



# Supplemental Information

for the quarter ended June 30, 2010

**Brookfield**  
Office Properties Canada

## Table of Contents

	Page		Page
Unit Information	2	Commercial Properties	
Contact Information	3	Lease Expiry Analysis	12
Financial Overview		Historical Occupancy Analysis	12
Balance Sheet	4	Top Tenants	13
Income Statement	5	Tenant Installation Costs and Capital Expenditures	14
Funds from Operations and Adjusted Funds from Operations	6	Balance Sheet Details	
Fair Value Continuity / Valuation Parameters	7	Receivables and Other Assets	15
Cashflow Statement	8	Accounts Payable and Other Liabilities	15
Commercial Properties		Interest Rate Profile / Amortization Schedule	16
Net Operating Income	9	Commercial Property Debt Maturity	17
Portfolio by City	10	Coverage Ratios	18
Leasing Activity	11	Definitions and Forward-Looking Statements	19

All amounts denominated in Canadian dollars.

*This accompanying financial information makes reference to net operating income, funds from operations ("FFO") and adjusted funds from operations ("AFFO") on a total and per unit basis. Net operating income is defined as income from property operations after operating expenses have been deducted, but prior to deducting financing, general and administrative expenses and valuation adjustments. FFO is defined as net income prior to extraordinary items, one-time transaction costs, valuation adjustments and certain other non-cash items. AFFO is defined as FFO net of normalized second generation leasing commissions and tenant improvements, normalized sustaining capital expenditures and straight-line rental income. The Trust uses net operating income, FFO and AFFO to assess its operating results. Net operating income is important in assessing operating performance and FFO is a widely used measure to analyze real estate. AFFO is indicative of our ability to pay distributions. The components of net operating income, FFO and AFFO are outlined on page 6. Net operating income, FFO and AFFO do not have any standard meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies.*

Refer to the last page of this Supplemental package for disclaimer on Forward-Looking Statements and certain definitions.

## Unit Information

### Announcements

- On April 27<sup>th</sup>, 2010 shareholders of BPO Properties Ltd. ("BPP") approved the Company's proposal to create Canada's pre-eminent office real estate investment trust (the "Transaction"), named Brookfield Office Properties Canada ("BOX"). The Transaction closed on May 1<sup>st</sup> and each common share of BPP was converted into one unit of BOX, which trades on the TSX.
- For more details regarding the Transaction, refer to Management's Proxy Circular dated March 22, 2010.
- Brookfield Office Properties Canada announced a distribution of \$0.08 per Trust Unit payable on September 15, 2010 to holders of Trust Units of record at the close of business on August 31, 2010.

### Basis of Presentation and Accounting

- BOX reports current and prior period results under International Financial Reporting Standards ("IFRS").
- BOX presents its current and prior period financial results on a continuity-of-interest basis. Results prior to the closing of the Transaction represent a carve-out from the consolidated financial statements of BPP combined with the acquired interest in Brookfield Place. Prior period results may not necessarily be reflective of the results had BOX been a stand-alone entity during the periods presented.
- BOX accounts for its interest in commercial properties under the consolidation method.
- Class B LP units, which are economically equivalent to REIT units, are presented as non-controlling interest under IFRS.

### BOX / BPP Trading Statistics

	BOX		BPP			
	Three months ended		Three months ended			
	June 30, 2010	March 31, 2010	December 31, 2009	September 30, 2009	June 30, 2009	
High	\$ 20.74	\$ 21.50	\$ 20.66	\$ 17.66	\$ 13.66	
Low	\$ 18.25	\$ 18.00	\$ 12.84	\$ 11.18	\$ 9.17	
Close	\$ 19.00	\$ 19.35	\$ 19.55	\$ 16.68	\$ 12.13	
Volume	150,714	373,900	646,707	645,534	509,544	
Distributions payable per share	\$ 0.16 <sup>(1)</sup>	\$ 0.10	\$ 0.10	\$ 0.10 <sup>(2)</sup>	\$ 0.05 <sup>(3)</sup>	

<sup>(1)</sup> BOX began trading on the TSX on May 5, 2010. Distributions of \$0.08 per unit are payable on a monthly basis.

<sup>(2)</sup> BPP's quarterly dividend was increased by 100% to \$0.10 per common share as of August 4, 2009 with the first increase paid on September 30, 2009.

<sup>(3)</sup> Excludes BPP's Special Dividend of \$1.65 per share on a post-split basis that was paid during the quarter ended June 30, 2009.

