



Cité Multimédia **Tour**



Michael Emory

President & CEO

Presenters

Michael Emory

President & CEO

Wayne Jacobs

Executive VP

Marianne O'Leary

Senior VP, Real Estate Operations

Forward Looking Statements

This presentation may contain "forward looking" information about future events or the REIT's future performance. This information, by its nature, is subject to risks and uncertainties that may cause actual events or results to differ materially, including those described under the heading "Risks and Uncertainties" in our most recently filed AIF. Material assumptions that underpin any forward-looking statements I make include those described under "Forward Looking Disclaimer" in our MD&A for the first quarter of 2007.



REIT Overview

Focused

OFFICE

Operator



Major Canadian Urban Centres

 <p>Winnipeg 7 Properties 410,000 Sq.Ft.</p>	 <p>Montreal 7 Properties 1.7M Sq.Ft.</p>	 <p>Quebec City 5 Properties 180,000 Sq.Ft.</p>
 <p>Toronto 41 Properties 2.2 M Sq.Ft.</p>		

**Most Extensive
Occupancy Solutions & Property Services**

Leading Our Market

- Higher Occupancy Levels
- Higher Net Effective Rents
- Lower Turnover on Maturity



Cité
Multimédia



Today's Agenda

Asset Overview

Market Area

Lease Structure



Cité Multimédia

Industrial Structure Adapted to Office Use

		
Office Campus	Constructed in 7 Phases 1999 - 2002	Traditional Class-I Attributes

Cité Multimédia

Industrial Structure Adapted to Office Use



Very Competitive
in its
Sub-market




Class I
Interior
Attributes



Divisible Floor
Plates &
Abundant Parking

Cité Multimédia

Large Divisible Floor Plates



Cité Multimédia

FLOOR PLAN PHASE V, VI, VII

FLOOR PLAN PHASE IV

Phase	Floor Plate Size (Sq. ft)
IV	37,000
V	35,000
VI	20,000
VII	22,500

Cité Multimédia

Abundant Underground Parking

	Parking Spaces
Phase I, II & III	107
Phase IV	225
Phase V, VI & VII	450
TOTAL	782

Market Overview

Old Montreal

- ◆ Comprised largely of:
 - ◆ Class I Office
 - ◆ Residential
 - ◆ Retail
- ◆ Successful urban neighbourhoods





Montreal Office Market

Shifting Preferences



- ◆ Revitalized areas in and around Old Montreal
- ◆ Additional impetus from:
 - ◆ Municipal urban-renewal projects
 - ◆ Caisse de Dépôt new 600,000 sq.ft. head-office



Montreal Office Market

Bonaventure Transformation



Aerial View

Lease Structure

Rental Rates



CGI



SAP



MOTOROLA



COMPUWARE

Principal Tenants Occupy 47% of GLA

- ◆ In-place rental rates above current market rates
- ◆ Expect annual un-levered yield of ~7.6% over next 10 years



www.alliedpropertiesreit.com



- ◆ Launching new bilingual website
- ◆ Appropriate to current scope of our business





Leasing Strategy

Community 

Key to
Leasing & Maintaining
Tenant Base



Leasing Strategy

- ◆ Enlisting brokerage community in target market
- ◆ Access to large and diverse sales group



