

Financial Statements of

**PURE INDUSTRIAL REAL
ESTATE TRUST**

Period ended September 30, 2010

Unaudited - prepared by management

UNAUDITED INTERIM FINANCIAL STATEMENTS

In accordance with National Instrument 51-102 released by the Canadian Securities Administrators, the Company discloses that its auditors have not reviewed the unaudited financial statements for the period ended September 30, 2010.

PURE INDUSTRIAL REAL ESTATE TRUST

Balance Sheets

	September 30, 2010	December 31, 2009
	<i>(Unaudited)</i>	<i>(Audited)</i>
ASSETS		
Income producing properties (note 3)	\$ 150,308,099	\$ 63,497,481
Intangible assets (note 4)	14,529,436	1,988,192
Deferred expenses (note 5)	36,213	–
Mortgage reserve fund (note 6)	249,238	242,568
Prepaid expenses	392,610	42,015
Amounts receivable	1,462,939	722,585
Cash held in trust (note 7)	209,889	–
Cash	537,645	210,118
	\$ 167,726,069	\$ 66,702,959
LIABILITIES		
Mortgages payable (note 8)	\$ 101,024,665	\$ 41,061,100
Accounts payable and accrued liabilities	1,972,347	599,957
Bank loan (note 9)	545,598	–
Demand note (note 15)	–	125,000
Rental deposits	553,788	204,625
Notes payable (note 10)	–	221,810
	104,096,398	42,212,492
UNITHOLDERS' EQUITY		
Unitholders' equity (note 11)	63,629,671	24,490,467
	\$ 167,726,069	\$ 66,702,959

Subsequent events (note 18)

See accompanying notes to financial statements.

Approved on behalf of the Trustees:

"Douglas R. Scott"
Douglas R. Scott Trustee

"Stephen J. Evans"
Stephen J. Evans Trustee

PURE INDUSTRIAL REAL ESTATE TRUST

Statements of Earnings and Comprehensive Income
Unaudited – prepared by management

	Nine months ended September 30		Three months ended September 30	
	2010	2009	2010	2009
REVENUES				
Rental and recoveries	\$ 9,840,672	\$ 4,999,902	\$ 4,350,763	\$ 1,657,936
Interest and other	56,526	34,100	47,881	3,331
	9,897,198	5,034,002	4,398,644	1,661,267
PROPERTY RECOVERABLE OPERATING EXPENSES				
Insurance	97,293	45,640	47,389	16,336
Management fees	57,164	28,281	19,820	9,218
Recoverable operating costs	38,349	4,604	29,850	4,283
Property taxes	1,632,565	955,223	676,499	315,833
	1,825,371	1,033,748	773,558	345,670
EARNINGS BEFORE THE UNDERNOTED	8,071,827	4,000,254	3,625,086	1,315,597
NON-RECOVERABLE EXPENSES				
Amortization of deferred expenses	1,097	–	1,097	–
Amortization of properties	2,168,543	1,195,356	971,553	395,950
Mortgage interest	3,124,505	1,745,058	1,299,126	579,092
Mortgage transaction costs	586,235	–	81,531	–
General and administrative expenses	204,939	106,340	63,431	21,035
Interest expenses on loans	56,831	7,499	1,784	2,199
IFRS transition costs	27,143	–	5,775	–
Compensation expenses (note 11)	217,792	–	217,792	–
	6,387,085	3,054,253	2,642,089	998,276
INCOME BEFORE DISPOSITIONS	1,684,742	946,001	982,997	317,321
Gain on disposal of properties	–	135,956	–	–
NET EARNINGS AND COMPREHENSIVE INCOME	\$ 1,684,742	\$ 1,081,957	\$ 982,997	\$ 317,321
Basic and diluted net earnings per unit				
Trust units (16,511,245 units / 7,526,263 units)	\$ 0.097	\$ 0.137	\$ 0.044	\$ 0.040
Subordinated units (278,947 units)	0.302	0.194	0.176	0.057

The weighted average number of trust units outstanding for the period ended September 30, 2010 was 16,511,245 and the weighted average number of trust units outstanding for the period ended September 30, 2009 was 7,526,263.

The weighted average number of subordinated units outstanding for the period ended September 30, 2010 was 278,947 and the weighted average number of subordinated units outstanding for the period ended September 30, 2009 was 278,947.

See accompanying notes to financial statements.