### BOX Units / BPP Common Shares Outstanding

	BOX		BPP			
	Three months ended		Three months ended			
	June 30, 2010	March 31, 2010	December 31, 2009	September 30, 2009	June 30, 2009	
Common Shares Outstanding	84,945,634	84,945,634	84,960,341	84,962,202	84,998,211	
Shares cancelled/repurchased during respective quarters	(84,945,634) <sup>(1)</sup>	14,700	—	36,000	—	
Trust units issued as part of the Transaction	20,297,801					
DRIP units issued	12					
Total trust units outstanding	20,297,813					
Class B LP units issued as part of the Transaction	72,883,405					
Total units outstanding	93,181,218					

<sup>(1)</sup> Cancelled as part of the Transaction

**Contact Information**

**Company Contacts**

Tom Farley	CEO	(416) 369-2706	tom.farley@brookfield.com
Jan Sucharda	President & COO	(416) 369-6095	jan.sucharda@brookfield.com
Bryan Davis	Senior Vice President & CFO	(416) 956-5170	bryan.davis@brookfield.com
Ricky Tang	Vice President & Controller	(416) 369-8285	ricky.tang@brookfield.com
Matthew Cherry	Director, Investor Relations and Communications	(416) 359-8593	matthew.cherry@brookfield.com

**Research Coverage Contacts**

Karine MacIndoe / Garreth MacRae	BMO Nesbitt Burns	(416) 359-4269 / (416) 359-6769
Alex Avery	CIBC World Markets	(416) 594-8179
Michael Smith / Melissa Papanayotou / Ryan Ng	Macquarie	(416) 848-3696 / (416) 848-3550 / (416) 848-3666
Sam Damiani / Maurice Choy	TD Newcrest	(416) 983-9640 / (416) 983-4406

## Financial Overview

### Balance Sheet (1)

(Millions)	June 30, 2010	March 31, 2010	December 31, 2009	January 1, 2009
<b>Assets</b>				
Commercial properties	\$ 3,710.6	\$ 3,705.2	\$ 3,673.4	\$ 3,208.5
Commercial developments	-	-	-	665.0
Loans receivable	-	-	-	65.6
Tenant receivables and other assets	20.0	26.6	29.4	41.1
Cash & cash equivalents	53.0	31.4	37.9	44.3
<b>Total assets</b>	<b>\$ 3,783.6</b>	<b>\$ 3,763.2</b>	<b>\$ 3,740.7</b>	<b>\$ 4,024.5</b>
<b>Liabilities</b>				
Commercial and development property debt	\$ 1,593.7	\$ 1,596.2	\$ 1,596.2	\$ 1,427.3
Accounts payable and other liabilities	69.6	79.8	74.5	109.4
<b>Unitholders' equity and non-controlling interest</b>				
Trust units	422.6	422.6	422.6	422.6
Unitholders' retained earnings	184.3	177.1	173.4	264.4
Non-controlling interest <sup>(2)</sup>	1,513.4	1,487.5	1,474.0	1,800.8
<b>Total liabilities &amp; equity</b>	<b>\$ 3,783.6</b>	<b>\$ 3,763.2</b>	<b>\$ 3,740.7</b>	<b>\$ 4,024.5</b>
<b>Value per unit<sup>(3)</sup></b>	<b>\$ 22.75</b>	<b>\$ 22.39</b>	<b>\$ 22.21</b>	<b>\$ 26.69</b>

<sup>(1)</sup> *BOX presents its current and prior period financial results on a continuity-of-interest basis. Results prior to closing of the Transaction represent a carve-out from the consolidated financial statements of BPP combined with the acquired interest in Brookfield Place. Prior period results may not necessarily be reflective of the results had BOX been a stand-alone entity during the periods presented.*

<sup>(2)</sup> *Class B LP units, which are economically equivalent to REIT units, are presented as non-controlling interest under IFRS.*

<sup>(3)</sup> *Includes both unitholders' equity and non-controlling interest divided by 93.2 million total units outstanding.*

## Income Statement <sup>(1)</sup>

(Millions, except per unit amounts)	Three months ended		Six months ended	
	June 30, 2010	June 30, 2009	June 30, 2010	June 30, 2009
Commercial property operations				
Revenue from continuing operations	\$ 97.4	\$ 84.1	\$ 191.1	\$ 170.3
Straight-line rental revenue	5.1	-	11.9	(0.7)
Lease termination and other income	1.6	1.4	2.9	2.8
Total commercial property revenue	104.1	85.5	205.9	172.4
Operating expenses	49.3	40.4	99.4	82.4
Commercial property net operating income	54.8	45.1	106.5	90.0
Loans and investment income	0.2	0.4	0.9	1.9
Total net operating income	55.0	45.5	107.4	91.9
Expenses				
Interest expense	21.3	15.8	42.5	30.4
General and administrative expense <sup>(2)</sup>	3.8	3.8	7.6	7.6
Transaction costs <sup>(3)</sup>	4.2	-	4.9	-
Income before fair value gains (losses)	25.7	25.9	52.4	53.9
Fair value gains (losses)	(13.7)	(78.7)	3.2	(111.0)
Net income (loss)	\$ 12.0	\$ (52.8)	\$ 55.6	\$ (57.1)
Net income (loss) attributable to:				
Unitholders	2.6	(11.5)	12.1	(12.4)
Non-controlling interest	9.4	(41.3)	43.5	(44.7)
Net income (loss) per unit attributable to unitholders	\$ 0.13	\$ (0.57)	\$ 0.60	\$ (0.61)
Commercial property margin %	52.6%	52.7%	51.7%	52.2%

