



Investor Fact Sheet

Q1 2010

Company Profile

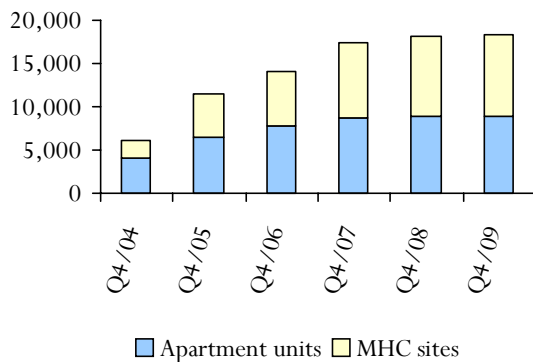
Killam Properties Inc. is one of Canada’s largest residential landlords, owning and operating 118 apartment properties and 55 manufactured home communities (MHCs).

Since its first real estate acquisition in 2002, Killam has grown by consolidating Atlantic Canada’s urban apartment market and the Canadian MHC market. Today Killam owns and manages a total of 8,957 apartment units and 9,290 MHC sites. Killam is focused on maximizing organic growth by increasing net operating income (NOI) and adding new MHC sites to existing communities.

Over the last eight years Killam has built an established portfolio of properties and a strong operating platform. Management is committed to building on this foundation; maximizing the return on Killam’s assets, and continuing to grow geographically with accretive acquisitions in Canada.

Focused on Growth

Number of Rental Units



MHCs Represent 24% of Killam’s Capital Asset Base

In addition to apartments, the consolidation and management of MHCs have been identified as offering value enhancing opportunities. Key characteristics of MHCs include:

- Low profile asset class.
- Occupancy levels of approximately 99%.
- High barriers to entry due to restrictive zoning.
- Internal growth opportunities through rental increases and the expansion of existing communities.

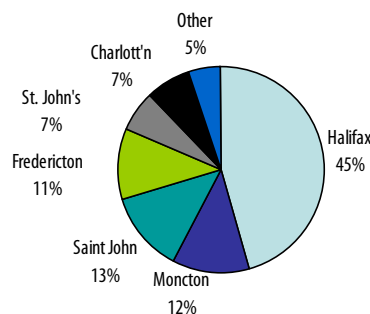
Killam owns the land for each of its MHCs and may also own the water, sewer and road systems. Tenants own their own homes and pay a monthly rental fee for the land and access to utility services. The average monthly fee for Killam’s MHC sites is approximately \$221.

82% of NOI from Atlantic Canada

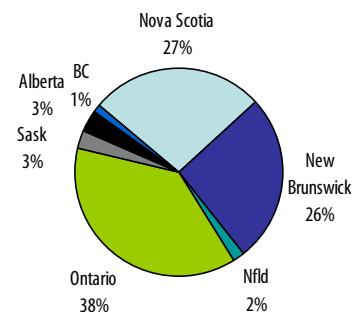
Killam’s apartment assets are located in Atlantic Canada’s biggest cities. Atlantic Canada is home to 2.3 million people, and includes 86,500 multi-residential apartment units, as surveyed by CMHC.

Halifax, representing 45% of Killam’s apartment portfolio, is a vibrant city with a growing population of close to 400,000. The majority of Killam’s core markets have been experiencing economic growth and stable employment rates. Killam is the largest landlord in Atlantic Canada with a market share of 12% in its major markets.

Apartment Units by City



MHC Sites by Province

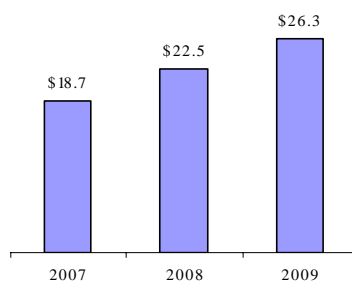


Financial Results Reflect Killam's Significant Growth

Operating Revenue (millions)



Funds From Operations (millions)



Funds From Operations Per Share



Funds from operations (FFO) is a key financial measurement for management, calculated as net income or loss plus depreciation and amortization, stock compensation, non-cash debenture interest less gains on debt retirement and future income tax recovery.

Highlights from 2009

- Increased FFO per share by 9.0% to \$0.73, versus \$0.67 in 2008.
- Achieved same store operating revenue increase of 4.2%.
- Increased same store NOI by 8.4%.
- Refinanced mortgages totaling \$56.3 million that matured in 2009.
- Strengthened the balance sheet, ending the year with cash on hand of \$10.9 million and reducing gross debt to the gross book value of assets to 65.2% at December 31, 2009 from 67.7% at December 31, 2008.

2010 Goals and Objectives

- Grow same store NOI by 3% to 4%.
- Complete \$100 million to \$150 million in acquisitions.
- Maintain debt levels of between 65% and 70% of the gross book value of assets.
- Complete 40 to 50 new home sales.

Share Information

Killam common shares are listed on the TSX under the ticker KMP. As at December 31, 2009 there were 38.5 million common shares outstanding. The market capitalization is approximately \$320 million. On March 4, 2010 Killam announced a \$44 million share offering. The annualized dividend is \$0.56 per share. Dividends are paid monthly.

Killam convertible debentures are listed under the ticker KMP.DP. The principle amount of the 6.5% convertible debentures are \$42.2 million and mature in May of 2012.

Corporate Officers

George Reti *Chairman*

Philip Fraser *President and CEO*

Robert Richardson *Executive Vice President & CFO*

Analyst Coverage

Beacon Securities
Michael Mills

Canaccord Adams
Jonathan Kelcher

CIBC World Markets
Alex Avery

Desjardins Securities
Jeffrey Roberts

Dundee Securities
Brad Cutsey

Genuity
Mark Rothschild

M Partners
Michael Krestell

Macquarie
Michael Smith

National Bank
Jimmy Khing Shan

Scotia Capital
Mario Saric

RBC Capital Markets
Neil Downey

Raymond James
Mandy Samols

To learn more about Killam Properties Inc. please visit the Company's website at www.killamproperties.com or contact Dale Noseworthy, Director of Investor Relations at (902) 442-0388 or dnoseworthy@killamproperties.com.