

FOR IMMEDIATE RELEASE

August 5, 2005

Westfield REIT Announces 75% Increase in Monthly Cash Distributions

August 5, 2005 – Winnipeg, Manitoba. Westfield Real Estate Investment Trust (“Westfield”) (TSX Venture: WRT) announced today that its trustees have approved an increase to its regular monthly cash distribution on trust units of Westfield (“Units”) to \$0.00583 per Unit, or \$0.07 per unit on annualized basis, up from the previous annualized distribution per Unit of \$0.04. The first payment of the increased monthly cash distributions will be made on September 15, 2005 to Unitholders of record on August 31, 2005.

The increased monthly distribution follows the closing of Westfield’s \$55 million private placement of trust units and convertible debentures announced today. “Our decision to increase monthly cash distributions at this time underscores our confidence with regard to the stability in cash flow and the accretion from our previously announced property acquisitions which total \$133 million”, said Mr. Armin Martens, President and Chief Executive Officer of Westfield REIT.

The total purchase price of the \$133 million in previously announced property acquisitions represents a weighted average going in unlevered return (“**capitalization rate**”) of 8.4%, and assuming that the conditions of closing are satisfied with respect to the various acquisitions, closing of most of the properties is expected to occur near the end of Westfield REIT’s third fiscal quarter of 2005 with the remaining closings (if any) expected to occur during the fourth fiscal quarter of 2005.

Westfield REIT also intends to seek a listing on the Toronto Stock Exchange.

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.