425 Viger Avenue West

Leasing Strategy

Exclusive Listing with Montreal Real Estate Group



4446 St.Laurent Blvd



6300 Avenue du Parc

Tenants Solutions



Mile End

Boulevard Saint-Laurent

International District

Cité Multimédia

QUARTIER INTERNATIONAL

OLD MONTREAL

DOWNTOWN SOUTH SUBMARKET

Offering Flexibility to Tenants

Competitive Advantage

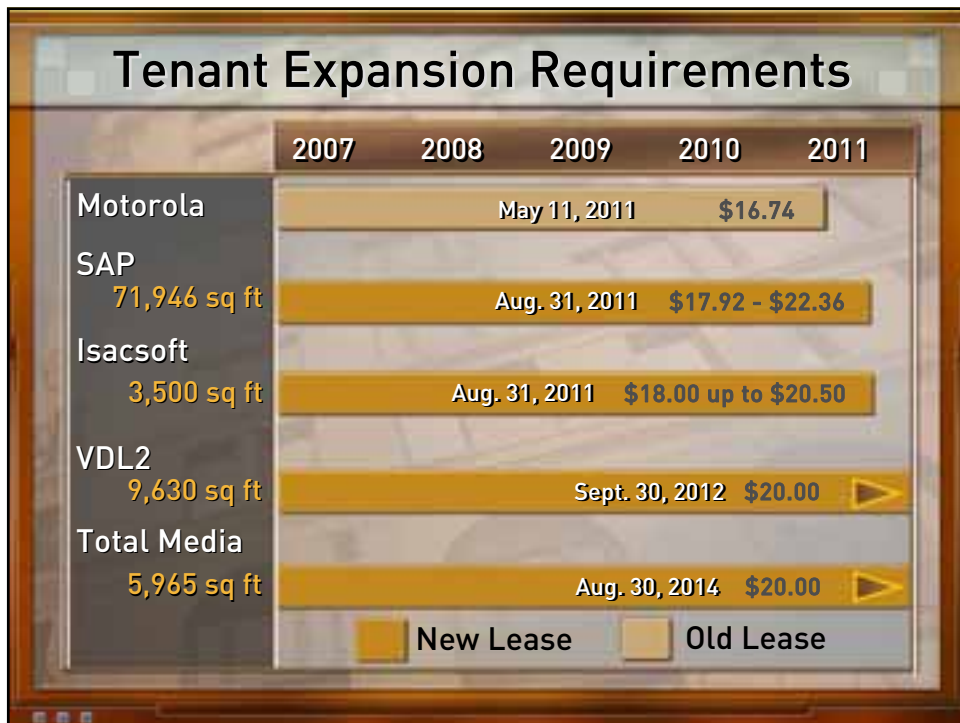
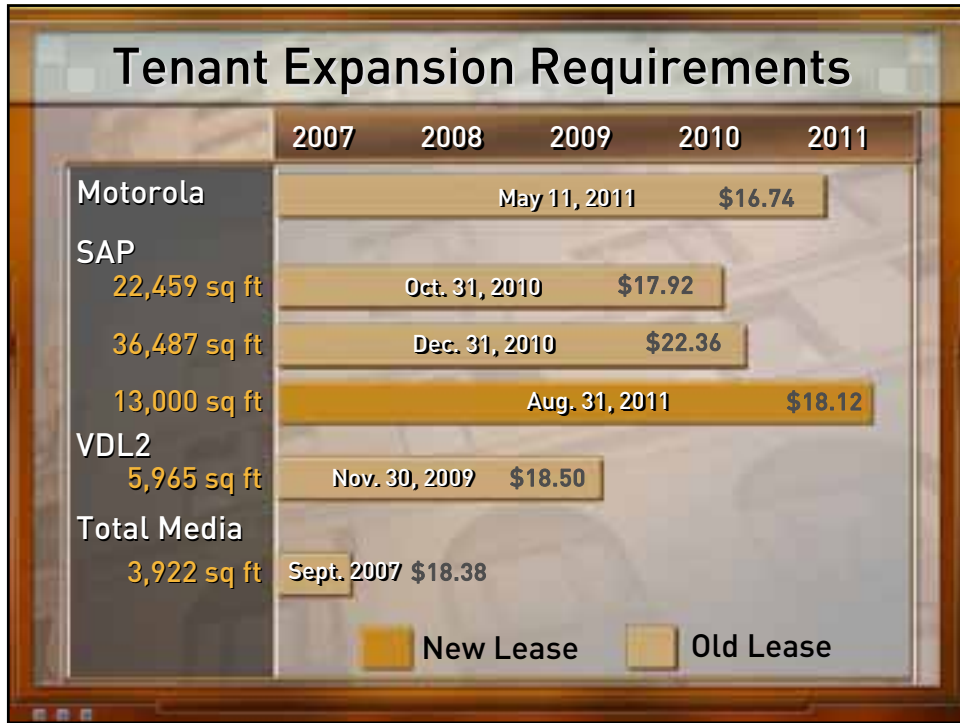
		
Wide Size Range 300 to 200,000 Sq.ft.	Wide Range of Rental Rates \$10 to \$30 Gross	Wide Range of Tenants

Leasing at Cité Multimédia

Three Pronged Approach

TENANTS	In-Place & Market Rent Gap Narrowing Occupancy Costs Will Remain Stable
BROKERS	Reposition & Relaunch Cité Multimédia Revitalize & Generate Broker Interest
EXPANSION	Large Tenant Need for Additional Space Attention to Our Lease Rollovers

