

**H&R REIT & H&R FINANCE TRUST (Stapled Unit)**

**Unitholder Distributions  
Year Ended December 31, 2010**

No. of Units Outstanding Record Date	Total Distributed	Record Date	Payment Date	Capital Gain (Box 21)		Taxable Capital Gain (Box 21 x 50%)		Actual Amount of Dividends (Box 23)		Other Taxable Income (Box 26)		Foreign Non-Business Income (Box 25)		Foreign Non-Business Income Tax Paid (Box 34)		Return of Capital (Box 42)		Total Taxable Income Per Unit	Total Non-Taxable		Total Distribution Per Unit
				Per Unit	%	Per Unit		Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	Amount Per Unit	%	Per Unit
143,825,253	8,629,515	1/18/10	1/29/10	\$ 0.006064827	10.10804	\$ 0.003032413		\$ 0.000035682	0.05947	\$ 0.02759261	45.98769	\$ 0.007729956	12.88326	\$ -		0.018576922	30.96154	\$ 0.038390665	\$ 0.021609335	36.01556	\$ 0.06000
143,871,515	8,632,291	2/12/10	2/26/10	\$ 0.006185933	10.30989	\$ 0.003092967		\$ 0.000036394	0.06066	\$ 0.02814360	46.90600	\$ 0.006846037	11.41006	\$ -		0.018788034	31.31339	\$ 0.038119000	\$ 0.021881000	36.46833	\$ 0.06000
143,916,904	8,635,014	3/17/10	3/31/10	\$ 0.006123005	10.20501	\$ 0.003061503		\$ 0.000036024	0.06004	\$ 0.02785730	46.42884	\$ 0.007305328	12.17555	\$ -		0.018678338	31.13056	\$ 0.038260159	\$ 0.021739841	36.23307	\$ 0.06000
143,959,553	8,637,579	4/16/10	4/30/10	\$ 0.006179902	10.29983	\$ 0.003089951		\$ 0.000036359	0.06060	\$ 0.02811616	46.86024	\$ 0.006890095	11.48348	\$ -		0.018777525	31.29585	\$ 0.038132564	\$ 0.021867476	36.44577	\$ 0.06000
144,031,314	8,641,875	5/14/10	5/31/10	\$ 0.006116724	10.19455	\$ 0.003058362		\$ 0.000035987	0.05998	\$ 0.02782873	46.38123	\$ 0.007351148	12.25192	\$ -		0.018667386	31.11232	\$ 0.038274226	\$ 0.021725748	36.20960	\$ 0.06000
144,103,963	8,646,238	6/16/10	6/30/10	\$ 0.006292780	10.48797	\$ 0.003146390		\$ 0.000037023	0.06170	\$ 0.02862971	47.71619	\$ 0.006066196	10.11033	\$ -		0.018974288	31.62381	\$ 0.037879322	\$ 0.022120678	36.86780	\$ 0.06000
144,187,840	10,093,151	7/16/10	7/30/10	\$ 0.007323622	10.46232	\$ 0.003661811		\$ 0.000043088	0.06155	\$ 0.03331965	47.59949	\$ 0.007208284	10.29755	\$ -		0.022105374	31.57910	\$ 0.044232830	\$ 0.025767185	36.81026	\$ 0.07000
144,273,912	10,099,174	8/17/10	8/31/10	\$ 0.007341147	10.48735	\$ 0.003670574		\$ 0.000043191	0.06170	\$ 0.03339938	47.71340	\$ 0.007080362	10.11480	\$ -		0.022135921	31.62274	\$ 0.044193506	\$ 0.025806494	36.86642	\$ 0.07000
144,458,200	10,112,067	9/16/10	9/30/10	\$ 0.007407934	10.58277	\$ 0.003703967		\$ 0.000043584	0.06226	\$ 0.03370323	48.14751	\$ 0.006592867	9.41839	\$ -		0.022252337	31.78907	\$ 0.044043650	\$ 0.025956304	37.08046	\$ 0.07000
144,622,963	10,485,165	10/15/10	10/29/10	\$ 0.007683143	10.59744	\$ 0.003841571		\$ 0.000045203	0.06235	\$ 0.03495533	48.21424	\$ 0.006750713	9.31133	\$ -		0.023065616	31.81464	\$ 0.045592813	\$ 0.026907188	37.11336	\$ 0.07250
144,758,074	10,494,960	11/16/10	11/30/10	\$ 0.007630378	10.52466	\$ 0.003815189		\$ 0.000044892	0.06192	\$ 0.03471527	47.88313	\$ 0.007135824	9.84252	\$ -		0.022973638	31.68778	\$ 0.045711173	\$ 0.026788827	36.95011	\$ 0.07250
146,054,215	10,588,931	12/15/10	12/31/10	\$ 0.006702203	9.24442	\$ 0.003351102		\$ 0.000039432	0.05439	\$ 0.03049243	42.05853	\$ 0.013910281	19.18659	\$ -		0.021355653	29.45607	\$ 0.047793246	\$ 0.024706755	34.07828	\$ 0.07250
<b>Total Per Unit</b>				<u>\$ 0.081051599</u>	<u>10.292%</u>	<u>\$ 0.040525800</u>		<u>\$ 0.000476856</u>	<u>0.061%</u>	<u>\$ 0.36875340</u>	<u>46.826%</u>	<u>\$ 0.090867092</u>	<u>11.539%</u>	<u>\$ -</u>		<u>\$ 0.246351030</u>	<u>31.283%</u>	<u>\$ 0.500623153</u>	<u>\$ 0.286876831</u>	<u>36.429%</u>	<u>\$ 0.787499984</u>
<b>Total Amount</b>	<u>113,695,960</u>			<u>\$ 11,700,782</u>		<u>\$ 5,850,391</u>		<u>\$ 68,840</u>		<u>\$ 53,234,029</u>		<u>\$ 13,127,110</u>		<u>\$ -</u>		<u>\$ 35,565,199</u>		<u>\$ 72,280,370</u>	<u>\$ 41,415,590</u>		