Supplemental Information

for the quarter ended June 30, 2010

Brookfield
Office Properties Canada

Table of Contents

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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 27th, 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 1st 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 (1)	$ 0.10	$ 0.10	$ 0.10 (2)	$ 0.05 (3)

(1) BOX began trading on the TSX on May 5, 2010. Distributions of $0.08 per unit are payable on a monthly basis.
(2) 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.
(3) 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) (1)	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				

(1) Cancelled as part of the Transaction

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Balance Sheet (1)

(Millions)	June 30, 2010	March 31, 2010	December 31, 2009	January 1, 2009
Assets				
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
Total assets	$ 3,783.6	$ 3,763.2	$ 3,740.7	$ 4,024.5
Liabilities				
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
Unitholders' equity and non-controlling interest				
Trust units	422.6	422.6	422.6	422.6
Unitholders' retained earnings	184.3	177.1	173.4	264.4
Non-controlling interest(2)	1,513.4	1,487.5	1,474.0	1,800.8
Total liabilities & equity	$ 3,783.6	$ 3,763.2	$ 3,740.7	$ 4,024.5
Value per unit(3)	$ 22.75	$ 22.39	$ 22.21	$ 26.69

(1) *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.*

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

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

Income Statement (1)

(Millions, except per unit amounts)	Three months ended June 30, 2010	Three months ended June 30, 2009	Six months ended June 30, 2010	Six months ended 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(2)	3.8	3.8	7.6	7.6
Transaction costs(3)	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%

(1) 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.

(2) 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)

(3) 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).

Brookfield Office Properties Canada

Funds from Operations ("FFO") and Adjusted Funds from Operations ("AFFO")

(Millions, except per unit amounts)	Three months ended June 30, 2010	Three months ended June 30, 2009	Six months ended June 30, 2010	Six months ended June 30, 2009
Funds from Operations				
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
Adjusted Funds from Operations				
FFO	$ 29.9	$ 25.9	$ 57.3	$ 53.9
Add (deduct):				
Normalized 2nd generation leasing commissions and tenant improvements(1)	(3.5)	(3.5)	(7.0)	(7.0)
Straight-line rental income	(5.1)	-	(11.9)	0.7
Normalized sustaining capital expenditures(1)	(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

(1) 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

	Six months ended June 30, 2010			
(Millions)	December 31, 2009	Balance Sheet Investments[1]	Valuation Parameters[2]	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
Total	$ 3,673.4	34.0	$ 3.2	$ 3,710.6

[1] Represents investment in our assets through capital expenditures, tenant improvements and acquisitions or dispositions.

[2] 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

	June 30, 2010				December 31, 2009			
(Millions)	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
Average	$ 363	7.3%	6.6%	10	$ 359	7.3%	6.6%	10

Cashflow Statement (1)

(Millions)	Three months ended June 30, 2010	Three months ended June 30, 2009	Six months ended June 30, 2010	Six months ended June 30, 2009
Operating activities				
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
Investing activities				
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)
Financing activities and capital distributions				
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(2)	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

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(2) 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.

Net Operating Income – Same Property Analysis

(Millions)	Three months ended June 30, 2010	Three months ended June 30, 2009	Six months ended June 30, 2010	Six months ended June 30, 2009
Commercial Property Operations				
Commercial property net operating income	$54.8	$45.1	$106.5	$90.0
Less:				
Properties reclassified from development[1]	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[1]			19	17
Owned interest (000's Sq.Ft.)[1]			10,227	8,549
Occupancy			96.7%	96.5%
Occupancy of same property			98.6%	99.1%

[1] 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 Net Operating Income	Three months ended June 30, 2010 % Contribution	Six months ended June 30, 2010 Net Operating Income	Six months ended June 30, 2010 % 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%

Portfolio by City

June 30, 2010	Number of Properties	Leased %	Assets Under Management (Square Feet in 000's) Office	Retail	Leasable	Parking	Total	Owned Interest (Square Feet in 000's) Interest %	Leasable	Total
TORONTO										
Bay Wellington Tower	1	98.0%	1,298	42	1,340	-	1,340	100%	1,340	1,340
Brookfield Place Retail & Parking [(1)]	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
CALGARY										
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
VANCOUVER										
Royal Centre	1	94.3%	493	96	589	264	853	100%	589	853
	1	94.3%	493	96	589	264	853		589	853
OTHER										
Merivale Place	1	100.0%	-	3	3	-	3	100%	3	3
	1	100.0%	-	3	3	-	3		3	3
TOTAL PORTFOLIO	19	96.7%	10,711	955	11,666	2,738	14,404		8,307	10,227

[(1)] *Brookfield Office Properties Canada owns a 56% interest in the parking operations and a 50% interst 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
Total	11,261	(332)	(722)	335	742	11,284
Leasable sq. ft.	11,664					11,666
	96.5%	(2.8%)	(6.2%)	2.9%	6.4%	96.7%

	Net Rents ($ psf)						
	Q4 2009		Leasing		Q2 2010		
	In-Place	Expiring	Year 1	Average	In-Place	Market	M/M
Toronto, Ontario	$28	$32	$33	$36	$30	$25	(16.7%)
Calgary, Alberta	26	28	23	26	27	35	29.6%
Vancouver, B.C.	17	22	26	27	18	26	44.4%
Other	29	-	-	-	29	27	(6.9%)
Total	$26	$30	$30	$32	$28	$27	(3.6%)

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
Total	**381**	**214**	**$28**	**612**	**$28**	**885**	**$27**	**1,219**	**$30**	**308**	**$33**	**1,509**	**$30**	**1,158**	**$24**	**5,380**	**$32**	**11,666**
Total % expiring	**3.3%**	**1.8%**		**5.2%**		**7.6%**		**10.5%**		**2.6%**		**12.9%**		**9.9%**		**46.2%**		**100.0%**
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	
(000's Sq.Ft.)	Total Sq.Ft.	% Leased	Total Sq. Ft.	% Leased	Total Sq. Ft.	% Leased
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%
Total	14,404	96.7%	14,404	96.5%	14,402	96.5%

Top Tenants

	Tenant	Building	Credit Rating [1]	Expiry	2010	2011	2012	2013	2014	2015	Beyond	Total	% [2]
					000's Sq. Ft.								
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%	

[1] Ratings from Standard & Poors

[2] Percentage of Total Leaseable Area

Tenant Installation Costs and Capital Expenditures

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

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
Total	$ 20.0	$ 26.6	$ 29.4	$ 41.1

Accounts Payable and Other Liabilities

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

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

Interest Rate Profile

	June 30, 2010		March 31, 2010		December 31, 2009	
(Millions)	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%
Total	$1,593.7	5.2%	$1,596.2	5.2%	$1,596.2	5.2%
Floating rate as a % of total[1]	27.6%		27.1%		27.0%	

[1] *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%
Total commercial property debt	$ 86.5	$ 1,507.2	$ 1,593.7	5.2%

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 (1) (4)	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 (2)	Calgary	June	2014	6.38%	216.2					$ 216.2		Limited recourse - fixed rate
Hudson's Bay Centre (3) (5)	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	

(1) *This loan has limited recourse for up to $60.0 million*

(2) *Includes a $34.4 million unsecured loan payable to the property's joint-venture partner*

(3) *This loan has limited recourse for up to $15.0 million*

(4) *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*

(5) *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
Interest coverage ratio	
Total FFO	$ 29.9
Interest expense	21.3
Total	$ 51.2
Interest coverage ratio	2.4x
Fixed charge coverage ratio	
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
Debt-to-market capitalization	
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.