PURE INDUSTRIAL REAL ESTATE TRUST

Statements of Unitholders' Equity
Unaudited – prepared by management

	Units		Amount
Balance, December 31, 2008	7,805,211	\$	25,475,741
Net earnings	–		1,391,441
Distributions			
Trust units	–		(2,257,879)
Subordinated units	–		(118,836)
Balance, December 31, 2009	7,805,211		24,490,467
Issuance of units			
Trust units	13,750,000		44,525,000
Issuance costs	–		(3,128,138)
Contributed surplus	–		217,792
Net earnings	–		1,684,742
Distributions			
Trust units	–		(3,952,184)
Subordinated units	–		(208,008)
Balance, September 30, 2010	21,555,211	\$	63,629,671

See accompanying notes to financial statements.

PURE INDUSTRIAL REAL ESTATE TRUST

Statements of Cash Flows

Unaudited – prepared by management

	Nine months ended September 30		Three months ended September 30	
	2010	2009	2010	2009
Cash provided by (used in):				
Operations:				
Net earnings	\$ 1,684,742	\$1,081,957	\$ 982,997	\$ 317,321
Items not involving cash:				
Amortization of deferred expenses	1,097	–	1,097	–
Amortization of discount on mortgage reserve fund	(6,670)	(9,900)	(2,249)	(2,147)
Amortization of intangible assets	507,413	223,651	234,817	73,924
Amortization of income producing properties	1,661,130	971,705	736,736	322,026
(Gain) on sale of income producing properties	–	(135,956)	–	–
Compensation expenses	217,792	–	217,792	–
Changes in non-cash working capital items:				
Increase in amounts receivable	(740,354)	(227,377)	(310,651)	(58,304)
(Increase) decrease in prepaid expenses	(350,595)	(190,979)	138,843	105,924
Increase in rental deposits	103,535	–	32,267	–
Increase (decrease) in accounts payable and accrued liabilities	944,655	66,997	(9,419)	(99,486)
	4,022,745	1,780,098	2,022,230	659,258
Financing:				
Mortgage proceeds	60,365,000	–	9,620,000	–
Mortgage repayments	(1,998,675)	(1,349,335)	(700,937)	(235,813)
Mortgage reserve funds	–	440,000	–	300,000
Demand note repayments	(125,000)	(100,000)	–	(100,000)
Proceeds from notes payable (repayment)	(221,810)	89,127	(200,607)	29,709
Bank loan	545,598	–	545,598	–
Deferred expenses	(37,310)	–	(37,310)	–
Net proceeds from issuance of units	41,396,862	–	(1,721)	–
Distributions to unitholders	(3,732,457)	(1,782,536)	(1,623,740)	(594,179)
	96,192,208	(2,702,744)	7,601,283	(600,283)
Investments:				
Costs related to purchase of income producing properties and related intangible assets (note 3)	(99,677,537)	(16,965)	(14,880,939)	–
Cash held in trust	(209,889)	417	453,753	–
Proceeds from disposal of income producing properties	–	1,176,336	–	–
Property disposal costs	–	(79,302)	–	–
	(99,887,426)	1,080,486	(14,427,186)	–
Change in cash	327,527	157,840	(4,803,673)	58,975
Cash, beginning of the period	210,118	218,691	5,341,318	317,556
CASH, END OF THE PERIOD	\$ 537,645	\$ 376,531	\$ 537,645	\$ 376,531
Supplemental cash flow information:				
Interest paid	\$ 2,988,893	\$1,763,317	\$ 1,403,365	\$ 591,859

PURE INDUSTRIAL REAL ESTATE TRUST

Statements of Cash Flows

Unaudited – prepared by management

Non-cash investing and financing activities:

Distributions to trust unitholders in the amount of \$531,907 were accrued as at September 30, 2010 and were paid in October 2010. Distributions to trust unitholders in the amount of \$188,157 were accrued as at December 31, 2009 and were paid in January 2010.

PIRET assumed a mortgage in the amount of \$1,597,240 upon the acquisition of Moncton and assumed a security deposit of \$117,876 upon the acquisition of FedEx building and a security deposit of \$127,752 upon the acquisition of Top-Co.

See accompanying notes to financial statements.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

1. Nature of business and basis of presentation:

Pure Industrial Real Estate Trust (the "Trust" or "PIRET") is an unincorporated open-ended trust formed under and governed by the laws of the Province of British Columbia and created pursuant to the Trust Declaration dated June 24, 2007. PIRET was established for the purposes of acquiring, owning and operating a diversified portfolio of income producing industrial properties in both primary and secondary markets across Canada.

