



**CANADIAN APARTMENT PROPERTIES
REAL ESTATE INVESTMENT TRUST**

**SUPPLEMENTARY INFORMATION
FOR THE THREE AND NINE MONTHS ENDED
SEPTEMBER 30, 2009**



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

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.



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

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

<u>Table of Contents</u>	<u>Page</u>
Investor Information	1
Key Financial Data	2
Property Portfolio	3-4
Portfolio By Asset Type & Geography	5
Occupancy and Average Monthly Rent per Suite	6-8
Quarterly Percentage Change in Average Monthly Rents	9
Tenant Inducements and Vacancy Loss	10
Turnover and Renewals	11
NOI by Province	12
Profitability Analysis of Stabilized Properties	13
Debt Highlights	14
Mortgage Highlights	15
Liquidity Analysis	16
Capital Expenditures	17
Net Cash Flow	18



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

Head Office:

**11 Church Street,
Suite 401
Toronto, Ontario
M5E 1W1**

Investor Relations Contact:

Mr. Richard J. Smith Chief Financial Officer (416) 861-5771 richard.smith@capreit.net

Research Coverage:

Gail Mifsud	Blackmont Capital	(416) 864-2070	gmifsud@blackmont.com
Karine MacIndoe	BMO Capital Markets	(416) 359-4269	karine.macindoe@bmo.com
Garreth MacRae	BMO Capital Markets	(416) 359-6769	garreth.macrae@bmo.com
Jonathan Kelcher	Canaccord Capital	(416) 869-3260	jonathan_kelcher@canaccord.com
Alex Avery	CIBC World Markets	(416) 594-8179	alex.avery@cibc.ca
Jeffrey Roberts	Desjardins Securities	(416) 867-2048	jeffrey.roberts@vmd.desjardins.com
Brad Cutsey	Dundee Securities Corp	(647) 428-8346	bcutsey@dundeesecurities.com
Danny Pinska	Dundee Securities Corp	(647) 428-8248	dpinska@dundeesecurities.com
Mark Rothschild	Genuity Capital Markets	(416) 687-5428	mark.rothschild@genuitycm.com
Jenny Ma	Genuity Capital Markets	(416) 687-5411	jenny.ma@genuitycm.com
Andrew McCulloch	Green Street Advisors	(949) 640-8780	amcculloch@greenstreetadvisors.com
Laura Clark	Green Street Advisors	(949) 640-8780	lclark@greenstreetadvisors.com
Michael Smith	Macquarie Capital Markets	(416) 848-3696	michael.smith-tor@macquarie.com
Jimmy Shan	National Bank Financial	(416) 869-8025	jimmy.shan@nbfinancial.com
Tanya Bouchard	National Bank Financial	(416) 869-7934	tanya.bouchard@nbfinancial.com
Kiran Mangat	National Bank Financial	(416) 869-8020	kiran.mangat@nbfinancial.com
Mandy Samols	Raymond James Ltd.	(416) 777-7175	mandy.samols@raymondjames.ca
Neil Downey	RBC Dominion Securities	(416) 842-7835	neil.downey@rbccm.com
Michael Markidis	RBC Dominion Securities	(416) 842-7897	michael.markidis@rbccm.com
Mario Saric	Scotia Capital	(416) 863-7824	mario_saric@scotiacapital.com
Samuel Damiani	TD Securities	(416) 983-9640	sam.damiani@tdsecurities.com
Maurice Choy	TD Securities	(416) 983-4406	maurice.choy@tdsecurities.com



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

(\$000's, except where noted)

	Qtr 3 - 2009	Qtr 2 - 2009	Qtr 1 - 2009	Qtr 4 - 2008	Qtr 3 - 2008
<u>Operating Data:</u>					
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")	<u>\$ 47,726</u>	<u>\$ 46,644</u>	<u>\$ 39,728</u>	<u>\$ 43,567</u>	<u>\$ 46,364</u>
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
<u>Balance Sheet Data:</u>					
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.



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

List of Properties

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

Property	Total Suites	CAPREIT's Share
10 & 30 Tuxedo Court, Scarborough, Ontario	424	424
4000 & 4010 Lawrence Ave. E., Scarborough, Ontario	362	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	31	31
615 Confederation Dr., Saskatoon, Saskatchewan	102	102
195 Wellington St. S., Hamilton, Ontario	143	143
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	82
301 & 341 TraynorAve., 551 & 553 VanierDr., Kitchener, Ontario	279	279
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 Zieme Ave, 2305 Benoit XV, Quebec, Quebec	97	97
2415-2425 Chemin Ste-Foy and 2416-2426 Chemin Quatre Bourgeois Quebec, Quebec (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	455	455
33 Orchardview Boulevard, Toronto, Ontario	327	327
1004 Lawrence Avenue East, Toronto, Ontario	65	65



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

List of Properties

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

Property	Total Suites	CAPREIT's Share
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	72	72
7/9 Roanoke Road, Toronto, Ontario	226	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	200	200
1360-1422 Tyandaga Park Drive, Burlington, Ontario	83	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	473	473
28, 30, 32 & 34 Ste-Ursule, Quebec	78	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, 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	111
155 & 157 Gorge Road East, Victoria, BC	163	163
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 Residential Suites and Land Lease Sites	28,916	27,761
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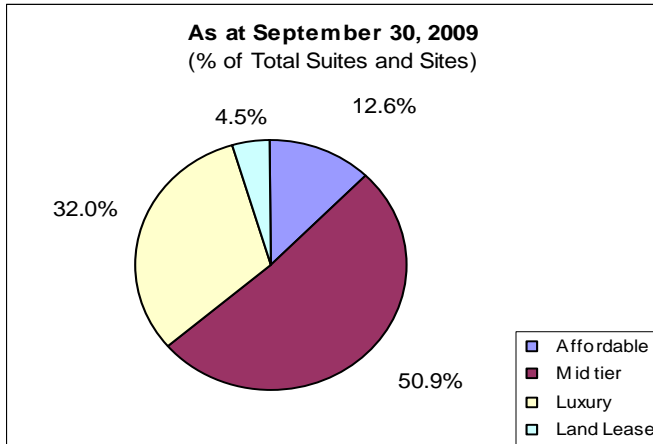


CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

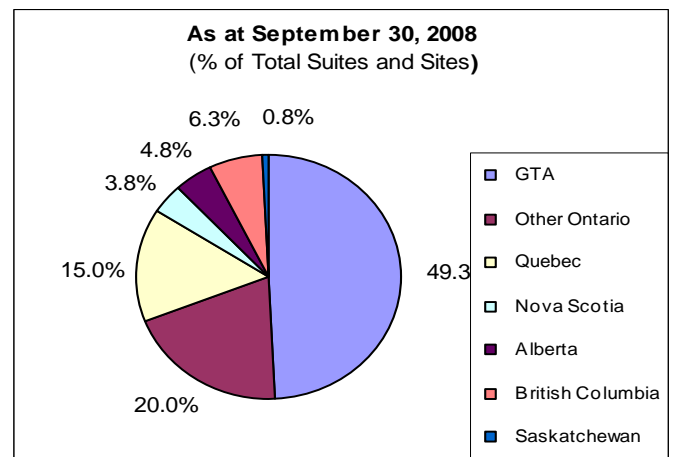
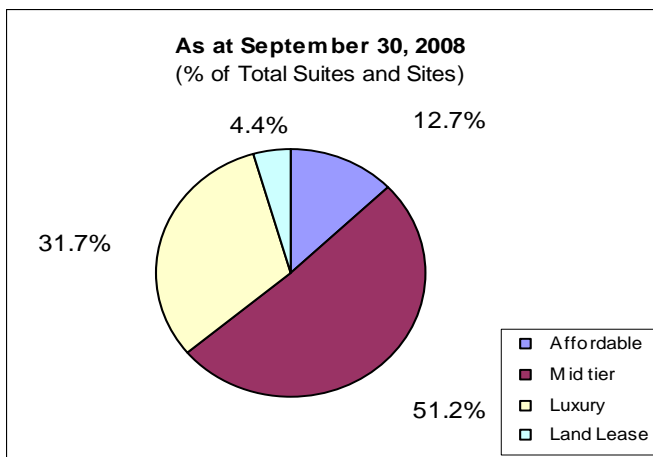
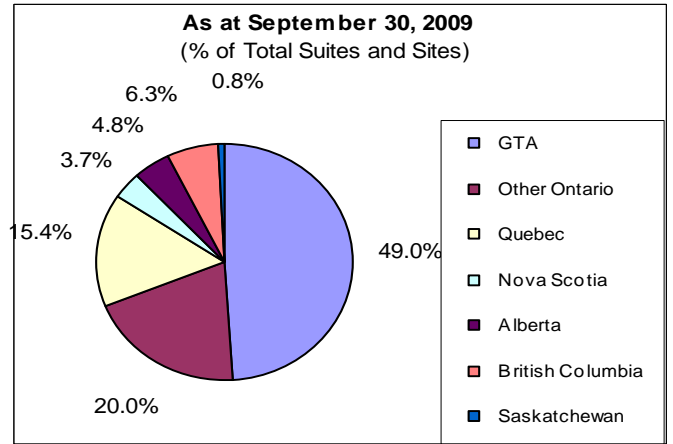
Property Portfolio