<sup>(1)</sup> BOX presents its current and prior period financial results on a continuity-of-interest basis. Results prior to closing of the Transaction represent a carve-out from the consolidated financial statements of BPP combined with the acquired interest in Brookfield Place. Prior period results may not necessarily be reflective of the results had BOX been a stand-alone entity during the periods presented.

<sup>(2)</sup> Represents \$2.3 million and \$4.6 million of asset management fees, and \$1.5 million and \$3.0 million of public company costs for the three and six months ended June 30, 2010, respectively (amounts consistent with the same periods in prior year)

<sup>(3)</sup> Represents \$4.2 million and \$4.9 million of costs related to the Transaction for the three and six months ended June 30, 2010, respectively (compared with \$nil and \$nil for the three and six months ended June 30, 2009).

## Financial Overview

### Funds from Operations (“FFO”) and Adjusted Funds from Operations (“AFFO”)

(Millions, except per unit amounts)	Three months ended		Six months ended	
	June 30, 2010	June 30, 2009	June 30, 2010	June 30, 2009
<b>Funds from Operations</b>				
Net income (loss)	\$ 12.0	\$ (52.8)	\$ 55.6	\$ (57.1)
Add (deduct):				
Fair value adjustments	13.7	78.7	(3.2)	111.0
Transaction costs	4.2	-	4.9	-
FFO	29.9	25.9	57.3	53.9
Weighted average total units outstanding	93.2	93.2	93.2	93.2
FFO per unit	\$ 0.32	\$ 0.28	\$ 0.61	\$ 0.58
<b>Adjusted Funds from Operations</b>				
FFO	\$ 29.9	\$ 25.9	\$ 57.3	\$ 53.9
Add (deduct):				
Normalized 2nd generation leasing commissions and tenant improvements <sup>(1)</sup>	(3.5)	(3.5)	(7.0)	(7.0)
Straight-line rental income	(5.1)	-	(11.9)	0.7
Normalized sustaining capital expenditures <sup>(1)</sup>	(0.8)	(0.8)	(1.6)	(1.6)
AFFO	20.5	21.6	36.8	46.0
Weighted average total units outstanding	93.2	93.2	93.2	93.2
AFFO per unit	\$ 0.22	\$ 0.23	\$ 0.39	\$ 0.49

<sup>(1)</sup> As the components used in calculating AFFO vary quarter over quarter, a normalized level of activity is estimated based on historical spend levels as well as anticipated spend levels over the next few years. Sustaining capital expenditures relate to capital items that are not considered to add productive capacity and are not recoverable from tenants.

Fair Value

Valuation Continuity

(Millions)	Six months ended June 30, 2010			
	December 31, 2009	Balance Sheet Investments <sup>(1)</sup>	Valuation Parameters <sup>(2)</sup>	June 30, 2010
Investment properties				
Eastern region	\$ 2,181.0	\$ 24.1	\$ 14.0	\$ 2,219.1
Western region	1,492.4	9.9	(10.8)	1,491.5
<b>Total</b>	<b>\$ 3,673.4</b>	<b>34.0</b>	<b>\$ 3.2</b>	<b>\$ 3,710.6</b>

<sup>(1)</sup> Represents investment in our assets through capital expenditures, tenant improvements and acquisitions or dispositions.

<sup>(2)</sup> Represents changes in value as a result of amount and timing of cash flows at the property level due to leasing activity, leasing assumptions and investment horizon. In addition, includes the impact of changes in discount and termination capitalization rates.