PIRET's primary objectives are (a) to generate stable and growing cash distributions from investments in income producing industrial properties in both primary and secondary markets across Canada, (b) to maximize the long-term value of the properties through active management, and (c) to expand its asset base and increase its distributable income through an accretive acquisition program.

2. Significant accounting policies:

PIRET's unaudited interim financial statements have been prepared in accordance with Canadian generally accepted accounting principles ("GAAP") and are consistent with the significant accounting policies reported in the Trust's audited financial statements for the year ended December 31, 2009, except as described in the notes below. Under GAAP, additional disclosures are required in annual financial statements; therefore, these unaudited interim financial statements should be read in conjunction with the Trust's audited financial statements for the year ended December 31, 2009.

Future changes in accounting policy:

(i) International financial reporting standards:

In February 2008, the CICA announced that Canadian generally accepted accounting principles (GAAP) for publicly accountable enterprises will be replaced by International Financial Reporting Standards (IFRS) for fiscal years beginning on or after January 1, 2011. Enterprises will be required to provide IFRS comparative information for the previous fiscal year. Accordingly, the conversion from Canadian GAAP to IFRS will be applicable to the Trust's reporting for the first quarter of 2011 for which the current and comparative information will be prepared under IFRS. The Trust is currently assessing the impact of the transition to IFRS and developing a plan accordingly.

Based upon the current state of IFRS, management has identified major differences between GAAP and IFRS that may impact the Trust's financial results. The main differences identified to date relate to the accounting for investment properties, joint ventures and business combinations; impairment testing for assets; income taxes; classification of Trust Units when the declaration of Trust requires that all taxable income be distributed; and the effects of transitional provisions of IFRS for first-time adopters.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

2. Significant accounting policies (continued):

(ii) Business combinations, non-controlling interest and consolidated financial statements:

In January 2009, the CICA issued Handbook Sections 1582, *Business Combinations*; 1601, *Consolidated Financial Statements*; and 1602, *Non-controlling Interests* which replace CICA Handbook Sections 1581, *Business Combinations*; and 1600, *Consolidated Financial Statements*. Section 1582 establishes standards for the accounting for business combinations that is equivalent to the business combination accounting standard under IFRS. Section 1582 is applicable for the Trust's business combinations with acquisition dates on or after January 1, 2011. Section 1601 together with Section 1602 establishes standards for the preparation of consolidated financial statements. Section 1601 and Section 1602 are applicable to the Trust's interim and annual consolidated financial statements for its fiscal year beginning on January 1, 2011. Early adoption of these sections is permitted and all three sections must be adopted concurrently. PIRET does not currently have any subsidiaries or non-controlling interests.

3. Income producing properties:

On January 1, 2009, PIRET sold its undivided interest in a small property, located at 509 - 44th Street East, Saskatoon, SK, for \$625,000 less standard closing costs and adjustments. The Trust repaid the mortgage on this property at the same time. On June 1, 2009, PIRET sold its undivided interest in another small property, located at 225 Quebec Street, Regina, SK, for \$558,000 less standard closing costs and adjustments. The Trust repaid the mortgage on this property at the same time. The gain on disposal of these properties is determined as follows:

Gross proceeds	\$	1,183,000
Selling commission and legal fees		(79,426)
Net proceeds		1,103,574
Net book value of income producing properties		967,742
Gain on disposal of income producing properties	\$	135,832

During the period ended September 30, 2010, PIRET acquired twelve income producing properties and in-place leases for total of \$100,772,125 plus standard closing costs and adjustments. The total purchase price of \$101,520,405 for these properties includes acquisition costs of \$748,280 and has been allocated to the assets acquired as follows:

Land	\$	27,820,832
Building		60,650,916
Intangible assets		13,048,657
	\$	101,520,405

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

3. Income producing properties (continued):

September 30, 2010	Cost	Accumulated amortization	Net book value
Land	\$ 53,112,211	\$ –	\$ 53,112,211
Building	101,705,049	4,523,440	97,181,609
Equipment	16,965	2,686	14,279
Total	\$ 154,834,225	\$ 4,526,126	\$ 150,308,099

December 31, 2009	Cost	Accumulated amortization	Net book value
Land	\$ 25,291,379	\$ –	\$ 25,291,379
Building	41,054,133	2,863,582	38,190,551
Equipment	16,965	1,414	15,551
Total	\$ 66,362,477	\$ 2,864,996	\$ 63,497,481

The income producing properties are pledged as security against the mortgages payable.

