



NEWS RELEASE FOR IMMEDIATE DISTRIBUTION

BOARDWALK REIT ANNOUNCES TIMING OF RELEASE OF ITS SECOND QUARTER FINANCIAL RESULTS FOR THE THREE AND SIX MONTH PERIODS ENDED JUNE 30, 2018.

Calgary, Alberta – July 3, 2018 – Boardwalk Real Estate Investment Trust ('BEI.UN' – TSX)

Boardwalk REIT would like to announce that its second quarter financial results for the three and six month periods ended June 30, 2018 will be released before the market opens on Monday August 13, 2018.

We invite you to participate in the teleconference held to discuss these results later the same morning (Monday August 13, 2018) at 9:00am (Mountain), 11:00 am (Eastern). Senior Management will speak to the results and provide a financial and operational update. Presentation and supplemental materials will be made available on our website prior to the call (please visit: www.BoardwalkREIT.com).

Teleconference:

The telephone numbers for the conference are toll-free 1-888-390-0546 (within North America) and 416-764-8688 (International).

Note: Please provide the operator with the below Conference Call ID or Topic when dialing in to the call.

Conference ID: 58079496

Topic: Boardwalk Real Estate Investment Trust, 2018 Second Quarter Results.

Webcast:

Investors will also be able to listen to the call and view the slide presentation by visiting www.BoardwalkREIT.com on the morning of the call. An information page will be provided for any software and system requirements. The live webcast and slide presentation will also be available at:

<https://event.on24.com/wcc/r/1786821/BDE6C169BEEC482F0949E9DF9F52E546>

Corporate Profile:

Boardwalk REIT strives to provide Canada's friendliest communities and currently owns and operates more than 200 communities with over 33,000 residential units totaling over 28 million net rentable square feet. Boardwalk's principal objectives are to provide its Residents with the best quality communities and superior customer service, while providing Unitholders with enhanced returns by increasing the value of its Trust Units through selective acquisitions, dispositions, development, and effective management of its residential multi-family communities. Boardwalk REIT is vertically integrated and is Canada's leading owner/operator of multi-family communities bringing Residents home to properties located in Alberta, Saskatchewan, Ontario, and Quebec.

Boardwalk REIT's Trust Units are listed on the Toronto Stock Exchange, trading under the symbol BEI.UN. Additional information about Boardwalk REIT can be found on the Trust's website at www.BoardwalkREIT.com.

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