



DUNDEE REIT LATEST ACQUISITIONS

FOR IMMEDIATE RELEASE

TORONTO, JANUARY 12, 2007, DUNDEE REIT (D.UN – TSX) today announced that it has completed the acquisition of 30 and 55 St. Clair Avenue West, two Class A office buildings totalling 426,000 square feet in mid-town Toronto for approximately \$110.4 million, representing a 6.7% capitalization rate. The acquired buildings are 96% leased, with an average lease term of 4.8 years, and both offer ample underground parking. The buildings offer a strong tenant profile, including CryptoLogic, Maple Leaf Foods, AOL Canada and the Ontario Government amongst the largest tenants. With the addition of these properties to its portfolio, Dundee REIT has become the dominant owner of office space in the St. Clair sub-market with a portfolio of over 692,000 square feet of office space.

In addition, Dundee REIT announced the completion of three transactions in the fourth quarter of 2006 totalling 506,000 square feet of office space for approximately \$103.3 million.

Q4 2006	Location	Property Type	Interest Acquired	GLA (sq.ft.)	Occupancy on Acquisition	Purchase Price (\$000s)	Date Acquired
2121 Argenta Road	Mississauga	Office	100%	61,000	96%	\$ 11,270	November 16, 2006
Airport Corporate Centre West	Mississauga	Office	100%	357,000	86%	66,253	November 28, 2006
2891 Sunridge Way NE	Calgary	Office	100%	88,000	100%	25,736	December 20, 2006
Q4 2006 Total				506,000		\$ 103,259	
Q1 2007							
30 and 55 St. Clair Ave. West	Toronto	Office	100%	426,000	96%	\$ 110,368	January 9, 2007

In 2006, Dundee REIT acquired an impressive \$563 million of high quality office and industrial properties totalling approximately 3.4 million square feet. Taken together, these properties have an average occupancy rate of 98%, an average remaining lease term of 6.2 years and a going in capitalization rate of 8.4%. The fourth quarter acquisitions, as well as the St. Clair properties, were funded by the proceeds from the equity offering completed in December 2006.

“In 2005 we bought just over \$350 million of properties,” said Michael Cooper, Vice Chairman and CEO of Dundee REIT. “I think we surprised the market when we surpassed that benchmark only six months into 2006. In 2007, our goal is to acquire \$1 billion. With the completion of the St. Clair acquisition, and the \$244.7 million of office and industrial space currently in our acquisition pipeline, we are off to a great start.” Dundee REIT’s market capitalization at year end was \$1.7 billion and on December 15, 2006 it was added to the S&P/TSX Composite Index.

Dundee REIT is an unincorporated, open-ended real estate investment trust and is Canada’s leading provider of high quality, affordable office premises. It is focused on owning, acquiring, leasing and managing mid-sized urban and suburban office and industrial properties in Canada. Dundee REIT’s diversified portfolio consists of approximately 19.4 million square feet of gross leasable area, located primarily in its target markets of Toronto, Ottawa, Montréal, Calgary and Edmonton. Dundee REIT’s portfolio is well diversified by geographic location and tenant mix. For more information, please visit www.dundeereit.com.

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