4. Intangible assets:

September 30, 2010	Cost	Accumulated amortization	Net book value
Intangible assets	\$ 15,741,665	\$ 1,212,229	\$ 14,529,436

December 31, 2009	Cost	Accumulated amortization	Net book value
Intangible assets	\$ 2,693,008	\$ 704,816	\$ 1,988,192

5. Deferred expenses:

September 30, 2010	Cost	Accumulated amortization	Net book value
Deferred leasing costs	\$ 37,310	\$ 1,097	\$ 36,213

Deferred leasing costs include leasing commissions and lease related costs, which were paid to brokers or lawyers.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

6. Mortgage reserve fund:

The mortgage reserve fund consists of cash on deposit and was requested by lenders to be retained in escrow either pending expiry of the right to terminate in-place leases or to pay for any and all reasonable leasing costs. These funds will be released once certain conditions are met, but no later than the maturity of the mortgages. The terms for the current mortgage reserve fund are between a few months and 5.5 years. During 2009, the lenders released a total of \$440,000 from the mortgage reserve fund.

7. Cash held in trust:

Cash held in trust consists of refundable deposits, held pursuant to agreements of purchase and sale, which are to be used solely for the acquisition of income producing industrial properties.

8. Mortgages payable:

	September 30, 2010	December 31, 2009
<u>Mabe</u> — Mortgage with RBC CMBS Group bearing interest at 5.677%, calculated semi-annually, maturing March 2016. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$49,143 commencing September 2007.	\$ 7,988,503	\$ 8,092,176
<u>Team Tube</u> — Mortgage with Citizens Bank of Canada bearing interest at 5.48%, calculated semi-annually, maturing April 2011. The mortgage is secured by the income producing properties and is repayable in blended monthly payments of principal and interest of \$87,120 commencing September 2007.	12,955,290	13,206,740
<u>De Baets</u> — Mortgage with bclMC bearing interest at 5.50%, calculated semi-annually, maturing September 2011. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$10,633 commencing September 2007.	1,595,356	1,625,296
<u>Tornado</u> — Mortgage with Canadian Western Bank bearing interest at 5.67%, calculated semi-annually, maturing November 2012. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$19,432 commencing December 2007.	2,572,192	2,636,089
<u>Eurospec</u> — Mortgage with Great West Life Assurance Company bearing interest at 5.382%, calculated semi-annually, maturing January 2015. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$28,970 commencing February 2008.	4,536,587	4,614,480

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

8. Mortgages payable (continued):

	September 30, 2010	December 31, 2009
<u>Shanahan 57th</u> — Mortgage with CIBC Bank bearing interest at 5.926%, calculated semi-annually, maturing January 2018. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$33,359 commencing February 2008.	\$ 4,982,388	\$ 5,061,912
<u>Shanahan portfolio (AB)</u> — Mortgages with Canadian Western Bank bearing interest at 5.754%, calculated semi-annually, maturing December 2012. The mortgages are secured by the income producing properties and are repayable in blended monthly payments of principal and interest of \$38,099 commencing January 2008.	5,036,107	5,158,535
<u>Shanahan portfolio (SK and MB)</u> — Mortgages with Canadian Western Bank bearing interest at 6.14%, calculated semi-annually, matured December 2008. The mortgages were secured by the income producing properties and were repayable in blended monthly payments of principal and interest of \$9,776 and were renewed for one year, bearing interest at 6%, commencing January 2009. The mortgages were repaid in full in March 2010.	—	\$ 665,872
<u>Viking</u> — Mortgage with Great West Life Assurance Company bearing interest at 5.16%, calculated semi-annually, maturing March 2017. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$31,592 commencing April 2010.	4,675,841	—
<u>Transforce</u> — Mortgage with Bank of Montreal bearing interest at 4.95%, calculated semi-annually, maturing April 2015. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$136,121 commencing May 2010.	20,544,460	—
<u>Moncton</u> — Mortgage with First National Financial LP bearing interest at 6.21%, calculated semi-annually, maturing August 2014. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$11,742 commencing April 2010.	1,575,475	—
<u>Advance (SK)</u> — Mortgage with Canadian Western Bank bearing interest at 4.8%, calculated semi-annually, maturing April 2015. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$55,880 commencing May 2010.	8,499,513	—

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

8. Mortgages payable (continued):

	September 30, 2010	December 31, 2009
Advance (AB) —Mortgage with Canadian Western Bank bearing interest at 4.8%, calculated semi-annually, maturing April 2015. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$67,430 commencing May 2010.	\$ 10,286,934	—
Clegg Rd — Mortgage with Bank of Montreal bearing interest at 5.51%, calculated semi-annually, maturing June 2015. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$37,880 commencing July 2010.	6,170,667	—
Top-Co — Mortgage with Bank of Montreal bearing interest at 5.35%, calculated semi-annually, maturing August 2020. The mortgage is secured by the income producing property and is repayable in blended monthly payments of principal and interest of \$57,882 commencing September 2010.	9,605,352	—
	\$101,024,665	\$ 41,061,100

