Drive S.E., North Vancouver, BC 28, 30, 32 & 34 Ste-Ursule, Quebec	473 78	473 78
Carrefour des Erables, Montreal, Quebec	419	419
Jardins Longueuil, Longueuil, Quebec	180	180
Les Jardins & Serge Lemieux, Longueuil, Quebec	88	88
Les Immeubles Joie-de Vivre, Montreal, Quebec	393	393
Bois de Boulogne, Montreal, Quebec	241	241
2505-2539 Rue Sherbrooke E., Montreal, Quebec	88	88
2235 AV Prud Homme, Montreal, Quebec	22	22
1021 Howay Street, New Westminster, BC	108	108
10851,10871,10891,10951,10971 & 10991 Mortfield Road, Richmond, BC	218	218
990 Broughton Street, Vancouver, BC	80	80
186 Kingsview Boulevard, 10-41 Blackfriar Avenue and 15 & 25 & 55 Bridesburg Drive,	057	0.57
Etobicoke, Ontario	357	357
190-200 Kingsview Boulevard, 15-25 Blackfriar Avenue and 65-75 Bridesburg Drive, Etobicoke, Ontario	107	107
35 & 45 Bredin Parkway, Orangeville, Ontario	93	93
2200 & 2220 Chapdelaine, Quebec City, Quebec	215	215
3000, 3015 & 3017 Queen Street East, Toronto, Ontario	136	136
Domaine Lebourgneuf, Quebec City, Quebec	236	236
Domaine Laudance, Quebec City, Quebec	235	235
Domaine Faubourg de la Pointe, Quebec City, Quebec	136	136
4501-37th Street N.W., Calgary, Alberta	139	139
612 Clarke Road, Coquitlam, BC	50	50
544 Sydney Avenue, Coquitlam, BC	74	74
329 Sherbrooke Street, New Westminster, BC	60	60
1114 & 1132 Howie Avenue, Coquitlam, BC	54	54
215, 217, 219 & 221 Gorge Road East, Victoria, BC	111 163	111 163
155 & 157 Gorge Road East, Victoria, BC 243 Gorge Road East, Victoria, BC	97	97
11 Dervock Crescent and 75 Talara Crescent, Toronto, Ontario	143	143
Dolphin Square, BC	174	174
Park Vista, Toronto, ON	369	184
Willowood Estate, Toronto, ON	93	47
Deerford Road, Toronto, ON	137	68
Chaplin Cres, Toronto, ON	74	37
Silverstone Estates, Toronto, ON	111	56
View Street, Victoria, BC	137	137
250 Grand Allee, Quebec City, Quebec	153	153
Total	27,614	26,459
Land Lease Sites		
Wilmot Creek, Clarington, Ontario	913	913
Grand Cove, Grand Bend, Ontario	389	389
Total Ontario Land Lease Sites	1,302	1,302
Total Pasidontial Suites and Land Land City	00.515	AT :
Total Residential Suites and Land Lease Sites	28,916	27,761



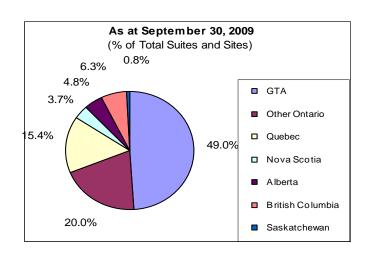
Property Portfolio

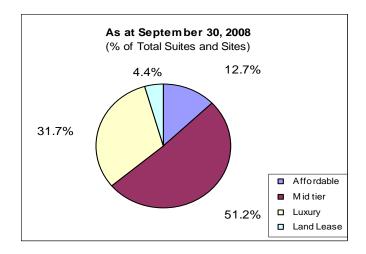
Supplementary Information for the Three and Nine Months Ended September 30, 2009

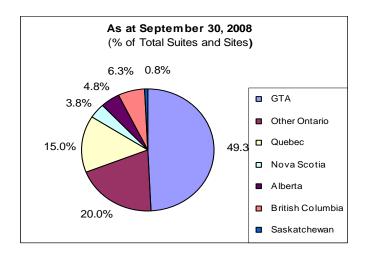
Portfolio By Asset Type

As at September 30, 2009 (% of Total Suites and Sites) 4.5% 12.6% 32.0% Affordable Mid tier Luxury Land Lease

Portfolio By Geography









Occupancy and Average Monthly Rent Per Suite Supplementary Information for the Three and Nine Months Ended September 30, 2009