Valuation Parameters

(Millions)	June 30, 2010				December 31, 2009			
	Value psf	Discount Rate	Terminal Rate	Hold Period	Value psf	Discount Rate	Terminal Rate	Hold Period
Eastern region	\$ 363	7.2%	6.5%	10	\$ 357	7.2%	6.5%	10
Western region	362	7.6%	6.8%	11	\$ 362	7.6%	6.8%	10
<b>Average</b>	<b>\$ 363</b>	<b>7.3%</b>	<b>6.6%</b>	<b>10</b>	<b>\$ 359</b>	<b>7.3%</b>	<b>6.6%</b>	<b>10</b>

**Cashflow Statement (1)**

(Millions)	Three months ended		Six months ended	
	June 30, 2010	June 30, 2009	June 30, 2010	June 30, 2009
<b>Operating activities</b>				
Net income (loss)	\$ 12.0	\$ (52.8)	\$ 55.6	\$ (57.1)
Straight-line rental income	(5.1)	-	(11.9)	0.7
Amortization of deferred financing costs	0.8	2.0	1.5	3.0
Deferred leasing costs	(4.7)	(1.4)	(6.4)	(2.3)
Valuation adjustments	13.7	78.7	(3.2)	111.0
Loans receivable - foreign exchange	-	2.8	-	2.2
Other working capital	(12.8)	(3.2)	(4.4)	3.4
	3.9	26.1	31.2	60.9
<b>Investing activities</b>				
Development and redevelopment expenditures	-	(31.0)	-	(70.3)
Capital expenditures	(7.5)	(4.1)	(14.2)	(10.0)
Loans receivable collection	-	23.2	-	63.2
	(7.5)	(11.9)	(14.2)	(17.1)
<b>Financing activities and capital distributions</b>				
Commercial and development property debt arranged	6.1	245.6	8.1	272.5
Commercial and development property debt repayments	-	(150.0)	-	(150.0)
Commercial and development property debt principal amortization	(9.4)	(6.7)	(12.1)	(9.2)
Distributions paid	(7.5)	-	(7.5)	-
Other distributions <sup>(2)</sup>	36.0	(146.9)	9.6	(165.3)
	25.2	(58.0)	(1.9)	(52.0)
Increase (decrease) in cash resources	21.6	(43.8)	15.1	(8.2)
Opening cash and cash equivalents	31.4	79.9	37.9	44.3
Closing cash and cash equivalents	\$ 53.0	\$ 36.1	\$ 53.0	\$ 36.1

<sup>(1)</sup> BOX presents its current and prior period financial results on a continuity-of-interest basis. Results prior to closing of the Transaction represent a carve-out from the consolidated financial statements of BPP combined with the acquired interest in Brookfield Place. Prior period results may not necessarily be reflective of the results had BOX been a stand-alone entity during the periods presented.

<sup>(2)</sup> Represents distributions made by BPP prior to the formation of BOX, primarily consisting of common share dividends, preferred share dividends and working capital settlement as part of the Transaction.

## Commercial Properties

### Net Operating Income – Same Property Analysis

(Millions)	Three months ended		Six months ended	
	June 30, 2010	June 30, 2009	June 30, 2010	June 30, 2009
Commercial Property Operations				
Commercial property net operating income	\$54.8	\$45.1	\$106.5	\$90.0
Less:				
Properties reclassified from development <sup>(1)</sup>	7.3	(0.7)	13.0	(1.4)
Lease termination and other income	1.6	1.4	2.9	2.8
Commercial property net operating income - same property	\$45.9	\$44.4	\$90.6	\$88.6
Same property NOI growth % since Q2 2009	3.4%		2.3%	
Total number of properties <sup>(1)</sup>			19	17
Owned interest (000's Sq.Ft.) <sup>(1)</sup>			10,227	8,549
Occupancy			96.7%	96.5%
Occupancy of same property			98.6%	99.1%

<sup>(1)</sup> The increase represents Bay Adelaide Centre West Tower (three and six months ended June 30, 2010 - \$5.9 million and \$10.3 million, respectively) and Bankers Court (three and six months ended June 30, 2010 - \$1.3 million and \$2.7 million, respectively) transitioning to operating properties in Q3 2009 under IFRS.

### Net Operating Income – Regional Analysis

(Millions)	Three months ended June 30, 2010		Six months ended June 30, 2010	
	Net Operating Income	% Contribution	Net Operating Income	% Contribution
Commercial Property Operations				
Toronto, Ontario	\$30.7	56.0%	\$58.6	55.0%
Calgary, Alberta	21.2	38.7%	42.3	39.7%
Vancouver, British Columbia	2.9	5.3%	5.6	5.3%
Total Net Operating Income	\$54.8	100.0%	\$106.5	100.0%
Less non-cash net operating income:				
Straight-line rental revenue	(5.1)	(9.3%)	(11.9)	(11.2%)
Total Cash Net Operating Income	\$49.7	90.7%	\$94.6	88.8%