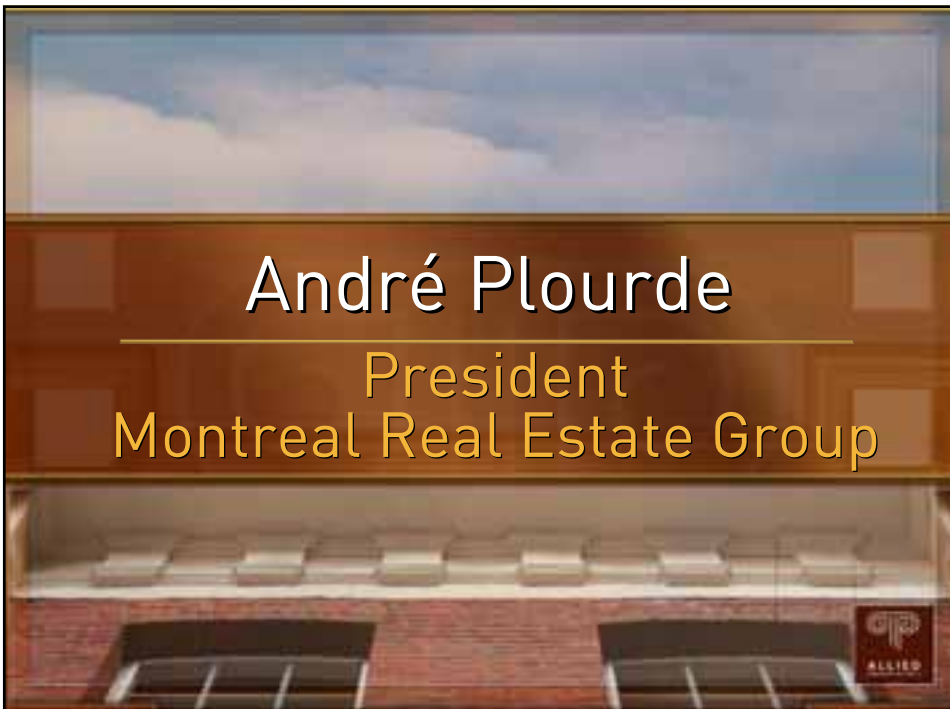




Cité Multimédia Growth


All Leasing 

to Date at
Rates Equal to
or Above In-Place Rents



André Plourde

President
Montreal Real Estate Group





Approach to Operations

Deliver
Valued Service
Address Tenants Needs



Tenant Priorities

-  **Comfort**
-  **Security**
-  **Parking**



Key Initiatives

Addressing Tenant Needs

		
Trained Staff in HVAC Systems	Tiered Security Approach	Strong Parking Compliment

Leveraging Experience

Successful Integration

Cité Multimédia 	King West Central 
960,000 Sq.ft. in 7 Buildings	550,000 Sq.ft. in 12 Buildings

Leveraging Experience

Successful Integration

Cité Multimédia 	King West Central 
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Office Campuses
Centralized Maintenance & Security
Underground Parking

Cité Multimédia Integration

Integration Action Plan

Secure On-site Staff	Meet Key Suppliers	Create Transition Plan
Install Computer Systems	Meet Tenants To Address Questions	

Communication & Services
Key to Success of Transition

Both Areas Visibly Transformed



King West Central Cité Multimédia

Increased Demand for Space
Attracting Established & Growing Tenants

Superior Tenant Services



- ◆ Online real time dispatch of services
 - ◆ Maintenance & other requests
 - ◆ Service delivery tracking
- ◆ First implemented at Cité Multimédia



Our Management Team

Alfred Cere
Regional Manager, Quebec

Jean-Francois Burdet
Directeur Immobilier for Cité Multimédia

Michelle Tremblay
Director, Transaction Management, Quebec



Our Services Team

Cathy Dranfield
Senior Property Administrator

Pauline Cyr
Security Services

Franco Caron
Maintenance Services

Suzanne Ouellette
Head of Service Centre

Montreal Portfolio



- ◆ Approx. 1.75 M sq. ft.
- ◆ 18 people employed
- ◆ Well positioned to meet all tenant needs
- ◆ Leveraging our knowledge base & experience in new markets



Summary

Successful Track Record of
Asset Acquisition

Strong & Successful
Tenant Focus



Tour Overview

Groups	Tour Start Location
1 Michael Emory, Al Cere & Cathy Dranfield	Phase IV
2 Wayne Jacobs, Andre Plourde & Michelle Tremblay	Phase V
3 Marianne O'Leary & Jean-Francois	Phase III

Tour Completion 4pm-Meet in Lobby of Phase IV-Q & A
Meet at Hotel, Cocktails 5:30pm
Dinner 6pm