

BTB

REAL ESTATE INVESTMENT TRUST

PRESS RELEASE

For immediate release

**BTB REAL ESTATE INVESTMENT TRUST ANNOUNCES TODAY ITS
2008 FOURTH QUARTER FINANCIAL AND FISCAL YEAR-END RESULTS**

Montreal, Québec (April 24, 2009): The trustees of BTB Real Estate Investment Trust (TSX-V: BTB.UN) ("BTB" or the "Trust") announce today the fourth quarter financial and fiscal year end results for the period ended December 31, 2008 and the following highlights:

2008 FISCAL YEAR HIGHLIGHTS

- An increase of the recurring FFO (from operating income) from 6.8¢ per unit to 9.5¢ per unit, being 33%, and from 12.4¢ per unit to 16.0¢ per unit, being 29% of the adjusted FFO for the fiscal year. Decrease in distributions in March 2009 to 8¢ per unit on an annualized basis, allowing cash flows to exceed the distributions.
- An important portion of revenues generated from quality tenants: 38.55% of annual revenues being generated from governments and public companies.
- Renewal of 76% of the leases expired during the fiscal year with an average increase of 10.6% per square feet.
- 23 new tenants, for more than 41,200 square feet of leasable area.
- 30 of the 43 properties are now being managed internally, permitting substantial savings in 2009.
- The acquisition of 11 properties, for a total cost of \$50 million, representing 406,000 square feet of leasable area.
- A decrease of the average weighted contractual rate of interest on mortgage loans, by 25 basis points, to 5.88%.
- A decrease of 4.5% in the occupancy rate, of which 1% is attributable to the acquisition of properties having a lower occupancy rate than the portfolio average occupancy rate.

BTB Real Estate Investment Trust

2155 Crescent Street, Suite 300, Montreal, Quebec H3G 2C1
Telephone: 514 – 286-0188 / Fax: 514 – 286-0011

The Trust presents below the balance sheets as at December 31, 2008 and 2007 and the statements of income, unitholders' equity and cash flows for the years then ended. These tables are extracted from the Audited Financial Statements and should be read together with the accompanying notes.

BTB REAL ESTATE INVESTMENT TRUST

Consolidated Balance Sheets

December 31, 2008 and 2007
(in thousands of dollars)

	2008	2007
Assets		
Income-producing properties		
Buildings	\$ 169,964	\$ 137,466
Land	41,516	31,846
Intangible assets	12,494	12,981
	223,974	182,293
Fixed assets	41	8
Deferred charges and other assets	1,906	1,133
Prepaid expenses	1,460	648
Accounts receivable	1,566	755
Cash and cash equivalents	357	6,171
	\$ 229,304	\$ 191,008
Liabilities and unitholders' equity		
Mortgage loans	\$ 146,771	\$ 103,943
Convertible debentures	22,621	10,789
Bank loans	400	9,245
Intangible liabilities	1,588	2,030
Accounts payable and accrued liabilities	5,139	3,570
Distributions payable to unitholders	445	761
Future income taxes	—	584
	176,964	130,922
Unitholders' equity	52,340	60,086
	\$ 229,304	\$ 191,008

BTB REAL ESTATE INVESTMENT TRUST

Consolidated Statements of Income and Comprehensive Income

Years ended December 31, 2008 and 2007

(in thousands of dollars except for per unit amounts)

	2008	2007
Operating revenues:		
Rental revenue from income-producing properties	\$ 27,906	\$ 10,955
Operating expenses:		
Operating costs	4,978	1,800
Property taxes and utilities	7,045	2,307
Property management expenses	642	208
	12,665	4,315
Operating income before the undernoted items	15,241	6,640
Interest on loans	9,689	3,642
Amortization of financing costs	724	358
Amortization of buildings and improvements	4,074	1,572
Amortization of intangible and other assets	1,969	774
Accretion of liability component of convertible debentures	357	246
Interest income	(60)	(483)
	16,753	6,109
Operating (loss) income from real estate assets	(1,512)	531
Write-off of pre-acquisition costs	595	—
Trust-related administrative expenses	1,326	1,247
Unit-based compensation	84	44
Unusual item	—	236
Operating loss before income taxes and discontinued operations	(3,517)	(996)
Future income taxes (credits)	(780)	886
Net operating loss before discontinued operations	(2,737)	(1,882)
Net income from discontinued operations	—	165
Net loss and comprehensive income	\$ (2,737)	\$ (1,717)
Earnings per basic and diluted unit		
Loss from operations per unit	\$ 0.08	\$ 0.07
Earnings from discontinued operations per unit	—	(0.01)
Loss per unit	\$ 0.08	\$ 0.06