## Commercial Properties

### Portfolio by City

June 30, 2010	Number of		Assets Under Management (Square Feet in 000's)				Owned Interest (Square Feet in 000's)			
	Properties	Leased %	Office	Retail	Leasable	Parking	Total	Interest %	Leasable	Total
<b>TORONTO</b>										
Bay Wellington Tower	1	98.0%	1,298	42	1,340	-	1,340	100%	1,340	1,340
Brookfield Place Retail & Parking <sup>(1)</sup>	1	94.5%	-	53	53	690	743	56%	27	413
Bay Adelaide Centre West Tower	1	80.5%	1,155	37	1,192	382	1,574	100%	1,192	1,574
Exchange Tower	1	93.4%	963	66	1,029	131	1,160	50%	515	580
Hudson's Bay Centre	1	99.3%	536	261	797	295	1,092	100%	797	1,092
Queen's Quay Terminal	1	98.7%	427	77	504	-	504	100%	504	504
105 Adelaide St. W.	1	99.5%	177	7	184	48	232	100%	184	232
HSBC Building	1	100.0%	188	6	194	31	225	100%	194	225
22 Front St. W.	1	100.0%	135	8	143	-	143	100%	143	143
	9	93.7%	4,879	557	5,436	1,577	7,013		4,896	6,103
<b>CALGARY</b>										
Bankers Hall	3	99.9%	1,944	224	2,168	409	2,577	50%	1,084	1,289
Bankers Court	1	100.0%	255	7	262	62	324	50%	131	162
Suncor Energy Centre	2	100.0%	1,710	22	1,732	220	1,952	50%	866	976
Fifth Avenue Place	2	99.9%	1,430	46	1,476	206	1,682	50%	738	841
	8	99.9%	5,339	299	5,638	897	6,535		2,819	3,268
<b>VANCOUVER</b>										
Royal Centre	1	94.3%	493	96	589	264	853	100%	589	853
	1	94.3%	493	96	589	264	853		589	853
<b>OTHER</b>										
Merivale Place	1	100.0%	-	3	3	-	3	100%	3	3
	1	100.0%	-	3	3	-	3		3	3
<b>TOTAL PORTFOLIO</b>	19	96.7%	10,711	955	11,666	2,738	14,404		8,307	10,227

<sup>(1)</sup> Brookfield Office Properties Canada owns a 56% interest in the parking operations and a 50% interest in the retail operations.

**Leasing Activity**

	Leasing Activity (000's sq. ft)					
	Q4 2009	Expiry		Leasing		Q2 2010
	Leased	Contractual	Early	New	Renewal	Leased
Toronto, Ontario	5,076	(235)	(406)	275	383	5,093
Calgary, Alberta	5,628	(82)	(303)	52	338	5,633
Vancouver, B.C.	554	(15)	(13)	8	21	555
Other	3	-	-	-	-	3
<b>Total</b>	11,261	(332)	(722)	335	742	11,284
<b>Leasable sq. ft.</b>	11,664					11,666
	96.5%	(2.8%)	(6.2%)	2.9%	6.4%	96.7%

	Net Rents (\$ psf)						
	Q4 2009	Expiring	Leasing		Q2 2010	Market	M/M
	In-Place		Year 1	Average	In-Place		
Toronto, Ontario	\$28	\$32	\$33	\$36	\$30	\$24	(20.0%)
Calgary, Alberta	26	28	23	26	27	26	(3.7%)
Vancouver, B.C.	17	22	26	27	18	26	44.4%
Other	29	-	-	-	29	27	(6.9%)
<b>Total</b>	\$26	\$30	\$30	\$32	\$28	\$25	(10.7%)

## Leasing Expiry Analysis

	2010		2011		2012		2013		2014		2015		2016		Beyond		Total	
	Current	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft	Net Rent	(000)'s Sq. Ft
Toronto	343	80	\$32	250	\$25	477	\$26	645	\$30	202	\$31	284	\$28	384	\$26	2,771	\$32	5,436
Calgary	4	126	25	291	31	353	29	485	32	99	37	1,150	30	749	23	2,381	34	5,638
Vancouver	34	8	23	71	24	55	22	88	22	7	29	75	25	25	22	226	11	589
Other	-	-	-	-	-	-	-	1	32	-	-	-	-	-	-	2	28	3
<b>Total</b>	<b>381</b>	<b>214</b>	<b>\$28</b>	<b>612</b>	<b>\$28</b>	<b>885</b>	<b>\$27</b>	<b>1,219</b>	<b>\$30</b>	<b>308</b>	<b>\$33</b>	<b>1,509</b>	<b>\$30</b>	<b>1,158</b>	<b>\$24</b>	<b>5,380</b>	<b>\$32</b>	<b>11,666</b>
<b>Total % expiring</b>	<b>3.3%</b>	<b>1.8%</b>		<b>5.2%</b>		<b>7.6%</b>		<b>10.5%</b>		<b>2.6%</b>		<b>12.9%</b>		<b>9.9%</b>		<b>46.2%</b>		<b>100.0%</b>
End of prior year	3.5%	3.5%		8.9%		7.7%		11.8%		2.6%		13.3%		9.2%		39.5%		100.0%
Difference	(0.2%)	(1.7%)		(3.7%)		(0.1%)		(1.3%)		0.0%		(0.4%)		0.7%		6.7%		0.0%

