

CHARTER REAL ESTATE INVESTMENT TRUST

May 6, 2008

Dear Unitholders:

It is my great pleasure to invite you to the annual and special meeting (the “Meeting”) of Charter Real Estate Investment Trust (“Charter”) to be held at the Toronto Board of Trade in Toronto, Ontario, on June 6, 2008 at 10:00 a.m. (Toronto time).

The items of business to be considered and voted upon at this Meeting are described in the Notice of Annual and Special Meeting and the accompanying Management Information Circular.

We encourage you to participate in Charter’s distribution reinvestment plan (the “Plan”) and are enclosing herewith the Distribution Reinvestment and Unit Purchase Plan – Enrollment Form for your reference. If you are a beneficial unitholder, please contact your broker who is a CDS participant and who holds your uncertificated units of Charter. For more information about the Plan and its terms and conditions see www.charterreit.com under “Investor Information – DRIP”.

You may find further information concerning Charter on our website: www.charterreit.com. We encourage you to visit our website before attending the Meeting.

Your participation at this Meeting is important. We encourage you to exercise your right to vote, which can easily be done by following the instructions provided in the Management Information Circular and Form of Proxy.

I, together with Ari Silverberg, President and Chief Operating Officer, and Floriana Cipollone, Chief Financial Officer, will provide a report on Charter’s affairs at the Meeting. You will also have the opportunity to ask questions and to meet Charter’s Board of Trustees.

We look forward to seeing you on June 6, 2008.

Yours very truly,

John F. Driscoll

Chairman and Chief Executive Officer
Charter Real Estate Investment Trust