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

Portfolio By Asset Type



Portfolio By Geography





CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

Occupancy and Average Monthly Rent Per Suite

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

	Percent	Total Suites & Sites (1)	Oct-08		Jun-09		Sep-09	
			Occupancy %	Avg Mthly Rent (2)	Occupancy %	Avg Mthly Rent (2)	Occupancy %	Avg Mthly Rent (2)
RESIDENTIAL SUITES								
Affordable								
10 and 30 Tuxedo Court, Toronto		424	99.8%	941	100.0%	954	100.0%	963
4000 and 4010 Lawrence Ave East, Toronto		362	98.6%	945	97.0%	939	99.4%	964
370 McCowan Road, Toronto		207	99.5%	931	99.5%	942	99.5%	947
1050 Markham Road, Toronto		295	99.3%	997	100.0%	1,012	99.3%	1,008
135, 139, 143 & 147 8th Street and 148 & 170 Islington Avenue, Toronto		278	98.2%	762	96.8%	754	98.6%	767
2010 22nd Street West, Saskatoon		31	100.0%	551	96.8%	583	98.6%	524
3420 and 3425 Morning Star Drive, Mississauga		247	95.1%	962	99.2%	1,006	97.6%	993
195 Wellington Street South, Hamilton		143	96.5%	552	97.9%	562	99.3%	574
1203-1211, 1223 Huron Street, London		146	97.2%	653	84.8%	570	94.5%	635
Salaberry Portfolio, Montreal		250	96.8%	537	96.4%	536	95.6%	532
Choisy Portfolio, Montreal		437	96.1%	570	97.7%	587	96.3%	588
500 Murray Ross Parkway, Toronto (4)		390	96.7%	956	95.9%	953	96.4%	963
10 San Romanoway, Toronto (4)		428	93.0%	920	92.7%	924	97.0%	963
Subtotal	12.6%	3,638	97.2%	830	96.8%	834	97.7%	846
Mid-Tier								
5 King's Cross Road and 3 & 11 Knightsbridge Road, Brampton		703	97.9%	999	97.9%	1,010	96.9%	1,006
1757 & 1759 Victoria Park Avenue, Toronto		200	98.0%	978	100.0%	1,002	97.5%	984
215 Markham Road, Toronto		192	97.4%	929	99.0%	952	99.0%	958
567 Scarborough Golf Club Road, Toronto		224	98.2%	951	98.2%	958	96.9%	952
11-111, 115-159 & 76-128 Balmoral Drive, Brampton		101	99.0%	1,205	99.0%	1,208	97.0%	1,184
75 & 77 Huron Heights Drive, Newmarket		110	98.2%	1,020	95.5%	997	98.2%	1,029
75 Eastdale Avenue, Toronto		232	97.4%	1,009	97.4%	1,018	97.4%	1,021
61-69 Eastdale Avenue and 2-12 & 16-24 Goodwood Park Crescent, Toronto		16	100.0%	1,426	93.8%	1,358	87.5%	1,277
615 Confederation Drive, Saskatoon		102	97.1%	743	96.1%	763	95.1%	776
4902 Queen Street, Regina		108	100.0%	815	100.0%	839	100.0%	851
800-806 Clark Boulevard, Brampton		183	97.8%	1,131	89.6%	1,033	98.9%	1,144
180 Lees Avenue, Ottawa (3)		335	99.4%	949	100.0%	980	100.0%	1,001
1265 Wellington Street, Ottawa (3)		72	100.0%	717	100.0%	726	100.0%	732
3528, 3530, 3532 & 3550 Downpatrick Road, Ottawa (3)		207	100.0%	782	100.0%	802	99.5%	805
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
2969 Fairlea Crescent, Ottawa (3)		163	100.0%	753	100.0%	761	100.0%	767
301 & 341 Traynor Avenue and 551 & 553 Vanier Drive, Kitchener		279	99.3%	765	98.2%	763	99.3%	774
75, 80, 85 & 90 Orenda Court, Brampton		241	88.0%	918	93.4%	982	96.7%	1,021
18 Panorama Court, Toronto		204	97.5%	1,001	99.5%	1,029	98.0%	1,019
3455 Havenwood Drive, Mississauga		58	96.6%	1,389	100.0%	1,449	96.6%	1,402
2465 Hurontario Street, Mississauga		137	100.0%	1,005	97.8%	992	99.3%	1,011
1525, 1535 & 1545 Alta Vista Drive, Ottawa (3)		750	100.0%	798	99.9%	809	100.0%	817
1560 Bloor Street East, Mississauga		141	98.6%	1,103	99.3%	1,121	97.2%	1,098
1865 & 1875 Glenanna Road, 1800 & 1850 Valley Farm Road and 1480 Pickering Parkway, Pickering		327	100.0%	1,141	99.7%	1,143	98.8%	1,137
450 & 455 rue Racine, Montreal		194	94.8%	776	97.9%	804	97.4%	805
2300 2e Avenue and 2305 Benoit XV, Quebec City		97	99.0%	625	96.9%	623	99.0%	645
2415 & 2425 chemin Ste-Foy and 2416 & 2426 chemin Quatre Bourgeois, Quebec City		84	100.0%	636	100.0%	638	100.0%	660
3040-3094 rue des Chatelets, Quebec City		240	100.0%	651	100.0%	656	100.0%	668
1805 de Grandville, Quebec City		80	98.8%	572	97.5%	576	98.8%	593
501-40th Avenue N.W., Calgary		188	95.7%	1,062	97.3%	1,058	97.9%	1,030
621-705 rue Gingras, Quebec		40	100.0%	829	100.0%	836	100.0%	859
724 & 744 Fanshawe Park Road East, London		276	98.2%	704	96.4%	698	98.2%	716
1004 Lawrence Avenue East, Toronto (4)		65	100.0%	928	98.5%	919	100.0%	936
236 Dixon Road, Etobicoke		123	97.6%	1,026	100.0%	1,055	100.0%	1,058
1425 Bodmin Road, 2360 Bonner Road and 2333 & 2345 Truscott Road, Mississauga		601	97.3%	991	99.0%	1,016	97.3%	1,003
25 Bay Mills Boulevard, Toronto		281	100.0%	1,068	100.0%	1,075	99.6%	1,075
7 & 9 Roanoke Road, Toronto		226	97.8%	946	97.8%	954	98.7%	969
56-88 Cassandra Boulevard, Toronto		160	96.3%	1,239	96.9%	1,250	97.5%	1,263
124 Broadway Avenue, Toronto (4)		86	98.8%	965	91.9%	913	97.7%	972
33 Eastmount Avenue, Toronto		211	100.0%	1,068	98.1%	1,061	100.0%	1,088
34, 36 & 42 Maitland Street, Toronto		56	96.4%	1,044	100.0%	1,094	98.2%	1,092
2928 & 2932 Yonge Street & 1 Cheriton Avenue, Toronto (4)		156	98.1%	992	97.4%	994	99.4%	1,019
511 Guelph Line, Burlington		83	100.0%	938	100.0%	946	100.0%	952
1360-1422 Tyandaga Park Drive, Burlington		83	100.0%	1,054	97.6%	1,032	98.8%	1,055
4067 Longmoor Drive, Burlington		91	100.0%	934	98.9%	936	96.7%	923
640 Guelph Line, Burlington		83	98.8%	859	98.8%	879	98.8%	883
100, 101, 200 & 201 White Oaks Court, Whitby		704	97.0%	932	96.3%	927	98.3%	947
4760 Cote-des-Neiges, Montreal		125	96.8%	700	96.0%	699	99.2%	733
6707 Elbow Drive S. W., Calgary (5)		272	97.8%	1,058	99.3%	1,072	99.6%	1,052
924 - 7th Avenue S. W., Calgary (5)		154	94.8%	1,068	97.4%	1,076	93.5%	1,002
30 Livonia Place, Toronto (4)		200	97.5%	920	98.0%	932	99.5%	947
28, 30, 32 & 34 Ste. Ursule, Quebec		78	97.4%	514	93.6%	501	100.0%	544
Joie de Vivre - 135, 145-155 Deguire, Montreal		393	95.7%	666	88.0%	616	86.3%	603
Carrefour des Erables, Montreal		419	97.4%	567	93.8%	553	93.6%	561
2235 Prud Homme, Montreal		22	100.0%	564	95.5%	535	100.0%	578
2430, 2490 & 2510 Rue de Boulogne and 2477 Rue Montarville and 535 Rue Beaubien, Longueuil		180	100.0%	650	98.3%	643	98.3%	655
10250 & 10300 Bois de Boulogne, Montreal		241	95.9%	590	99.6%	619	98.3%	618
2505, 2525 & 2539 Rue Sherbrooke East, Montreal		88	100.0%	519	96.6%	509	97.7%	525
2569 & 2573 Boul Perron and 2516 & 2507-11 Rue Montarville, Longueuil		88	100.0%	652	100.0%	656	98.9%	661
10851-10991 Mortfield Road, Richmond		218	99.5%	1,003	98.2%	1,007	98.6%	1,021
186 Kingsview Blvd., 10-41 Blackfriar Av. and 15, 25 & 55 Bridesburg Drive		357	98.0%	947	97.5%	950	98.9%	970
190-200 Kingsview Blvd., 15-25 Blackfriar Av. & 65-75 Bridesburg Drive		107	100.0%	1,208	100.0%	1,225	99.1%	1,222
35-45 Bredin Parkway, Orangeville		93	100.0%	977	100.0%	984	100.0%	997
2200 and 2220 Chapdelaine, Quebec City		215	100.0%	668	99.1%	663	99.5%	684
3000, 3015-3017 Queen Street East, Toronto		136	99.3%	1,039	97.8%	1,038	99.3%	1,055
155 & 157 Gorge Road East, Victoria		163	95.1%	781	91.4%	790	95.7%	818
215, 217, 219 & 221 Gorge Road East, Victoria		111	97.3%	731	98.2%	759	99.1%	764
243 Gorge Road East, Victoria		97	95.9%	757	89.7%	737	97.9%	804
4501-37th Street N.W., Calgary		139	97.1%	1,108	97.1%	1,059	98.6%	1,027
114 & 1132 Howie Avenue, Coquitlam		54	96.3%	721	98.1%	772	96.3%	768
329 Sherbrooke Street, New Westminster		60	100.0%	798	100.0%	820	96.7%	795
544 Sydney Avenue, Coquitlam		74	100.0%	847	98.6%	867	95.9%	854
612 Clarke Road, Coquitlam		50	100.0%	820	100.0%	838	100.0%	830
11 Dervock Crescent and 75 Talara crescent, Toronto		143	95.8%	875	100.0%	928	100.0%	935
Dolphin Square, Richmond		174	100.0%	795	100.0%	825	98.9%	820
2 Vista Park Dr, Toronto (6)		121	100.0%	959	99.2%	947	99.2%	963
6 Vista Park Dr, Toronto (6)		108	100.0%	1,048	100.0%	1,057	99.1%	1,056
7 Vista Park Dr, Toronto (6)		84	100.0%	1,037	100.0%	1,059	100.0%	1,066
8 Vista Park Dr, Toronto (6)		56	100.0%	1,090	100.0%	1,096	98.2%	1,079
12 Deerford Road, Willowdale (6)		137	97.1%	1,023	100.0%	1,063	100.0%	1,070
282 Silverstone Drive, Etobicoke (6)		111	99.1%	1,107	99.1%	1,103	97.3%	1,092
View Street, Victoria (7)		137	100.0%	664	94.9%	661	100.0%	705
Subtotal	50.9%	14,711	98.1%	896	97.7%	901	98.0%	909