Page	Supplementary information for the Timee and IV						. 00		.00
Section Sect		Percent	Total Suites &						
		rereent							
Search Stands Court Foodby 1500									
Section 1962 1966			424	99.8%	941	100.0%	954	100.0%	963
1600 Marken Red. Transport 1607 Marken Red. Transport 2006 2006 2007 2007 2008 2007									964
15. 11. 14. 14. 17. 18.									947
300 Date Of Bern Menn Sementers 30 500 Dec 500 D									
18 Workpress Street South, Partition 14									524
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Statutory Foreits, Manipular									
State Proposition Company Co									532
19.8 bit Principancy 17.0 200 207 20 207 20 207 20 20									588
September 170									963
Marging 1985		12.6%							846
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256 Marken Road, Toronia 102									1,006
September Sept									
11-1111-1111-1119-1119-1119-1119-1119-									952
78 Earthalfund Anneum, Florento 79 Earthalfund Anneum, Florento 70 Earthalfund Anneum, Florento 70 Earthalfund Anneum, Florento 71 Earthalfund Anneum, Earthalfund 72 Earthalfund Anneum, Earthalfund 73 Earthalfund Anneum, Earthalfund 74 Earthalfund Anneum, Earthalfund 75 Ea	11-111, 115-159 & 76-128 Balmoral Drive, Brampton			99.0%	1,205	99.0%	1,208	97.0%	1,184
61 of Standards Amenina and 2-12 & 16-24 Goodencood Park Crescoent. Toronto 100 Confedenciation (Pres. Scaladosina) 101 Confedenciation (Pres. Scaladosina) 102 (97.1%) 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5% 103 97.8% 11-13 80.5%									
61 Confederation Drines, Seataboon 102 97.1% 743 95.1% 773 95.1% 775 75.0%									
1909-980 Clark Bottlewnid, Stampton 193 97.9% 1,131 98.9% 19.5%									776
His Lates Avenues, Chanses (3) 355 394 / 349 494 10.0 1% 390 10.0 1%	4902 Queen Street, Regina		108	100.0%	815	100.0%	839	100.0%	851
1265 Verlangen Steener, Chainea (1) 72 100.0% 771 100.0% 726 100.0% 728 128									1,144
Size									1,001 732
21 Holborn Dive and 75 Cid Chropes Road. Kichmener and 60 di Churchii Branet, Waterloon 50 100076 77 50, 80 26 50 Coreta Court. Barry 100 Cid Chrops 78 50, 80 50 Coreta Court. Barry 100 Cid Chrops 78 50, 80 50 Coreta Court. Barry 100 Cid Chrops 79 50 Coreta Court. Barry 100 Ci									805
93 18 4.34 Tayror Avenue and 51 8.63 Varner Drive, Kichener 94 18 807, 96 88 20 March 2014 95 18 80.84 18 902 93 93 93 93 93 97 97 98 98 98 98 98 97 97 98 98 98 98 98 97 97 98 98 98 98 98 98 97 98 98 98 98 98 98 98 98 98 98 98 98 98	21 Holborn Drive and 75 Old Chicopee Road, Kitchener and 90-98 Churchill Street, Waterloo		213	99.1%	825	95.3%	801	98.6%	833
78, 80, 86 & Si Orients Court, Emergion 1976 100 1									
18 Pandarsa Court, Toronto 18 Pandarsa Co									774 1,021
2465 Humoniano Shreet, Mississauga 137 100.0% 78.0%									1,019
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1500 Bios Sieve Elast, Mississauga 141 98.6% 1,103 93.7% 1,121 97.2% 1,058 658 1475 Ginnard Road, 1800 A 1800 Valley Farm Road and 1480 Pickering Parkway, Pickering 277 100% 1,141 98.7% 1,103 93.7% 1,133 88.8% 1,133 450.8 456 no Razima Road, 1800 A 1800 Valley Farm Road and 1480 Pickering Parkway, Pickering 327 100% 1,141 98.7% 1,705 97.9% 504 97.4% 805									
1865 a 1875 Glemanna Road; 1890 à 1890 Valley Fairm Road and 1480 Pickering Parkway, Pickering 27 100.0% 1.141 99.7% 1.143 99.8% 17.37 1.200 à 4.85 to 18.200 ke, Montrea and 2305 Beroni N, Cuadher City 97 99.0% 62.5 99.9% 62.3 99.0% 62.5 62.0%									
200 2e Avenue and 2305 Bennot XV, Quebec City 41 6 3425 As 245 Chemin Sulery and 2416 A 2245 Chemin Quatre Bourgeois, Quebec City 42 10 100.0% 635 100.0% 656 100.0%		Pickering							1,137
2415 2425 chemin Sup-Foy and 2416 & 2426 chemin Quatre Bourgeois, Quebec City 84 100.00% 636 100.00% 656 100.00% 6	450 & 455 rue Racine, Montreal	ū	194	94.8%	776	97.9%	804	97.4%	805
3040-9304 nu dees Chaeleefs, Quabec City									645
1805 de Grandville, Quebec Chy									
S01-40th Avenue N.W., Calgary 1,085 97.7% 1,085 97.9% 1,085 1,036 1,03									593
7.4.4 Framénwe Pair Road East, London	501-40th Avenue N.W., Calgary			95.7%	1,062	97.3%	1,058	97.9%	1,030
1004 Lawrence Avenue East, Toronto (4) 526 Dixon, Rosal, Erbidixoke 123 37.6% 1026 100.0% 1,056 100.0% 1,056 1425 Bohrain Rosal, 2360 Bohrain Rosa									859
236 Drone Road, Elebicobe 123 97.0% 1,026 100.0% 1,055 100.0% 1,056 100.0% 1,056 100.0% 1,056 100.0% 1,058 1,050 1,055 100.0% 1,058 1,050 1,055 100.0% 1,058 1,050 1,055 1,050 1,055 1,050 1,055 1									
28 Bay Mills Boulevard, Toronto									1,058
7. 8. 9 Ranoke Road, Toronto 10. 96. 37. 8% 94.6 97.8% 95.4 99.8% 1.260 68-86 Cassandra Boulevard, Toronto 10. 96.3% 1.280 12.48 Broadway Avenue, Toronto (4) 10. 96.3% 98.8% 95.6 91.9% 913 97.7% 913 12.88 Toronto (4) 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.									1,003
68-88 Cassandra Boulevard, Toronto 160 96.3% 1.239 96.9% 1.250 97.5% 1.262 24 Broadway Avenue, Toronto 211 100.0% 1.068 98.1% 1.061 100.0% 1.061 100.0% 1.061 100.0% 1.062 223 2323 232 Yonge Street & 1 Cheritan Avenue, Toronto (4) 156 98.4% 1.044 100.0% 99.4% 1.04 190.0% 99.4% 1.018 323 232 232 Yonge Street & 1 Cheritan Avenue, Toronto (4) 156 98.1% 992 97.4% 994 99.4% 1.018 9.03 9.03 9.05% 9.22 9.03 9.03 9.03 9.03 9.03 9.03 9.03 9.03 9.03 9.03									
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									1,092
	View Street, Victoria (7) Subtotal	50.9%	137 14,711	100.0% 98.1%	664 896	94.9% 97.7%	661 901	100.0% 98.0%	705 909



