

FOR IMMEDIATE RELEASE

July 25, 2005

**WESTFIELD REAL ESTATE INVESTMENT TRUST
ANNOUNCES INCREASE IN MAXIMUM SIZE OF PREVIOUSLY ANNOUNCED
PRIVATE PLACEMENT OFFERING AND PRICING OF TRUST UNITS**

Westfield Real Estate Investment Trust (TSXV: WRT.UN) (“**Westfield REIT**”) announced today that it has increased the maximum amount of the convertible debentures offered under its previously announced private placement offering (the “**Offering**”) of trust units (“**Units**”) and convertible debentures (“**Debentures**”). The maximum aggregate principal amount of the Debentures has been increased from \$10 million to \$15 million.

Westfield REIT also announced today that it has priced the Units and established the terms of the Debentures to be sold under the Offering. The Units will be priced at \$0.70. The Debentures will be designated as “5 Year 7.75% Series A Convertible Redeemable Debentures” and will be for a term of 5 years, will pay interest at a rate of 7.75%, will be convertible into Units at the option of the holder after the first anniversary of the issue of the Debentures at a price of \$0.84 per Unit, will be redeemable at the option of the Trust at any time after the second anniversary of the issue of the Debentures provided that the market price of the Units (calculated in accordance with the trust indenture creating the Debentures) exceeds 150% of the conversion price, and will be redeemable at the option of the Trust at any time after the fourth anniversary of the issue of the Debentures provided that the market price of the Units (calculated in accordance with the trust indenture creating the Debentures) exceeds 125% of the conversion price. The Debentures will be issued in denominations of \$10 and multiples thereof.

The Offering is a private placement offering, through Canaccord Capital Corporation as lead agent and Bieber Securities as sub-agent, on a best efforts basis, of up to \$30 million in Units and \$15 million aggregate principal amount of Debentures, for gross proceeds by to Westfield REIT of up to \$45 million. The lead agent will have the option to increase the offering by up to \$10 million in trust units. The Offering is expected to close on or about August 4, 2005. Units and Debentures sold pursuant to the Offering will be subject to a four-month hold period pursuant to the requirements of the TSX Venture Exchange and applicable securities laws. The proceeds of the Offering are intended to be used to satisfy the cash portion of the purchase price for the acquisition of eleven properties in the provinces of Manitoba, Saskatchewan and Alberta for a total purchase price of approximately \$133 million.

Westfield REIT is a real estate investment trust listed as a Tier 2 issuer on the TSX Venture Exchange with the objective of acquiring and maintaining a growing portfolio of properties with stable cash distributions. Westfield REIT intends to initially focus on properties located in Western Canada.

For further information please contact Mr. Armin Martens, President and Chief Executive Officer of Westfield REIT, or Mr. Jim Green, Chief Financial Officer of Westfield REIT, at (204) 947-1200.

The TSX Venture Exchange does not accept responsibility for the adequacy or accuracy of this press release.

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