## Historical Occupancy Analysis

	June 30, 2010		March 31, 2010		December 31, 2009	
	Total Sq.Ft.	% Leased	Total Sq. Ft.	% Leased	Total Sq. Ft.	% Leased
(000's Sq.Ft.)						
Toronto, Ontario	7,012	93.7%	7,013	93.2%	7,012	93.3%
Calgary, Alberta	6,536	99.9%	6,535	100.0%	6,534	99.8%
Vancouver, B.C.	853	94.3%	853	94.1%	853	94.1%
Other	3	100.0%	3	100.0%	3	100.0%
<b>Total</b>	<b>14,404</b>	<b>96.7%</b>	<b>14,404</b>	<b>96.5%</b>	<b>14,402</b>	<b>96.5%</b>

**Top Tenants**

Tenant	Building	Credit Rating <sup>(1)</sup>	Expiry	000's Sq. Ft.							Total	% <sup>(2)</sup>	
				2010	2011	2012	2013	2014	2015	Beyond			
1 Suncor Energy	Suncor Energy Centre	BBB+	2028								1,015	1,015	8.7%
2 Imperial Oil	Fifth Avenue	AAA	2016								717	717	6.1%
3 Talisman Energy	Bankers Hall - West Tower and Royal Bank Building	BBB+	2015							539		539	4.6%
4 Royal Bank	Royal Centre, Bankers Hall, Hudson Bay, Bay Wellington, Queen's Quay	AA-	Various	44	17		58			12	402	533	4.6%
5 Government and Related Agencies	Hudson Bay, Exchange Tower, HSBC, Fifth Ave, Queens Quay	AAA	Various	13			214	27			260	515	4.4%
6 Canadian Natural Resources	Bankers Hall - East Tower, Fifth Avenue	BBB+	2011/2026		15						290	305	2.6%
7 KPMG Management Services LP	Bay Adelaide West	Not Rated	2025								297	297	2.5%
8 CIBC	Bay Wellington Tower, Bankers Hall, 22 Front	A+	Various								288	288	2.5%
9 Enbridge Inc.	Fifth Avenue	A-	2013				255					255	2.2%
10 EnCana Corporation	Bankers Hall - East Tower and West Tower	BBB+	2015							241		241	2.1%
11 The Bay	Hudson Bay Centre	Not Rated	2019/2020								209	209	1.8%
12 Goodmans LLP	Bay Adelaide West	Not Rated	2026								182	182	1.6%
13 Fasken Martineau	Bay Adelaide West	Not Rated	2030								165	165	1.4%
14 Bennett Jones	Bankers Hall - East Tower	Not Rated	2015							161		161	1.4%
15 Compton Petroleum	Bankers Court	B	2019								151	151	1.3%
16 Lombard Insurance	105 Adelaide	A-	2012/2013			134	10					144	1.2%
17 Heenan Blaikie	Bay Adelaide West, Fifth Avenue	Not Rated	2011/2024		23						119	142	1.2%
18 Crescent Point Resources	Suncor Energy Centre	Not Rated	2020								140	140	1.2%
19 Westcoast Energy	Fifth Avenue, Royal Centre	BBB+	2012/2015			99				40		139	1.2%
20 Deloitte & Touche	Bay Wellington Tower	Not Rated	2013/2022				98				24	122	1.0%
Total sq. ft. for Top 20 Tenants				57	55	233	634	27	994	4,260	6,259	53.6%	
% of Total sq. ft.				0.9%	0.9%	3.7%	10.1%	0.4%	15.9%	68.1%	100.0%		

<sup>(1)</sup> Ratings from Standard & Poors

<sup>(2)</sup> Percentage of Total Leaseable Area

**Tenant Installation Costs and Capital Expenditures**

(Millions)	Three months ended		Six months ended	
	June 30, 2010	June 30, 2009	June 30, 2010	June 30, 2009
Leasing commissions				
1 <sup>st</sup> generation	\$ 0.9	-	\$ 1.9	-
2 <sup>nd</sup> generation	3.4	1.2	4.3	2.1
Change in accrued leasing commissions	0.4	0.2	0.2	0.2
	<u>\$ 4.7</u>	<u>\$ 1.4</u>	<u>\$ 6.4</u>	<u>\$ 2.3</u>
Capital expenditures				
Recoverable	\$ 1.5	\$ 1.2	\$ 2.6	\$ 1.9
Non-recoverable	1.4	0.6	2.2	0.8
Tenant improvements				
1 <sup>st</sup> generation	0.8	-	1.9	-
2 <sup>nd</sup> generation	3.2	2.4	3.6	3.2
Change in accrued capital expenditures	0.6	(0.1)	3.9	4.1
	<u>\$ 7.5</u>	<u>\$ 4.1</u>	<u>\$ 14.2</u>	<u>\$ 10.0</u>