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

Occupancy and Average Monthly Rent Per Suite

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

	Total Suites & Sites (1)	Oct-08		Jun-09		Sep-09	
		Occupancy %	Avg Mthly Rent (2)	Occupancy %	Avg Mthly Rent (2)	Occupancy %	Avg Mthly Rent (2)
RESIDENTIAL SUITES							
Luxury							
355 St. Clair Avenue West, Toronto	168	97.6%	2,307	96.4%	2,306	98.2%	2,376
625 Evans Avenue, Toronto	85	100.0%	1,187	100.0%	1,200	100.0%	1,205
1333 South Park Street, Halifax	400	98.0%	1,207	90.0%	1,124	99.5%	1,259
297 Queens Avenue, Oakville	78	98.7%	1,166	100.0%	1,193	100.0%	1,203
44 Stubbs Drive, Toronto	84	100.0%	1,465	97.6%	1,450	100.0%	1,495
1030 South Park Street, Halifax	251	99.2%	866	99.6%	879	99.6%	887
1315 Silver Spear Road, Mississauga	90	100.0%	1,029	100.0%	1,042	100.0%	1,050
1297 Marlborough Court and 1360 White Oaks Boulevard, Oakville	266	98.1%	1,259	90.2%	1,170	97.0%	1,263
20, 40, 60 & 80 Charlotte Lane, Halifax	302	97.7%	803	96.7%	813	98.0%	833
2121 Rathburn Road East, Mississauga	139	99.3%	1,198	99.3%	1,206	100.0%	1,219
1355 Silver Spear Road, Mississauga	199	97.0%	1,008	99.0%	1,031	98.5%	1,028
55 William Street East, Waterloo	142	100.0%	1,313	100.0%	1,317	100.0%	1,324
75, 85 & 95 Fiddlers Green Road, London	426	96.2%	788	93.9%	771	97.4%	798
435 chemin Ste-Foy, Quebec City	121	99.2%	1,043	97.5%	1,031	99.2%	1,056
440 Pere-Marquette, Quebec City	150	98.0%	867	95.3%	851	100.0%	903
736 Pere-Marquette, Quebec City	44	100.0%	788	93.2%	717	97.7%	800
2074 Robie Street, Halifax	130	97.7%	860	96.9%	865	100.0%	910
33 Davisville Avenue, Toronto (4)	266	100.0%	932	99.2%	937	98.9%	935
111 Davisville Avenue, Toronto (4)	370	98.1%	1,028	98.9%	1,048	98.4%	1,042
141 Davisville Avenue, Toronto	313	99.4%	954	99.0%	965	97.4%	951
77 Huntley Street, Toronto (4)	561	98.2%	993	98.2%	995	99.6%	1,015
88 Isabella Street, Toronto (4)	82	100.0%	1,144	93.9%	1,079	100.0%	1,163
1 & 23 Oriole Road, Toronto	127	98.4%	1,011	96.9%	993	98.4%	1,015
411 Duplex Avenue, Toronto (4)	455	100.0%	1,143	94.5%	1,090	99.8%	1,153
33 Orchardview Boulevard, Toronto (4)	327	99.7%	1,102	94.5%	1,052	99.7%	1,114
1055 Bloor Street East, Mississauga	323	97.8%	1,067	99.4%	1,085	99.1%	1,093
20 Shallmar Boulevard, Toronto (4)	155	100.0%	1,167	97.4%	1,149	99.4%	1,181
6 John Street, Oakville (4)	75	100.0%	1,514	98.7%	1,498	100.0%	1,523
2076 Sherbee Road, Mississauga (4)	199	99.5%	1,307	97.0%	1,288	98.5%	1,305
5200 Lakeshore Boulevard, Burlington	72	98.6%	1,062	98.6%	1,084	100.0%	1,109
505 Locust Street, Burlington	118	100.0%	1,080	99.2%	1,083	99.2%	1,088
321 Lanthier Avenue, Pointe-Claire	108	99.1%	1,272	100.0%	1,313	100.0%	1,327
9100 Bonaventure Drive S. E., Calgary	317	99.7%	1,106	97.8%	1,064	97.2%	1,021
8510-111th Street, Edmonton	310	99.4%	1,052	90.6%	976	99.4%	1,068
1959-1999 Marine Drive S. E., North Vancouver (5)	473	99.6%	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 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%	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%	1,080
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%
Total Residential Suites	95.5%	27,614	98.3%	945	97.3%	945	98.3%
LAND LEASE SITES							
Grand Cove, Grand Bend	389	99.5%	468	99.5%	474	100.0%	480
Wilnot 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%
Total Residential Suites and Land Lease Sites	100.0%	28,916	98.3%	929	97.5%	929	98.3%
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
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.