Occupancy and Average Monthly Rent Per Suite

Personal Properties			Total	Oct-	-08	Jun	-09	Sep	-09
RESIDENT AL SUITES		Percent						Occupancy	Avg Mthly
Section Sect			Sites (1)	%	Rent (2)	%	Rent (2)	%	Rent (2)
SSS SC Light Avenue West, Toronto 168 97.6% 2.07 66.4% 2.206 98.2% 2.76									
BS Frame Awame, Trooped BS 100.0% 1,207 100.0% 1,200 100.0% 1,205 200.0%			400	07.00/					0.070
1333 Some Pank Street, Halfars									
277 Outpers Avenue, Calaville							,		,
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1355 Silver Spear Road, Mississauga									
5 Milliam Sireet East, Waterloo 142 100,0% 1,313 100,0% 1,317 100,0% 1,324 324									
78, 88 & 86 Findlers Green Road, London 426 96.2% 788 93.9% 771 97.4% 798 436 Chemin Sife-Q, Quabbec City 121 99.2% 1,033 97.5% 1,031 99.2% 1,036 440 Pere-Marquette, Quabbe City 144 (10.00% 867 98 93.2% 851 100.0% 90.2% 2074 Robin Street, Hallfax 130 97.7% 880 92.5% 865 100.0% 90.2% 2074 Robin Street, Hallfax 130 97.7% 880 92.5% 865 100.0% 91.00 2074 Robin Street, Hallfax 130 97.7% 880 92.5% 865 100.0% 91.00 2074 Robin Street, Hallfax 130 97.7% 880 92.5% 865 100.0% 91.00 2074 Robin Street, Hallfax 130 97.7% 880 92.5% 865 100.0% 91.00 2074 Robin Street, Hallfax 130 98.1% 10.02 98.9% 865 100.0% 91.00 2074 Robin Street, Hallfax 140 2070 98.1% 10.02 98.9% 965 97.4% 91.00 2074 Robin Street, Hallfax 2070 Pharmacy Toronto (4) 561 98.2% 99.0% 965 97.4% 91.00 2074 Robin Street, Toronto (4) 561 98.2% 99.0% 965 97.4% 91.01 2074 Robin Street, Toronto (4) 882 100.0% 1,144 93.9% 1,079 100.0% 1,163 2074 Solar Street, Toronto (4) 882 100.0% 1,144 93.9% 1,079 100.0% 1,163 2074 Solar Street, Toronto (4) 87.0% 1,143 93.9% 1,079 100.0% 1,163 2074 Solar Street, Toronto (5) 98.2% 99.5% 99.8% 1,103 2074 Solar Street, Toronto (6) 98.2% 99.5% 99.8% 1,103 2074 Solar Street, Toronto (7) 98.4% 1,100 99.9% 1,100 99.									
485 chemin Ste-Fey, Quebec City	75, 85 & 95 Fiddlers Green Road, London		426	96.2%	788		771	97.4%	
736 Pere-Marquette, Quebec City 44 100,0% 788 33.2% 717 97.7% 800,00 737 800 90.0% 865 100,0% 910			121		1,043	97.5%	1,031		1,056
2074 Robis Street, Halfax 150 97.7% 860 86.9% 865 100.0% 91.0	440 Pere-Marquette, Quebec City		150	98.0%	867	95.3%	851	100.0%	903
33 Dal Salvaville Avenue, Toronto (4) 370 98.5% 935 98.5% 1.048 98.4% 1.042 98.4% 1.042 98.5% 1.048 98.4% 1.042 11 Dashville Avenue, Toronto (4) 373 99.4% 98.5% 98.5% 1.058 98.5% 1.058 98.5% 95.5% 98.5% 95.5% 98.5% 95.5% 98.5% 95.5% 98.5% 9	736 Pere-Marquette, Quebec City		44	100.0%	788	93.2%	717	97.7%	800
11 Davisville Avenue, Toronto (4)	2074 Robie Street, Halifax		130	97.7%	860	96.9%	865	100.0%	910
141 Davisylle Avenue, Toronto (4)	33 Davisville Avenue, Toronto (4)		266	100.0%	932	99.2%	937	98.9%	935
Trinspance Section S	111 Davisville Avenue, Toronto (4)		370	98.1%		98.9%			1,042
88 Isabelia Street, Toronto (a) 82 10,00% 1,144 39,9% 1,07g 100,0% 1,163 18 23 Orloia Rodard, Toronto (a) 455 100,00% 1,143 94,5% 1,000 993 98,4% 1,153 411 Duplex Avenue, Toronto (4) 455 100,00% 1,143 94,5% 1,002 99,3% 1,153 33 Orchard/weigh Sulevard, Toronto (4) 323 97,8% 1,007 94,4% 1,065 99,1% 1,003 25 Shallaras Boulevard, Toronto (4) 155 100,0% 1,514 98,7% 1,489 190,0% 91,5% 1,030 270 Sharbard Send, Mississauga (4) 75 100,0% 1,514 98,7% 1,489 100,0% 1,622 270 Sharbard Send, Mississauga (4) 72 98,6% 1,04 1,000 99,2% 1,03 1,000 1,000 1,000 99,2% 1,03 1,000 1,000 99,2% 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 <	141 Davisville Avenue, Toronto		313	99.4%	954	99.0%	965	97.4%	951
1.6.2.3 Oriole Road, Toronto (4) 1.01 96.9% 933 84.9% 1.015 1.010 1.01					993				
11 Diplex Avenue, Toronto (4) 357 100,00 1,143 94,5% 1,060 99,8% 1,153 30 rchardweb Boulevard, Toronto (4) 327 99,7% 1,107 94,5% 1,065 99,7% 1,114 1055 Bloor Street East, Mississauga 323 97,8% 1,067 99,4% 1,1085 99,1% 1,085 20 shallmar Boulevard, Toronto (4) 155 100,00% 1,514 99,4% 1,148 100,00% 1,262 20 shallmar Boulevard, Toronto (4) 1,181 1,091	88 Isabella Street, Toronto (4)			100.0%					1,163
320 Charbdrive Boulevard, Toronto (4) 327 99.7% 1.102 94.5% 1.052 99.7% 1.114 1.1055 100.5% 100.7% 1.105 1.007 99.8% 1.008 99.1% 1.108 20.5 1.008 20.5 1.108 20.5 1.008 20.5 1.108 20.5 1.008 20.5 1.108 20.5									
1055 Bloor Street East, Mississauga 323 97.8% 1,067 99.4% 1,085 99.1% 1,093 1055 Shallmar Boulevard, Toronto (4) 155 100.0% 1,151 176 % 1,148 99.4% 1,181 1,093 1,005 1,									
20 Shallmar Boulevard, Toronto (4) 1.55 100.0% 1.767 97.4% 1.149 99.4% 1.181 6.1 John Street, Clawille (4) 75 100.0% 1.514 98.7% 1.498 100.0% 1.532 2076 Sherobee Road, Mississauga (4) 79.9 99.5% 1.307 97.0% 1.288 98.5% 1.305 2001 Lakeshore Boulevard, Burlington 72 98.6% 1.062 98.6% 1.081 1.082 99.6% 1.083 99.2% 1.085 2001 Lakeshore Boulevard, Burlington 18 100.0% 1.080 99.2% 1.083 99.2% 1.083 2014 1.082 2014 1.082 2014 1.082 2014 1.082 2014 1.083 2014 1.082 2014 1.083 2014 1.082 2014 1.083 20									
Submit S									
2076 Sherobee Road, Mississauga (4) 199 99.5% 1.307 37.0% 1.288 98.5% 1.305 2500 Lakeshore Boulevard, Burilington 7.2 98.6% 1.062 98.6% 1.063 99.2% 1.063 99.2% 1.083 99.2% 1.083 99.2% 1.083 99.2% 1.083 99.2% 1.083 99.2% 1.084 1.082 1.084 1.									
118 100.0% 1.080 99.2% 1.083 99.2% 1.083 1.083 21 Lanthin-favenue, Pointe-Claire 1.088 99.1% 1.072 100.0% 1.313 100.0% 1.081 1.082 1.083 1.083 1.083 1.083 1.083 1.083 1.084									
221 Lanthier Avenue, Pointe-Claire 108 99.1% 1.272 100.0% 1.313 100.0% 1.327 100.09% 1.062 1.021 1.021 1.021 1.021 1.021 1.021 1.021 1.021 1.021 1.022 1.021 1.022 1.021 1.022									
100 Bonaventure Drive S. E., Calgary 317 99.7% 1.106 97.8% 1.064 97.2% 1.021 1.021 1.025									
8510-111th Street, Edmonton 310 99.4% 1.052 99.6% 976 99.4% 1.088 1.989-11998 Marine Drives S. E., North Vancouver (5) 473 99.6% 404 99.8% 976 99.4% 979 799 790									
