



DUNDEE REIT ACQUIRES 323,000 SQUARE FOOT PORTFOLIO IN MONTRÉAL

FOR IMMEDIATE RELEASE

Toronto, JUNE 9, 2004, DUNDEE REAL ESTATE INVESTMENT TRUST (D.UN – TSX) announced today that it has entered into an agreement to acquire a 323,000 square foot portfolio of office, industrial and flex space in Montréal for a purchase price of approximately \$63.6 million. The transaction is scheduled to close by the end of June, 2004.

The portfolio consists of 13 buildings located within Technoparc Saint-Laurent, a technology park adjacent to Dorval International Airport. The buildings are fully leased to predominantly technology tenants. Technoparc Saint-Laurent is the largest Canadian park dedicated to research and development activities, providing an environment conducive to the development of technology in the aerospace, biotechnology, pharmaceutical, information and telecommunications technology industries.

The buildings to be acquired are all state-of-the-art facilities for the tenants who have made a significant investment in their premises. The average age of the buildings in the portfolio is about 4 years and the average remaining lease term is about seven years. There are currently 17 high-quality tenants in the portfolio, such as AstraZeneca, Theratechnologies, MethylGene and Thales Avionics, many of which are leaders in their respective fields.

These properties compliment Dundee REIT's existing portfolio and align with its strategy of owning and managing office and industrial properties in Montréal, Ottawa, Toronto, Calgary and Edmonton. As with the other acquisitions completed over the past nine months, the properties add to the REIT's current holdings in one of its key markets, improve the overall quality of its portfolio, lengthen the average lease term, increase the overall occupancy and average net rent, and build upon its existing management platform. The properties will be purchased free and clear of any debt and will be paid for from the proceeds of Dundee REIT's convertible debenture offer, for which a final prospectus was filed today.

Dundee REIT is an unincorporated, open-ended real estate investment trust. We are a provider of high quality, affordable business premises. We focus on owning, acquiring, leasing and managing mid-sized urban and suburban office and industrial properties in Canada. Our diversified portfolio consists of approximately 13.4 million square feet of gross leasable area, located primarily in our target markets of Toronto, Ottawa, Montréal, Calgary and Edmonton. Our portfolio is well diversified by asset type, geographic location and tenant mix. For more information, please visit www.dundeereit.com.

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