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

Quarterly Percentage Change in Average Monthly Rents

By Province

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

Summary

Residential Suites

Ontario:

Greater Toronto Area

Other Ontario

Ontario Residential Suites

Land Lease Sites

Ontario Residential Suites and Sites

Quebec:

Montreal

Quebec City

Quebec Total

Nova Scotia

Halifax

Saskatchewan

Saskatoon

Regina

Saskatchewan Total

Alberta

Edmonton

Calgary

Alberta Total

British Columbia

Greater Vancouver Region

Victoria

British Columbia Total

Total Residential Suites

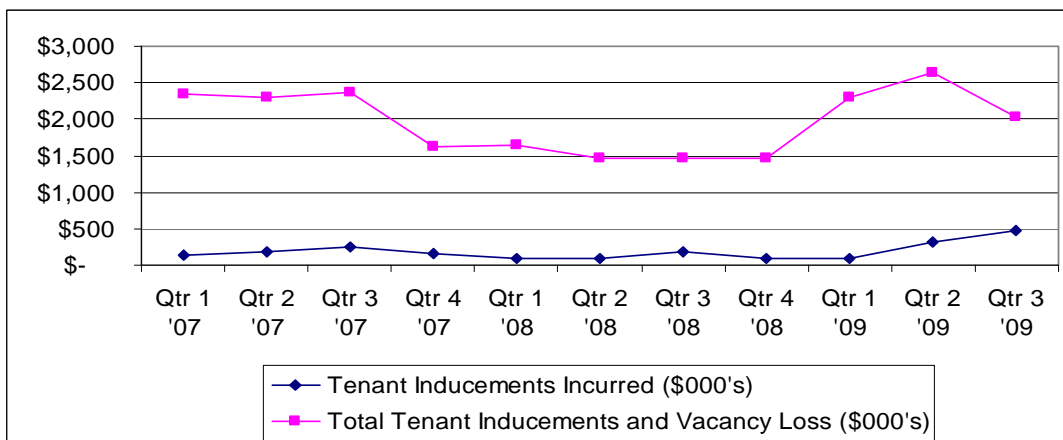
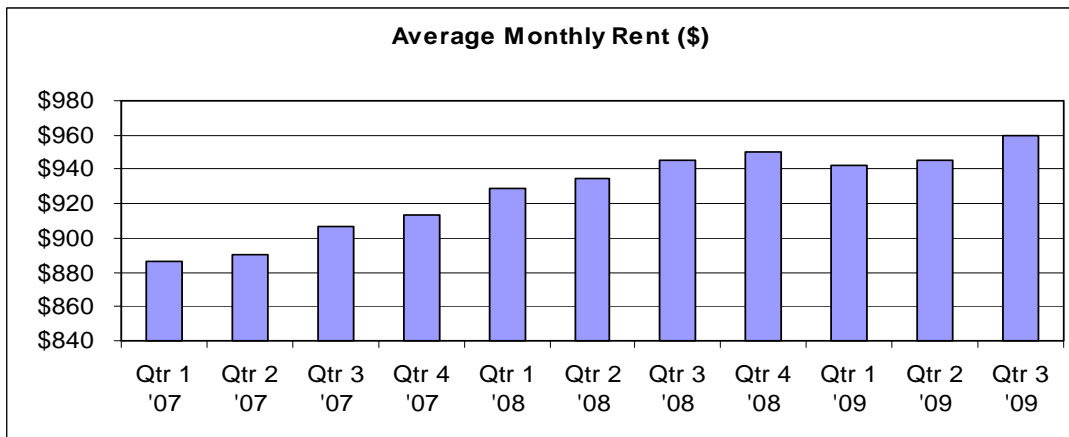
Total Suites and Sites

	Total Suites & Sites Percent	#	Dec 08 vs Oct 08	Mar 09 vs Dec 08	Jun 09 vs Mar 09	Sep 09 vs Jun 09	Sep 09 vs Oct 08
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%	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%
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%	5.9%
Quebec Total	15.4%	4,454	1.8%	-0.3%	0.4%	1.3%	3.2%
Halifax	3.7%	1,083	1.5%	-1.6%	-2.5%	6.6%	3.9%
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%	4.5%
Saskatchewan Total	0.8%	241	2.4%	2.0%	-1.1%	0.5%	3.7%
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%
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

	Residential Average Monthly Rent (\$)	Tenant Inducements Incurred (\$000s)	Tenant Inducements Amortized (\$000s)	Vacancy 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