1959-1999 Marine Dive S. E., North Vancouver (5) 473 99.8% 946 99.8% 976 99.4% 979 100 Wellesley Street East, Toronto 424 100.0% 1,212 98.6% 1,186 100.0% 1,205 1021 Howay Street, New Westminster 108 99.1% 892 98.1% 905 96.3% 890 990 Broughton Street, Vancouver 80 98.8% 1,142 100.0% 1,194 100.0% 1,200 Domaine Labdunce, Quebec City 236 100.0% 829 99.1% 846 97.9% 845 Faubourg de la Pointe, Quebec City 236 100.0% 886 99.3% 888 99.3% 886 49.3% 845 45andbar Willoway, Willowdale (6) 93 98.9% 1,545 95.7% 1,436 97.8% 1,542 50.0% 1,545 95.7% 1,436 97.8% 1,542 50.0% 1,545 95.7% 1,436 97.8% 1,542 50.0% 1,542 50.0% 1,545 97.9% 1,053 99.0% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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990 Broughton Street, Vancouver 80 98.8% 1,142 100.0% 1,194 100.0% 1,202 Domaine Lebourgneuf, Quebec City 235 100.0% 703 98.7% 698 100.0% 723 Faubourg de la Pointe, Quebec City 136 100.0% 886 99.3% 888 99.3% 886 4 Sandbar Willoway, Willowdale (6) 33 89.9% 1,545 95.7% 1,36 10.00 1,295 100.0% 1,298 98.6% 1,542 321 Chapin Cres., Toronto (6) 74 100.0% 1,295 100.0% 1,298 98.6% 1,288 Subtotal 9,112 98.9% 1,065 97.0% 1,053 99.6% 1,062 Subtotal Sultes 32.0% 9,265 98.9% 1,065 97.0% 1,053 99.8% 1,062 Subtotal Sultes 32.0 9,265 98.9% 1,065 97.0% 1,053 98.8% 1,062 LAND LEASE SITES 32.0 9,265 98.9% 1,065 <									
Domaine Lebourgneuf, Quebec City 236 100.0% 703 98.7% 698 100.0% 723 Domaine Laudance, Quebec City 235 98.3% 829 99.1% 846 97.9% 845 Faubourg de la Pointe, Quebec City 136 100.0% 886 99.3% 888 99.3% 888 99.3% 896 4 Sandbar Willoway, Willowdale (6) 93 98.9% 1,545 95.7% 1,436 97.8% 1,542 321 Chapin Cres., Toronto (6) 74 100.0% 1,295 100.0% 1,298 98.6% 1,284 Subtotal 9,112 98.9% 1,065 97.0% 1,053 99.0% 1,062 Subtotal 32.0% 9,265 98.9% 1,065 97.0% 1,053 98.0% 1,062 Subtotal 32.0% 9,265 98.9% 1,065 97.0% 1,053 98.8% 1,062 Subtotal 32.0% 9,265 98.9% 1,065 97.3% 945 98.3% 98.8% </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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Paubourg de la Pointe, Quebec City 136 100.0% 886 99.3% 888 99.3% 896 4 Sandbar Willoway, Willowdale (6) 93 98.9% 1,545 95.7% 1,436 97.6% 1,542 50.0% 1,298 98.6% 1,284 50.0% 1,295 100.0% 1,295 100.0% 1,295 100.0% 1,295 1,005 1									
A Sandbar Willowdale (6) 93 98.9% 1,545 95.7% 1,436 97.8% 1,542 321 Chapin Cres., Toronto (6) 74 100.0% 1,295 100.0% 1,298 98.6% 1,284 201 Chapin Cres., Toronto (6) 9,112 98.9% 1,065 97.0% 1,053 99.0% 1,080 250 Grand Allee Ouest (7) 153 N/A N/A 95.4% 1,102 90.8% 1,062 201 Chapin Cres., Toronto (6) 32.0% 9,265 98.9% 1,065 97.0% 1,053 98.8% 1,080 201 Chapin Cres., Total Residential Suites 95.5% 27,614 98.3% 945 97.3% 945 98.3% 960 201 Chapin Creek, Clarington 99.5% 468 99.5% 474 100.0% 480 450 Chapin Creek, Clarington 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 201 Chapin Creek, Clarington 28.9% 28.9% 29.8%									
Subtotal									
Subtotal 9,112 98.9% 1,065 97.0% 1,053 99.0% 1,080 250 Grand Allee Ouest (7) 153 N/A N/A 95.4% 1,102 90.8% 1,062 Subtotal 32.0% 9,265 98.9% 1,065 97.0% 1,053 98.8% 1,080 Total Residential Suites 95.5% 27,614 98.3% 945 97.3% 945 98.3% 960 LAND LEASE SITES Grand Cove, Grand Bend 389 99.5% 468 99.5% 474 100.0% 480 Wilmot Creek, Clarington 913 100.0% 640 100.0% 655 100.0% 658 Total Land Lease Sites 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 Summary Continuing Residential Suites and Land Lease Sites 100.0% 28,916 98.3% 929 97.5% 929 98.3% 943 Summary Continuing Residential Suites as at October 1, 2008 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>									
250 Grand Allee Ouest (7) 153 N/A N/A 95.4% 1,102 90.8% 1,062									
Subtotal 32.0% 9,265 98.9% 1,065 97.0% 1,053 98.8% 1,080									
Total Residential Suites 95.5% 27,614 98.3% 945 97.3% 945 98.3% 960									
LAND LEASE SITES 389 99.5% 468 99.5% 474 100.0% 480 Wilmot Creek, Clarington 913 100.0% 640 100.0% 655 100.0% 658 Total Land Lease Sites 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 Total Residential Suites and Land Lease Sites 100.0% 28,916 98.3% 929 97.5% 929 98.3% 943 Summary Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 97.3% 945 98.3% 960 100.0% 605	Subtotal	32.0%	9,265	98.9%	1,065	97.0%	1,053	98.8%	1,080
LAND LEASE SITES 389 99.5% 468 99.5% 474 100.0% 480 Wilmot Creek, Clarington 913 100.0% 640 100.0% 655 100.0% 658 Total Land Lease Sites 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 Total Residential Suites and Land Lease Sites 100.0% 28,916 98.3% 929 97.5% 929 98.3% 943 Summary Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 97.3% 945 98.3% 960 100.0% 605	Total Residential Suites	95 5%	27 614	98.3%	945	97 3%	945	98.3%	960
Grand Cove, Grand Bend 389 99.5% 468 99.5% 474 100.0% 480	Total Residential Suites	30.070	21,014	30.370	343	31.070	343	30.576	300
Grand Cove, Grand Bend 389 99.5% 468 99.5% 474 100.0% 480	LAND LEASE SITES								
Wilmot Creek, Clarington 913 100.0% 640 100.0% 655 100.0% 658 Total Land Lease Sites 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 Total Residential Suites and Land Lease Sites 100.0% 28,916 98.3% 929 97.5% 929 98.3% 943 Summary Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605			389	99.5%	468	99.5%	474	100.0%	480
Total Land Lease Sites 4.5% 1,302 99.8% 588 99.8% 601 100.0% 605 Total Residential Suites and Land Lease Sites 100.0% 28,916 98.3% 929 97.5% 929 98.3% 943 Summary Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605									
Summary 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605		4.5%							
Summary 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605									
Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605	Total Residential Suites and Land Lease Sites	100.0%	28,916	98.3%	929	97.5%	929	98.3%	943
Continuing Residential Suites as at October 1, 2008 27,461 98.3% 945 97.4% 944 98.3% 959 Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605	Cummanı								
Residential Suites acquired since October 1, 2008 153 - - 90.8% 1,062 90.8% 1,062 Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605									
Total Residential Suites as at September 30, 2009 27,614 98.3% 945 97.3% 945 98.3% 960 Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605				98.3%	945				
Land Lease Sites Acquired 1,302 99.8% 588 99.8% 601 100.0% 605									
rotal residential Suites and Land Lease Sites 28,916 98.3% 929 97.5% 929 98.3% 943									
·	Total Residential Suites and Land Lease Sites		28,916	98.3%	929	97.5%	929	98.3%	943