**Balance Sheet Details**

**Receivables and Other Assets**

(Millions)	June 30, 2010	March 31, 2010	December 31, 2009	January 1, 2009
Tenant and other receivables	\$ 14.8	\$ 20.3	\$ 23.4	\$ 34.5
Prepaid expenses and other assets	4.4	5.5	5.2	5.6
Restricted cash	0.8	0.8	0.8	1.0
<b>Total</b>	<b>\$ 20.0</b>	<b>\$ 26.6</b>	<b>\$ 29.4</b>	<b>\$ 41.1</b>

**Accounts Payable and Other Liabilities**

(Millions)	June 30, 2010	March 31, 2010	December 31, 2009	January 1, 2009
Accounts payable and accrued liabilities <sup>(1)</sup>	\$ 61.5	\$ 60.9	\$ 65.4	\$ 94.5
Accrued interest	8.1	18.9	9.1	14.9
<b>Total</b>	<b>\$ 69.6</b>	<b>\$ 79.8</b>	<b>\$ 74.5</b>	<b>\$ 109.4</b>

<sup>(1)</sup> Includes \$1.4 million at June 30, 2010 relating to asset management fees payable to Brookfield Properties Management Corporation

## Balance Sheet Details

### Interest Rate Profile

(Millions)	June 30, 2010		March 31, 2010		December 31, 2009	
	Total	Weighted Average Interest Rate	Total	Weighted Average Interest Rate	Total	Weighted Average Interest Rate
Fixed rate	\$1,154.5	6.4%	\$1,163.5	6.4%	\$1,165.9	6.4%
Variable rate	439.2	2.1%	432.7	1.8%	430.3	1.8%
<b>Total</b>	<b>\$1,593.7</b>	<b>5.2%</b>	<b>\$1,596.2</b>	<b>5.2%</b>	<b>\$1,596.2</b>	<b>5.2%</b>
Floating rate as a % of total <sup>(1)</sup>	27.6%		27.1%		27.0%	

<sup>(1)</sup> Floating rate exposure represents construction facilities on Bankers Court and Bay Adelaide Centre

### Amortization Schedule

Debt amortization is funded through free cash flow generated from operations:

(Millions) Year	Scheduled Amortization	Maturities	Total	Weighted Average Interest Rate
Remainder of 2010	\$ 13.0	\$ 44.0	\$ 57.0	2.1%
2011	24.8	97.3	122.1	7.5%
2012	28.1	574.1	602.2	3.3%
2013	11.0	481.3	492.3	6.7%
2014	5.1	198.7	203.8	6.4%
2015 and thereafter	4.5	111.8	116.3	5.4%
<b>Total commercial property debt</b>	<b>\$ 86.5</b>	<b>\$ 1,507.2</b>	<b>\$ 1,593.7</b>	<b>5.2%</b>

## Balance Sheet Details

### Commercial Property Debt Maturity

Commercial Property	Location	Month	Year	Interest Rate %	BOX's Share	2010	2011	2012	2013	2014	Thereafter	Mortgage Details
Bankers Court	Calgary	October	2010	2.14%	\$ 44.4	\$ 44.4						Non-recourse - floating rate
Queen's Quay Terminal	Toronto	March	2011	7.26%	32.4		\$ 32.4					Non-recourse - fixed rate
Fifth Avenue Place	Calgary	August	2011	7.59%	68.4		68.4					Non-recourse - fixed rate
Exchange Tower	Toronto	April	2012	6.83%	58.6			\$ 58.6				Non-recourse - fixed rate
Royal Centre	Vancouver	May	2012	4.96%	116.8			116.8				Non-recourse - fixed rate
Bay Adelaide Centre <sup>(1)(4)</sup>	Toronto	July	2012	2.05%	395.0			395.0				Limited recourse - floating rate
HSBC Building	Toronto	October	2012	8.19%	21.7			21.7				Non-recourse - fixed rate
105 Adelaide	Toronto	February	2013	5.32%	22.0				\$ 22.0			Non-recourse - fixed rate
Bay Wellington Tower	Toronto	April	2013	6.40%	263.5				\$ 263.5			Non-recourse - fixed rate
Bay Wellington Tower	Toronto	April	2013	6.84%	63.4				\$ 63.4			Non-recourse - fixed rate
Bankers Hall	Calgary	November	2013	6.69%	10.8				10.8			Non-recourse - fixed rate
Bankers Hall	Calgary	November	2013	7.20%	156.0				156.0			Non-recourse - fixed rate
Suncor Energy Centre <sup>(2)</sup>	Calgary	June	2014	6.38%	216.2					\$ 216.2		Limited recourse - fixed rate
Hudson's Bay Centre <sup>(3)(5)</sup>	Toronto	May	2015	5.20%	109.8						\$ 109.8	Limited recourse - fixed rate
20-22 Front St.	Toronto	October	2020	6.24%	19.4						19.4	Non-recourse - fixed rate
Total Debt before premiums and deferred financing costs				5.21%	1,598.4	44.4	100.8	592.1	515.7	216.2	129.2	
Deferred financing costs					(4.7)	-	(0.1)	(0.8)	(1.5)	(1.4)	(0.9)	
Total Debt				5.21%	\$ 1,593.7	\$ 44.4	\$ 100.7	\$ 591.3	\$ 514.2	\$ 214.8	\$ 128.3	