Trend: - increased average monthly rents

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



CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

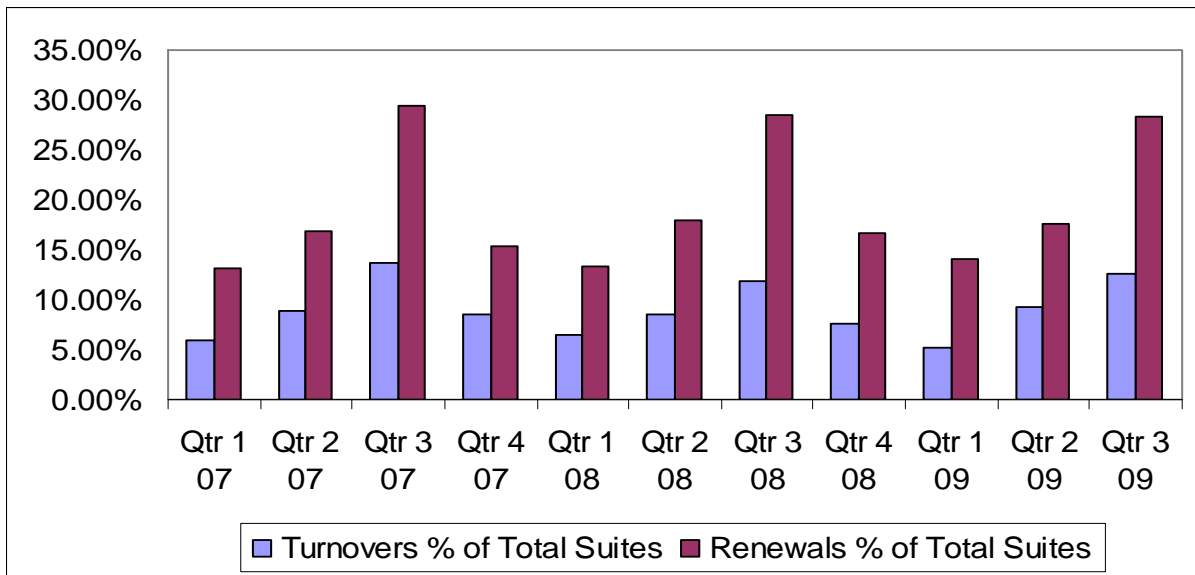
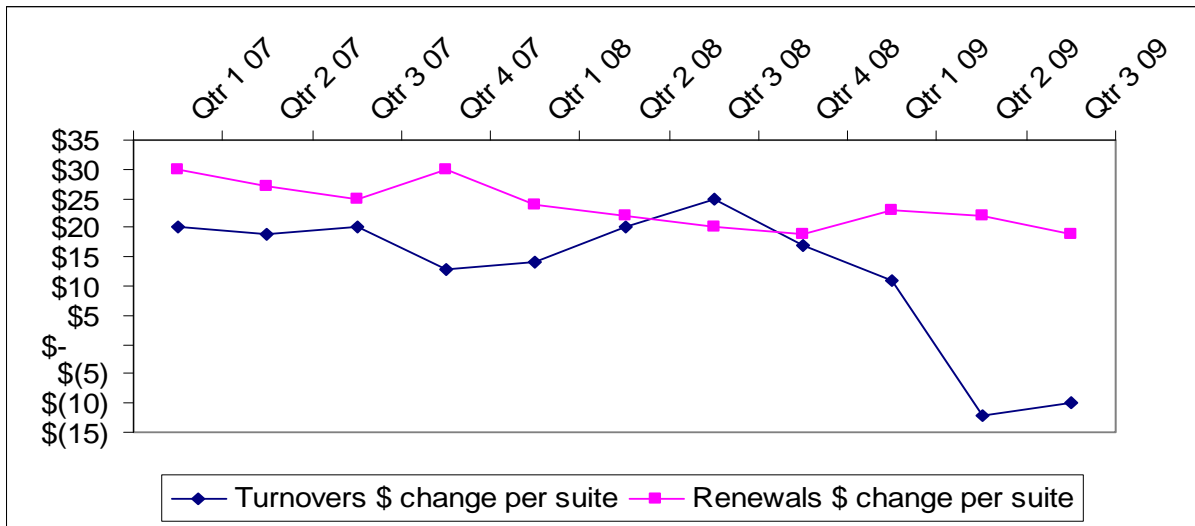
Quarterly Tenant Turnovers and Lease Renewals

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

Turnovers		
\$ Change per Suite		
2009	2008	2007

Renewals		
\$ Change per Suite		
2009	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





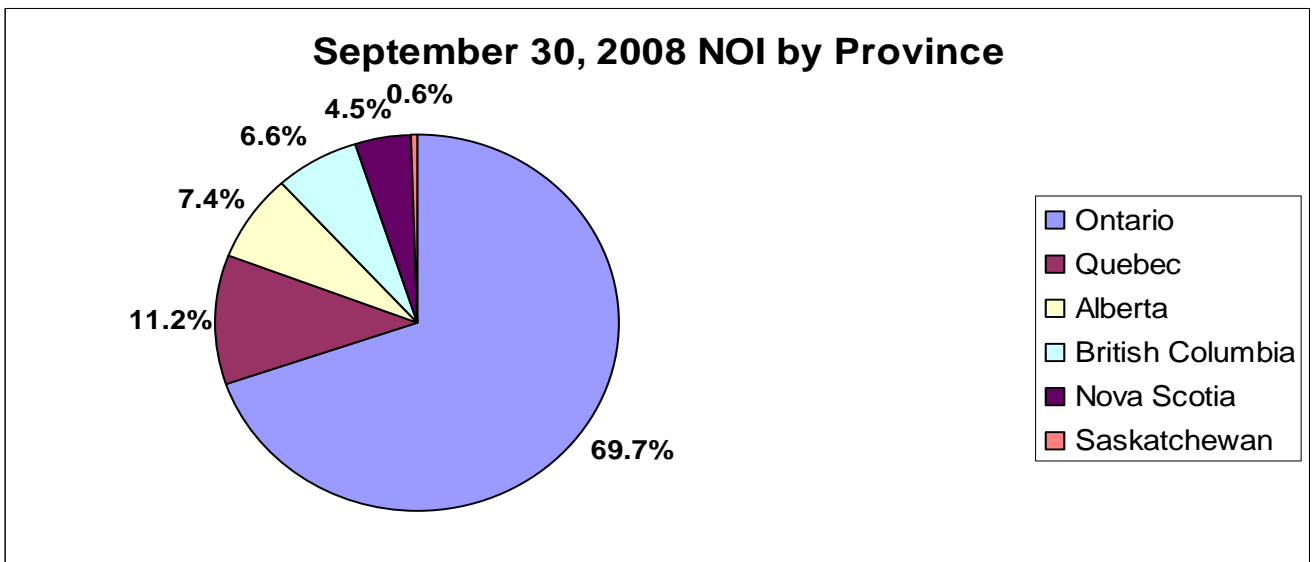
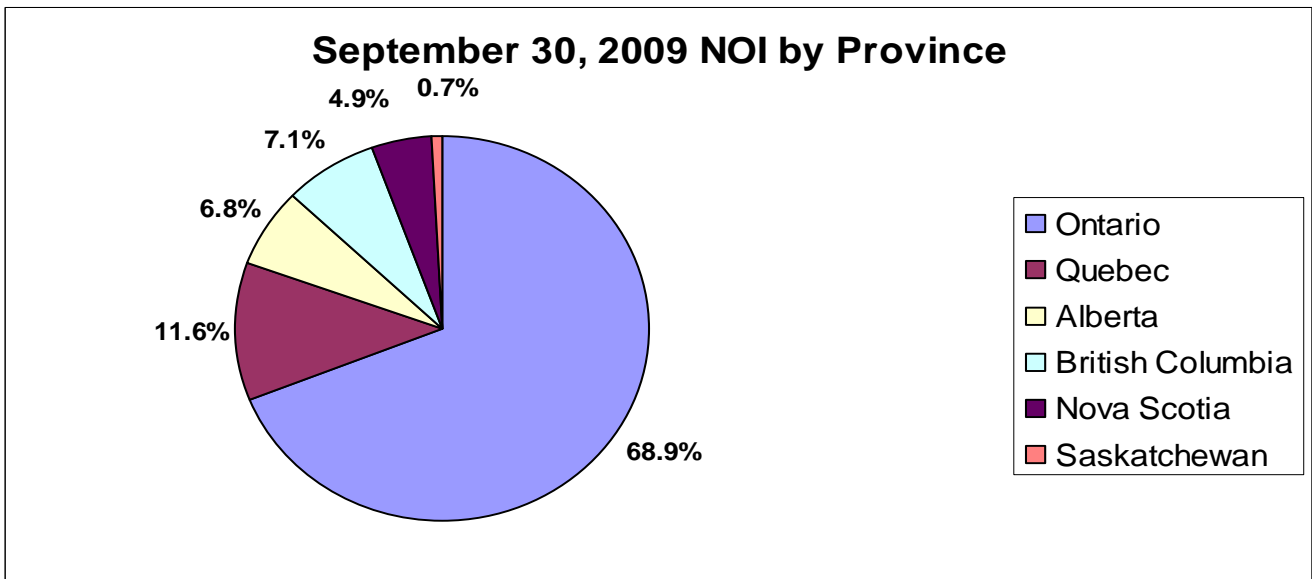
CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST

NOI Summary by Province

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

(\$ thousands)

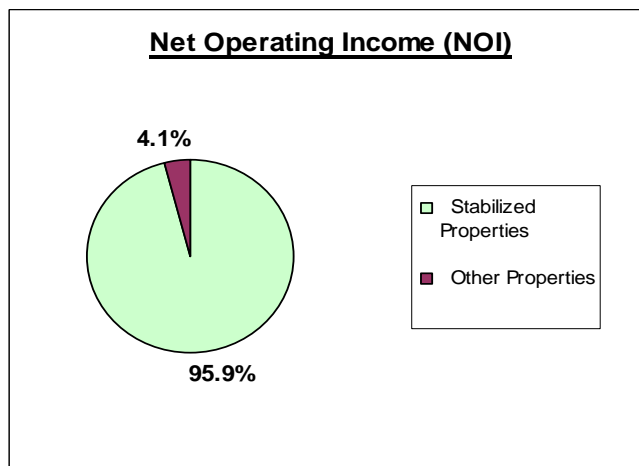
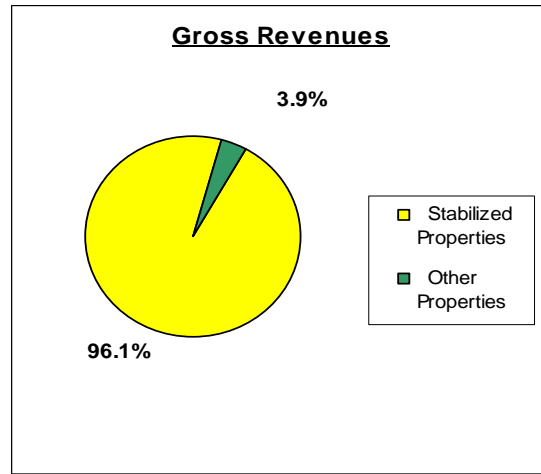
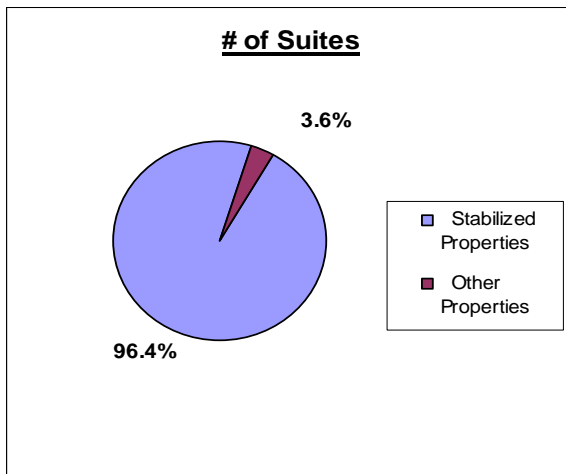
	September 30, 2009			September 30, 2008			Change in NOI	
	Total NOI	NOI	% of total	Total NOI	NOI	% of total	\$	%
	\$	Margin %	NOI	\$	Margin %	NOI		
Ontario	92,442	52.9	68.9	90,137	53.2	69.7	2,305	2.6
Quebec	15,520	53.2	11.6	14,430	53.6	11.2	1,090	7.6
Alberta	9,154	58.4	6.8	9,566	60.4	7.4	(412)	(4.3)
British Columbia	9,494	60.3	7.1	8,593	60.4	6.6	901	10.5
Nova Scotia	6,554	64.6	4.9	5,860	60.7	4.5	694	11.8
Saskatchewan	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