⁽¹⁾ Total suites and sites include co-ownership interests (for CAPREIT's share of suites see notes 3 and 6 below).
(2) Based on actual residential rent less vacancies divided by the total number of suites and excluding revenue from parking, laundry and other sources.
(3) CAPREIT's 50% share of suites for Lees, Wellington, Downpatrick, Fairlea and Alta Vista are 167, 36, 104, 82 and 375, respectively.
(4) Operating lease property.
(5) Land lease property.
(6) CAPREIT's 50% share of these suites is 392.
(7) Property purchased December 5, 2008.



Occupancy and Average Monthly Rent Per Suite

By Asset Type and Province

Supplementary Information for the Three and Nine Months Ended September 30, 2009

Summary by Asset Type Residential Suites Affordable
Owned Prior to September 30, 2008

Acquired after September 30, 2008 Subtotal

Mid-tier
Owned Prior to September 30, 2008
Acquired after September 30, 2008 Subtotal

<u>Luxury</u> Owned Prior to September 30, 2008 Acquired after September 30, 2008 Subtotal

<u>Total</u> Owned Prior to September 30, 2008 Acquired after September 30, 2008 Total Residential Suites

Land Lease Sites **Total Suites and Sites**

Total Overall Portfolio Owned Prior to September 30, 2008 Acquired after September 30, 2008 Total Overall Portfolio

		Oct-	-08	Dec	-08	Mar-	09	Jun-	-09	Sep	Sep-09		
Total Suites Percent	s & Sites #	Occupancy %	Avg Mthly Rent (\$)	Occupancy %		Occupancy %		Occupancy %	Avg Mthly Rent (\$)	Occupancy %	Avg Mthly		
rercent	#	70	Kent (\$)	76	Rent (\$)	70	Rent (\$)	76	Kent (\$)	76	Rent (\$)		
	3,638	97.2%	830	98.3%	841	97.6%	838	96.8%	834	97.7%	84		
12.6%	3,638	97.2%	830	98.3%	841	97.6%	838	96.8%	834	97.7%	846		
	14,711	98.1%	896	98.2%	899	96.8%	892	97.7%	901	98.0%	909		
50.9%	14,711	98.1%	896	98.2%	899	96.8%	892	97.7%	901	98.0%	909		
	9,112	98.9%	1,065	98.8%	1,071	97.4%	1,056	97.0%	1,053	99.0%	1,080		
32.0%	153 9,265	98.9%	1,065	99.3% 98.8%	989 1,070	98.0% 97.5%	1,131 1,057	95.4% 97.0%	1,102 1,053	90.8% 98.8%	1,062 1,080		
	27,461	98.3%	945	98.4%	950	97.1%	941	97.4%	944	98.3%	959		
95.5%	153 27,614	98.3%	- 945	99.3% 98.4%	989 950	98.0% 97.1%	1,131 942	90.8% 97.3%	1,062 945	90.8% 98.3%	1,06 96		
4.5%	1,302	99.8%	588	99.8%	596	99.8%	598	99.8%	601	100.0%	60		
100.0%	28,916	98.3%	929	98.5%	934	97.3%	926	97.5%	929	98.3%	94:		
99.5%	28,763	98.3%	929	98.5%	934	97.3%	925	97.5%	928	98.4%	94		
0.5% 100.0%	153 28,916	98.3%	929	99.3% 98.5%	989 934	98.0% 97.3%	1,131 926	90.8% 97.5%	1,062 929	90.8% 98.3%	1,06 94		

