

Statement of Trust Income Allocations and Designations

Select: T3 R16 AMENDED POSTING SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2010

TRUST NAME: Boardwalk Real Estate Investment Trust

ADDRESS (1): Suite 200
 ADDRESS (2): 1501 First Street S.W.
 CITY: Calgary
 PROVINCE: AB
 COUNTRY CODE: CAN
 POSTAL CODE: T2R 0W1

Preparer information:

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SYMBOL: BEL.un

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TIN#: T27179735
 CUSIP#: 096631106
 QUEBEC TAX ID:

CALCULATION METHOD: RATE
 PER CENT - ALLOCATION MUST ADD TO 100
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

1) CORPORATE ACTIONS
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT AFFECT T3/RL-16 TAX REPORTING?: No
2) IS U.S. 1099-DIV TAX ALLOCATION REPORTING AVAILABLE?: No
TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):
3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: Yes
 Part XIII Tax (Income Tax Act)
4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: Yes
 Part XIII.2 Tax (Income Tax Act)

			Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Period 13	Period 14	
T3 Box No.	R16 Box No.	Total Distribution (\$) Per Unit	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.65000	0.15000	0.15000	0.15000	0.15000			
		Record Date	2010/01/29	2010/02/26	2010/03/31	2010/04/30	2010/05/31	2010/06/30	2010/07/30	2010/08/31	2010/09/30	2010/10/29	2010/11/30	2010/12/31			
		Payment Date	2010/02/15	2010/03/15	2010/04/15	2010/05/17	2010/06/15	2010/07/15	2010/08/16	2010/09/15	2010/10/15	2010/11/15	2010/12/15	2011/01/17			
		Total Cash Distribution (\$) Per Unit	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.65000	0.15000	0.15000	0.15000	0.15000	0.15000		
		Total Non Cash Distribution (\$) Per Unit															
		Total Income (\$) per unit being allocated	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.65000	0.15000	0.15000	0.15000	0.15000			
21	A	Capital gain	0.03050	0.03050	0.03050	0.03050	0.03050	0.03050	0.03050	0.13215	0.03050	0.03050	0.03050	0.03050			
49	C1	Actual Amount of Eligible Dividends															
23	C2	Actual Amount of Non Eligible Dividend															
24	E	Foreign Business Income															
25	F	Foreign Non-Business Income															
26 OTHER INCOME	G-CODE 1	G- Other Income (Investment Income)	0.05295	0.05295	0.05295	0.05295	0.05295	0.05295	0.05295	0.22945	0.05295	0.05295	0.05295	0.05295			
	G-CODE 2	G- Other Income (Not investment Income)															
42	M	Return of Capital	0.06655	0.06655	0.06655	0.06655	0.06655	0.06655	0.06655	0.28840	0.06655	0.06655	0.06655	0.06655			
X	X	Non Reportable Distribution															
30	H	Capital gains eligible for deduction															
33	K	Foreign business income tax paid															
34	L	Foreign non-business income tax paid															
Total Income Allocation (check figure)			0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.15000	0.65000	0.15000	0.15000	0.15000	0.15000			

CHECK: When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:
 Corrections made to Box 21 and Box 26 as a result of revised calculations for recapture and capital gains.