BTB REAL ESTATE INVESTMENT TRUST

Consolidated Statements of Unitholders' Equity

Years ended December 31, 2008 and 2007
(in thousands of dollars)

	2008	2007
Unitholders' contributions:		
Balance, beginning of year	\$ 69,049	\$ 24,290
Issuance of units	662	46,762
Reversal of contributed surplus upon exercise of options	8	53
Issuance under options exercised	16	120
Unit issuance costs	—	(2,479)
Future income taxes	(196)	303
Balance, end of year	\$ 69,539	\$ 69,049
Cumulative loss:		
Balance, beginning of year	\$ (2,178)	\$ (461)
Loss	(2,737)	(1,717)
Balance, end of year	\$ (4,915)	\$ (2,178)
Cumulative distributions:		
Balance, beginning of year	\$ (8,354)	\$ (964)
Distributions to unitholders	(6,256)	(7,390)
Balance, end of year	\$ (14,610)	\$ (8,354)
Contributed surplus:		
Balance, beginning of year	\$ 67	\$ 76
Unit options vested	84	44
Unit options exercised	(8)	(53)
Balance, end of year	\$ 143	\$ 67
Equity component of convertible debentures :		
Balance, beginning of year	\$ 1,502	\$ 1,502
Equity component of convertible debentures issued during the year	681	—
Balance, end of year	\$ 2,183	\$ 1,502
Unitholders' equity	\$ 52,340	\$ 60,086

BTB REAL ESTATE INVESTMENT TRUST

Consolidated Statements of Cash Flows

Years ended December 31, 2008 and 2007

	2008	2007
Cash flows from operating activities:		
Net loss	\$ (2,737)	\$ (1,717)
Net change in non-cash items:		
Amortization of income-producing properties	4,074	1,572
Accrued interest expense on convertible debentures	357	246
Amortization of financing costs	724	358
Amortization of intangible assets and liabilities	1,953	775
Amortization of straight-line lease adjustment	(418)	(198)
Amortization of off-market value attributable to leases	1,200	772
Write off of pre-acquisition costs	595	—
Unit option-based compensation expenses	84	44
Property management expenses	529	713
Future income taxes	(780)	584
Gain on disposal	—	(29)
Amortization of fixed assets	16	2
Net change in non-cash working capital items	364	1,136
	5,961	4,258
Cash flows from financing activities:		
Net proceeds from issuance of convertible debentures	11,725	—
Mortgage loans, net of financing costs	17,046	46,900
Bank loans	(8,845)	9,245
Net proceeds from issuance of units	16	43,993
Distributions to unitholders	(6,572)	(6,961)
	13,370	93,177
Cash flows from investing activities:		
Net proceeds from disposal of income-producing properties	—	3,050
Additions to income-producing properties	(23,559)	(115,217)
Additions to fixed assets	(49)	(6)
Deferred expenses and other assets	(1,536)	—
	(25,144)	(112,173)
Net change in cash and cash equivalents	(5,813)	(14,738)
Cash and cash equivalents, beginning of year	6,170	20,909
Cash and cash equivalents, end of year	\$ 357	\$ 6,171

Mr. Michel Léonard, President and Chief Executive Officer of BTB mentions that: *“2008 has been an eventful year. The financial markets have not helped BTB's growth. The Trust focused on its internal management and the internalization of its property management. Currently, the Trust directly manages 30 of its 43 properties. The managers focused on the active management of the portfolio by finding new tenants and keeping its current tenants satisfied. In 2009, BTB will avail itself of any opportunity in the capital markets, but will not depend on such to carry on with its growth. Considering the liquidity crisis, BTB elected to reduce its distributions in the first quarter of 2009 in order to have enough capital to meet its current obligations related to the management of its properties, the payment of property related expenses, their financing and the payment of interest on its debentures and of distributions on its units”.*

About BTB Real Estate Investment Trust

BTB is a growth-oriented real estate investment trust listed on the TSX Venture Exchange. Its objective is to provide unitholders with stable cash distributions from investments in a quality portfolio of long-term leased office, industrial, commercial and retail properties predominantly located in the province of Quebec. BTB is led by an experienced management team with in-depth experience in the real estate industry and a Board of Trustees focused on governance and sound business practices.

For further information, please contact Mr. Mathieu Claise, Optimum Public Relations at 418-521-3770.

Or:

Mr. Michel Léonard
President Chief Executive Officer
514-286-0188, ext. 228

Mr. Benoît Cyr, C.A.
Vice-President and Chief Financial Officer
514-286-0188, ext. 230