			Oct-		Dec		Mar-		Jun-		Sep		
	Total Suite		Occupancy	Avg Mthly									
	Percent	#	%	Rent									
Summary													
Residential Suites													
Ontario:													
Greater Toronto Area	49.0%	14,178	98.2%	1,050	98.7%	1,058	97.7%	1,050	97.7%	1,051	98.6%	1,066	
Ottawa	5.3%	1,527	99.9%	820	99.9%	824	99.8%	827	99.9%	836	99.9%	846	
London/ Kitchener / Waterloo	5.1%	1,482	98.0%	810	96.0%	796	95.7%	795	95.1%	792	98.0%	817	
Other Ontario	5.1%	1,470	98.1%	919	98.4%	923	97.3%	915	97.6%	920	98.7%	934	
Ontario Residential Suites	64.5%	18,657	98.3%	1,009	98.6%	1,014	97.7%	1,007	97.7%	1,009	98.6%	1,024	
Land Lease Sites	4.5%	1,302	99.8%	588	99.8%	596	99.8%	598	99.8%	601	100.0%	605	
Ontario Residential Suites and Sites	69.0%	19,959	98.4%	980	98.6%	986	97.8%	979	97.8%	981	98.7%	995	
Quebec:													
Montreal	8.8%	2,545	96.9%	642	97.4%	646	95.4%	634	95.7%	640	95.1%	643	
Quebec City	6.6%	1,909	99.3%	743	98.9%	761	98.5%	771	98.0%	770	98.7%	787	
Quebec Total	15.4%	4,454	97.9%	683	98.1%	695	96.7%	693	96.7%	696	96.7%	705	
Nova Scotia													
Halifax	3.7%	1,083	98.2%	974	99.2%	989	97.5%	973	94.9%	949	99.2%	1,012	
Saskatchewan													
Saskatoon	0.4%	133	97.7%	698	98.5%	724	99.2%	741	96.2%	721	92.5%	718	
Regina	0.4%	108	100.0%	815	100.0%	822	99.1%	834	100.0%	839	100.0%	851	
Saskatchewan Total	0.8%	241	98.8%	750	99.2%	768	99.2%	783	97.9%	774	95.9%	778	
Alberta													
Edmonton	1.1%	310	99.4%	1,052	99.0%	1,059	93.5%	1,005	90.6%	976	99.4%	1,068	
Calgary	3.7%	1,070	97.5%	1,081	97.3%	1,081	92.4%	1,035	97.9%	1,066	97.6%	1,029	
Alberta Total	4.8%	1,380	97.9%	1,074	97.7%	1,076	92.7%	1,028	96.3%	1,046	98.0%	1,037	
British Columbia													
Greater Vancouver Region	4.5%	1,291	99.5%	916	98.8%	918	97.7%	916	99.3%	941	98.5%	941	
Victoria	1.8%	508	97.0%	734	96.3%	738	89.4%	693	93.5%	738	98.0%	773	
British Columbia Total	6.3%	1,799	98.8%	865	98.1%	867	95.3%	853	97.7%	884	98.4%	893	
Total Residential Suites	95.5%	27,614	98.3%	945	98.4%	950	97.1%	942	97.3%	945	98.3%	960	
Total Suites and Sites	100.0%	28,916	98.3%	929	98.5%	934	97.3%	926	97.5%	929	98.3%	943	

8



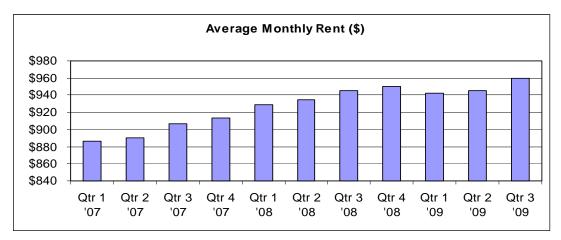
Quarterly Percentage Change in Average Monthly Rents By Province

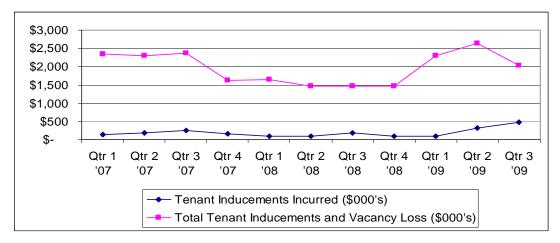
	Total Suite	s & Sites	Dec 08 vs	Mar 09 vs	Jun 09 vs	Sep 09 vs	Sep 09 vs
	Percent	#	Oct 08	Dec 08	Mar 09	Jun 09	Oct 08
Summary							
Residential Suites							
Ontario:							
Greater Toronto Area	49.1%	14,178	0.8%	-0.8%	0.1%	1.4%	1.5%
Other Ontario	15.5%	4,479	-0.2%	-0.2%	0.4%	1.9%	
Ontario Residential Suites	64.6%	18.657	0.5%	-0.7%	0.2%	1.5%	1.5%
Land Lease Sites	4.4%	1,302	1.4%	0.3%	0.5%	0.6%	2.9%
Ontario Residential Suites and Sites	69.0%	19,959	0.6%	-0.7%	0.2%	1.4%	1.5%
	00.070	10,000	0.070	 , .	0.270	11170	110,0
Quebec:							
Montreal	8.8%	2,545	0.6%	-1.9%	0.9%	0.5%	0.2%
Quebec City	6.6%	1,909	2.4%	1.3%	-0.1%	2.1%	
Quebec Total	15.4%	4,454	1.8%	-0.3%	0.4%	1.3%	3.2%
		.,					
Nova Scotia							
Halifax	3.7%	1,083	1.5%	-1.6%	-2.5%	6.6%	3.9%
		,					
Saskatchewan							
Saskatoon	0.4%	133	3.7%	2.3%	-2.7%	-0.5%	2.8%
Regina	0.4%	108	0.9%	1.5%	0.6%	1.5%	
Saskatchewan Total	0.8%	241	2.4%	2.0%	-1.1%	0.5%	3.7%
Alberta							
Edmonton	1.1%	310	0.7%	-5.1%	-2.9%	9.4%	1.5%
Calgary	3.7%	1,070	0.0%	-4.3%	3.0%	-3.5%	-4.8%
Alberta Total	4.8%	1,380	0.2%	-4.5%	1.8%	-0.8%	-3.4%
		·					
British Columbia							
Greater Vancouver Region	4.5%	1,291	0.2%	-0.2%	2.7%	0.0%	2.7%
Victoria	1.8%	508	0.5%	-6.1%	6.5%	4.7%	5.3%
British Columbia Total	6.3%	1,799	0.2%	-1.6%	3.6%	1.1%	3.3%
		·					
Total Residential Suites	95.5%	27,614	0.5%	-0.8%	0.3%	1.6%	1.6%
Total Suites and Sites	100.0%	28,916	0.5%	-0.9%	0.3%	1.6%	1.6%