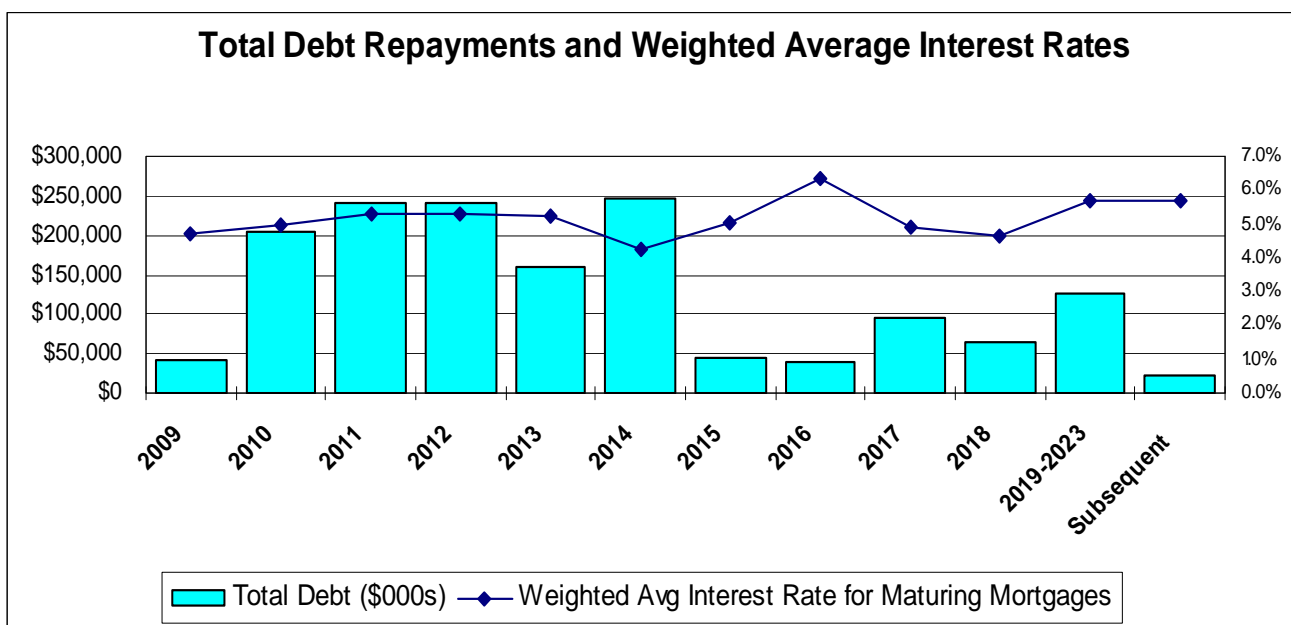
	<u>Q3/09</u>	<u>Q3/08</u>	<u>9M/09</u>	<u>9M/08</u>
Number of Stabilized Suites	26,748	26,748	26,748	26,748
% Of Total Suites and Sites	96.4%	97.0%	96.4%	97.0%
NOI Margin	57.5%	57.7%	54.3%	54.5%
Change in Gross Revenues	1.30%		1.16%	
Change in Operating Costs	(1.75%)		(1.64%)	
Change in NOI	0.98%		0.77%	





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

	<u>Sep 30, 2009</u>	<u>Sep 30, 2008</u>
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

	Amount	Weighted
	\$	Average
		Interest
		Rate
<u>For the nine months ended September 30, 2009</u>	<u></u>	<u>%</u>
(\$ millions, unless noted)		
Renewals	153.9	3.77
Additional financing	91.0	3.96
Total refinancings	<u>244.9</u>	<u>3.84</u>
Weighted average interest rate - 2009 maturing mortgages		5.27
Average interest rate reduction		1.43



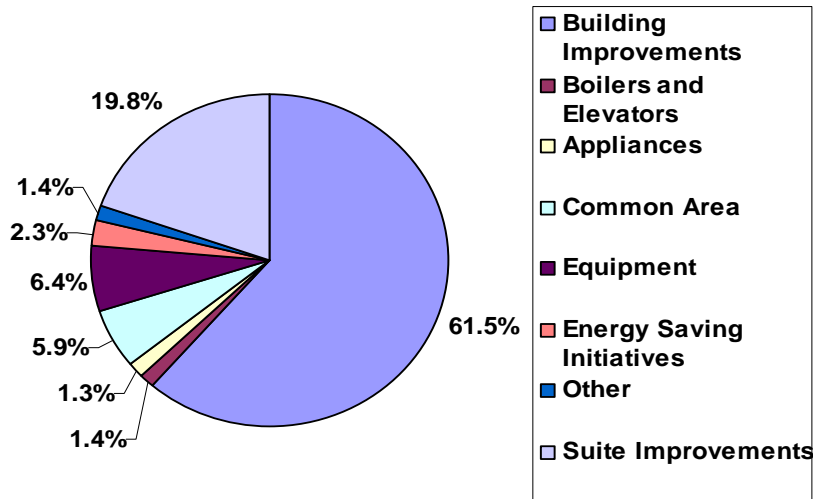
CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST
Liquidity Analysis
Supplementary Information for the Three and Nine Months Ended September 30, 2009

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

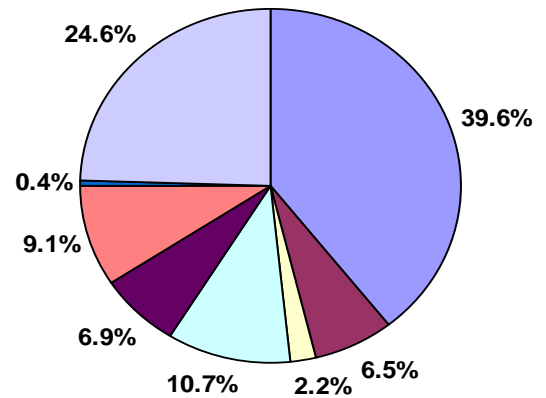


CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST
Capital Expenditures and AFFO Analysis
Supplementary Information for the Three and Nine Months Ended September 30, 2009

Nine Months Ended September 30, 2009



Nine Months Ended September 30, 2008



Nine months ended September 30, (\$ Thousands, except per suite)	2009		2008	
	Total	Per Suite ⁽¹⁾	Total	Per 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, (\$Thousands, except where noted)	2009	2008
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
Supplementary Information for the Three and Nine Months Ended September 30, 2009

	Year Ended December 31,			Nine Months Ended September 30, 2009
	2006	2007	2008	
(\$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⁾	<u>\$ 38.5</u>	<u>\$ 92.3</u>	<u>\$ 24.4</u>	<u>\$ 5.0</u>

(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