<sup>(1)</sup> This loan has limited recourse for up to \$60.0 million

<sup>(2)</sup> Includes a \$34.4 million unsecured loan payable to the property's joint-venture partner

<sup>(3)</sup> This loan has limited recourse for up to \$15.0 million

<sup>(4)</sup> One-year extension option available at maturity in July 2011. The criteria to extend the maturity to 2012 has been met as of June 30, 2010

<sup>(5)</sup> Two-year extension option which extends the maturity to May 2015 is available to the Trust provided that certain debt service and loan-to-value thresholds are met

**Coverage Ratios**

(Millions, except ratios and per share amounts)	Three months ended June 30, 2010
<b>Interest coverage ratio</b>	
Total FFO	\$ 29.9
Interest expense	21.3
Total	\$ 51.2
Interest coverage ratio	2.4x
 <b>Fixed charge coverage ratio</b>	
Total FFO	\$ 29.9
Interest expense	21.3
Total	51.2
Principal amortization	9.4
Interest expense	21.3
Total fixed charges	\$ 30.7
Fixed charge coverage ratio	1.7x
 <b>Debt-to-market capitalization</b>	
Trust units outstanding (millions)	20.3
Closing unit price as at June 30, 2010	\$ 19.00
Trust equity market value	385.7
Non-controlling interest	1,513.4
Commercial property debt	1,593.7
Total capitalization	\$ 3,492.8
Debt-to-market capitalization	46%

## Definitions and Forward-Looking Statements

### **Net Operating Income**

*This supplemental financial information makes reference to net operating income. Net operating income is defined as income from property operations after operating expenses have been deducted, but prior to deducting financing, general and administrative expenses and valuation adjustments. Net operating income is an important measure we use to assess operating performance. Net operating income does not have any standardized meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies.*

### **Funds from Operations / Adjusted Funds from Operations**

*The accompanying financial information makes reference to funds from operations ("FFO") and adjusted funds from operations ("AFFO") on a total and per unit basis. FFO is defined as net income prior to extraordinary items, one-time transactions, valuation adjustments and certain other non-cash items. AFFO is defined as FFO net of normalized second generation leasing commissions and tenant improvements, normalized sustaining capital expenditures and straight-line rental income. FFO is a widely used measure in analyzing real estate. AFFO is indicative of our ability to pay distributions. FFO and AFFO do not have any standardized meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies.*

### **Forward-Looking Statements**

*This supplemental information package contains forward-looking statements and information within the meaning of applicable securities legislation. Although Brookfield Office Properties Canada believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations, the reader should not place undue reliance on forward-looking statements and information because they involve assumptions, known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Trust to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information. Accordingly, the Trust cannot give any assurance that its expectations will in fact occur and cautions that actual results may differ materially from those in the forward-looking statements. Factors that could cause actual results to differ materially from those set forth in the forward-looking statements and information include, but are not limited to, general economic conditions; local real estate conditions, including the development of properties in close proximity to the Trust's properties; timely leasing of newly-developed properties and re-leasing of occupied square footage upon expiration; dependence on tenants' financial condition; the uncertainties of real estate development and acquisition activity; the ability to effectively integrate acquisitions; interest rates; availability of equity and debt financing; the impact of newly-adopted accounting principles on the Trust's accounting policies and on period-to-period comparisons of financial results; and other risks and factors described from time to time in the documents filed by the Trust with the securities regulators in Canada. The Trust undertakes no obligation to publicly update or revise any forward-looking statements or information, whether as a result of new information, future events or otherwise, except required by law.*