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Quarterly Tenant Inducements and Vacancy Loss Analysis Supplementary Information for the Three and Nine Months Ended September 30, 2009

	Ave Mo	dential erage enthly nt (\$)	Induc	Tenant Inducements Incurred (\$000s)		Tenant Inducements Amortized (\$000s)		/acancy Loss (\$000s)	Total Tenant Inducements and Vacancy Loss (\$000s)		
Qtr 3 - 2009	\$	960	\$	487		\$	226	\$ 1,799	\$	2,025	
Qtr 2 - 2009		945		310			139	2,494		2,633	
Qtr 1 - 2009		942		81			141	2,149		2,290	
Qtr 4 - 2008		950		99			140	1,331		1,471	
Qtr 3 - 2008		945		177			120	1,335		1,455	
Qtr 2 - 2008		935		91			139	1,337		1,476	
Qtr 1 - 2008		929		94			174	1,470		1,644	
Qtr 4 - 2007		913		169			181	1,450		1,631	
Qtr 3 - 2007		907		238			201	2,173		2,374	
Qtr 2 - 2007		890		189			201	2,098		2,299	
Qtr 1 - 2007		886		140			200	2,137		2,337	





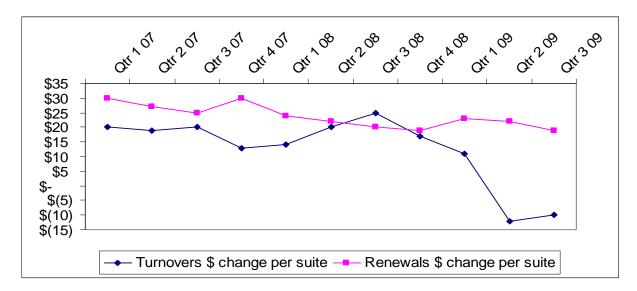
<u>Trend:</u> - increased average monthly rents

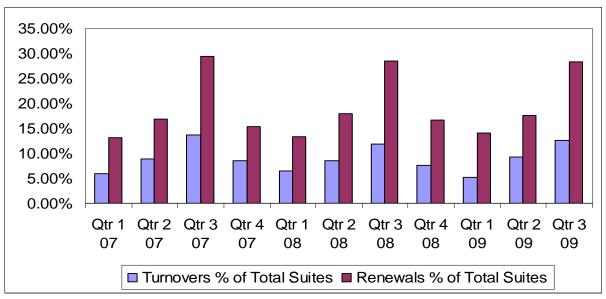
Sensitivity: - 1% change in gross rents impacts DI,FFO,NFFO and AFFO by \$0.052/Unit



Quarterly Tenant Turnovers and Lease Renewals

			Tur	novers			Renewals						
		\$ C	hang	ge per S	uite			\$ Change per Suite					
	2	2009 2008 2007					2	2008	2007				
Qtr 1	\$	11	\$	14	\$	20	\$	23	\$	24	\$	30	
Qtr 2	\$	(12)	\$	20	\$	19	\$	22	\$	22	\$	27	
Qtr 3	\$	(10)	\$	25	\$	20	\$	19	\$	20	\$	25	
Qtr 4			\$	17	\$	13			\$	19	\$	30	





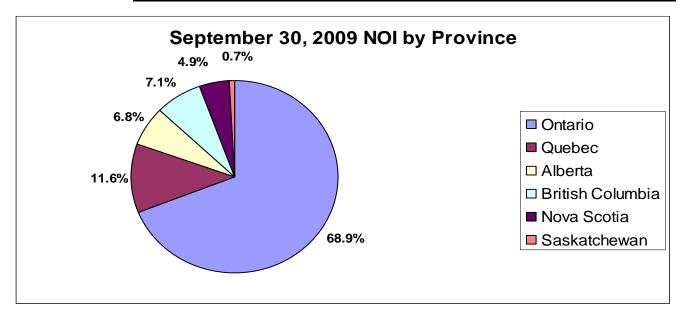


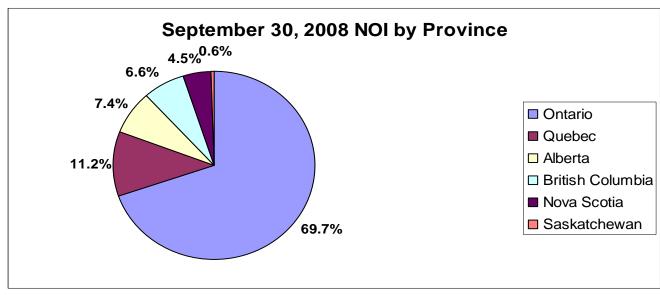
CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST NOI Summary by Province

Supplementary Information for the Three and Nine Months Ended September 30, 2009 (\$ thousands)

Ontario Quebec Alberta British Columbia Nova Scotia Saskatchewan

Sep	tember 30,	2009	Sep	tember 30,	Change in NOI			
Total NOI	NOI	% of total	Total NOI	NOI	% of total			
\$	Margin %	NOI	\$	Margin %	NOI	\$	%	
92,442	52.9	68.9	90,137	53.2	69.7	2,305	2.6	
15,520	53.2	11.6	14,430	53.6	11.2	1,090	7.6	
9,154	58.4	6.8	9,566	60.4	7.4	(412)	(4.3)	
9,494	60.3	7.1	8,593	60.4	6.6	901	10.5	
6,554	64.6	4.9	5,860	60.7	4.5	694	11.8	
934	55.3	0.7	780	50.4	0.6	154	19.7	
134,098	54.2	100.0	129,366	54.4	100.0	4,732	3.7	

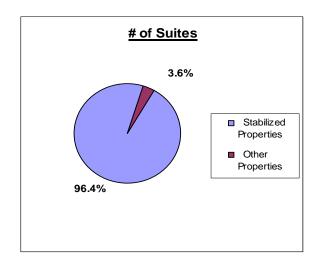


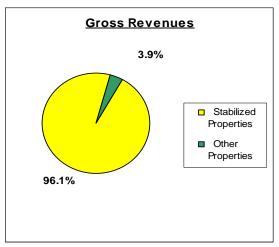


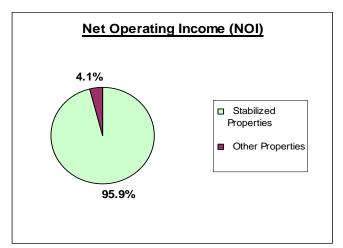


CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Profitability Analysis of Stabilized Properties - Properties held as at December 31, 2007 Supplementary Information for the Three and Nine Months Ended September 30, 2009

	Q3/09	Q3/08	<u>9M/09</u>	<u>9M/08</u>
Number of Stabilized Suites	26,748	26,748	26,748	26,748
% Of Total Suites and Sites	96.4%	97.0%	96.4%	97.0%
NOI Margin	57.5%	57.7%	54.3%	54.5%
Change in Gross Revenues	1.30%		1.16%	
Change in Operating Costs	(1.75%)		(1.64%)	
Change in NOI	0.98%		0.77%	





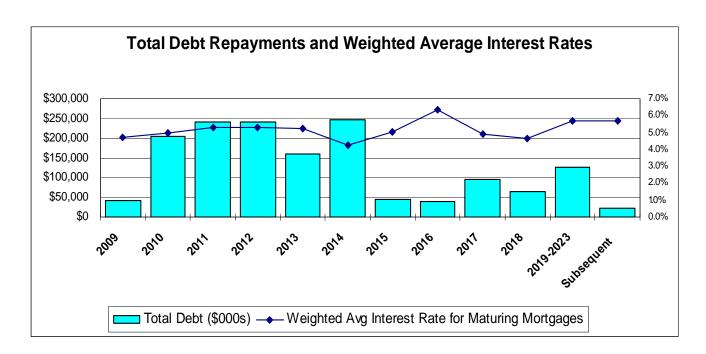




CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Debt Highlights

Supplementary Information for the Three and Nine Months Ended September 30, 2009

	Sep 30, 2009	Sep 30, 2008
Total Debt to Total Capitalization	62.41%	59.44%
Total Debt to GBV	62.97%	61.64%
Acquisition Capacity (\$ millions)	\$625	\$711
Weighted Average Term to Maturity (years)	5.1	5.2
Effective Weighted Average Interest Rate	5.09% ⁽¹⁾	5.33%
Interest Coverage Ratio	2.06	2.04
Debt Coverage Ratio	1.27	1.31



(1) Including the amortization of the realized component of the loss on settlement included in AOCL, the effective weighted average interest rate would be 5.16% (AOCL amortization for 2008 - \$nil).



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Mortgage Highlights Supplementary Information for the Three and Nine Months Ended September 30, 2009

For the nine months ended September 30, 2009	Amount \$	Weighted Average Interest Rate %		
(\$ millions, unless noted)				
Renewals	153.9	3.77		
Additional financing	91.0	3.96		
Total refinancings	244.9	3.84		
Weighted average interest rate - 2009 maturing mortgages				
Average interest rate reduction		1.43		



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Liquidity Analysis Supplementary Information for the Three and Nine Months Ended September 30, 2009

(\$ millions)	<u>Am</u>	ount \$	
<u>Mortgages</u>			
Committed additional financings to November 13, 2009		\$	14.9
Credit Facilities (at September 30, 2009) Acquisition and Operating Facility	\$ 89.3		
Land Lease Facility	7.2		96.5
Total Available Liquidity		\$	111.4
Liquidity as a % of Total Debt			6.6%

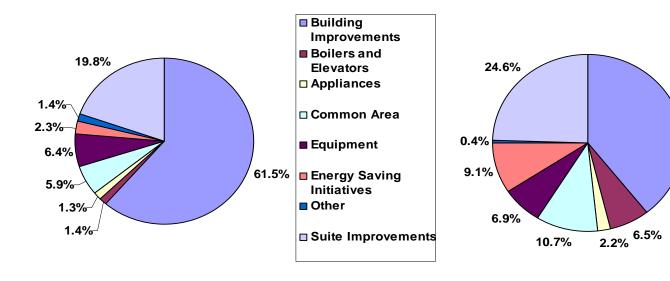
CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Capital Expenditures and AFFO Analysis

Supplementary Information for the Three and Nine Months Ended September 30, 2009

Nine Months Ended September 30, 2009

Nine Months Ended September 30, 2008

39.6%



Nine months ended September 30,		20	009		2008			
(\$ Thousands, except per suite	Total		Pe	er Suite ⁽¹⁾		Total		r Suite ⁽¹⁾
Maintenance capital expenditures	\$	\$ 8,930		\$ 338		8,735	\$	338
Stabilizing and value-enhancing capital expenditures	\$	52,407	\$	1,981	\$	25,943	\$	1,002
Total ⁽²⁾	\$	61,337	\$	2,319	\$	34,678	\$	1,340

- (1) Based on the weighted average number of suites owned during the period.
- (2) Excludes head office assets, land lease sites, tenant improvements and signage.

Nine months ended September 30,	2009	2008			
(\$Thousands, except where noted)					
AFFO	\$ 55,642	\$ 54,294			
Net distributions paid (3)	\$ 49,284	\$ 44,805			
Excess AFFO	\$ 6,358	\$ 9,489			
Effective AFFO Payout Ratio	88.6%	82.5%			

(3) Distributions declared less cash reinvested through the DRIP.



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST Net Cash Flow

	Year Ended December 31,					Nine Months Ended		
	2006		2007		2008		September 30, 2009	
(\$millions)								
DI Retention (1)	\$	12.3	\$	19.0	\$	22.4	\$ 9.2	
New Financings (Net)								
Mortgages		38.9		73.4		47.9	91.0	
Net Equity		58.8		94.5		(7.3)	2.1	
Dispositions		-		-		63.0	-	
Capital Improvements		(32.6)		(51.5)		(55.5)	(60.0)	
Mortgage Principal Repayments		(38.9)		(43.1)		(46.1)	(37.3)	
Net Surplus (2)	\$	38.5	\$	92.3	\$	24.4	\$ 5.0	

⁽¹⁾ DI less net distributions declared

⁽²⁾ Nine months ended September 30, 2009 excludes one-time settlement of interest rate forward contracts of \$23.5 million