Principal repayments based on scheduled repayments to be made on the mortgages over the next five years and thereafter are as follows:

Remaining of 2010	\$ 678,369
2011	16,847,890
2012	9,516,051
2013	2,357,732
2014	3,841,757
Thereafter	67,782,866
	\$ 101,024,665

Mortgages payable are recorded at amortized cost and bear a weighted effective interest rate of 5.28% as at September 30, 2010 (2009 - 5.56%).

9. Bank loan:

In April 2010, Canadian Western Bank established a revolving operating line of credit for PIRET in the amount of \$750,000, bearing interest at the lender's prime rate plus 1.75%, with a minimum of 4% per annum. The line of credit is secured by 90 Park Lane. As at September 30, 2010, PIRET has drawn down \$545,598.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

9. Bank loan (continued):

On July 12, 2010, HSBC established an operating loan for PIRET in the amount of \$4,750,000, bearing interest at the lender's prime rate plus 1.35%. The loan is secured by 8481 Marien Place ("FedEx Building") and requires PIRET to maintain a debt service coverage ratio of not less than 125% at all times. As at September 30, 2010, PIRET had not drawn down any funds from the operating loan.

10. Notes payable:

PIRET has entered into a subordination and support agreement with Sunstone Industrial Investments Inc. ("Sunstone Industrial"). When the target monthly distribution, currently estimated to be \$0.025 per trust unit, is not achieved during the subordination period, holders of trust units will receive an amount equal to 100% of the total amount of cash set aside by the Trustees for distribution in such month. Sunstone Industrial will advance to PIRET cash in an amount equal to its pro-rata share of the monthly cash distribution in exchange for unsecured subordinated notes evidencing such advance, and will be entitled to receive distributions from PIRET equal to such amount. The monthly cash advance from Sunstone Industrial to PIRET will not exceed Sunstone Industrial's proportionate share of the monthly cash distribution during the subordination period. The subordinated notes are non interest bearing and due for repayment at the end of the Subordination Period.

The Subordination Period will end on the earlier of certain income and distribution targets being satisfied, or certain events occurring, being the earliest of:

- (i) the last day of any fiscal year in which PIRET has reported net income before gains or losses on property sales of at least \$0.18 per Unit and paid cash distributions of at least \$0.30 per Unit;
- (ii) August 31, 2010;
- (iii) the day on which a Determination Event occurs, and
- (iv) the day on which the Conversion Rights (see note 4(b) of the prospectus) are exercised.

The Determination Event means the earliest to occur of the following:

- (i) a period of 10 consecutive trading days during which the Market Capitalization exceeds \$200,000,000;
- (ii) a take-over bid by a person acting at arm's length to Sunstone Industrial (or any affiliate of an associate of or affiliate of Sunstone Industrial or person acting jointly or in concert with Sunstone Industrial) is made for the Units, provided that not less than 51% of the Units (other than Units held at the date of the take-over bid by or on behalf of the offeror or affiliates or associates of the offeror) are taken-up and paid for pursuant to the take-over bid;
- (iii) substantially all of the assets of PIRET are sold or PIRET is liquidated; and,
- (iv) the asset management agreement (see note 13) is terminated by the Trustees for cause.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

10. Notes payable (continued):

The Subordination Period ended on August 31, 2010. PIRET repaid \$200,607 to Sunstone Industrial in August 2010. As at September 30, 2010, there were no notes payable outstanding. Sunstone Industrial had advanced \$221,810 to PIRET in 2009 pursuant to the subordination and support agreement.

11. Unitholders' equity:

	Number Authorized	September 30, 2010		December 31, 2009	
		Number issued and outstanding	Carrying value	Number issue and outstanding	Carrying Value
Initial contribution by settlor	1	1	\$ 10	1	\$ 10
Trust units	unlimited	21,276,263	74,184,799	7,526,263	29,659,799
Subordinated units	unlimited	278,947	1,115,788	278,947	1,115,788
		21,555,211	\$ 75,300,597	7,805,211	\$ 30,775,597

(a) Trust units and subordinated units:

The beneficial interests in the Trust are divided into trust units and subordinated units. The Trust, pursuant to an agency agreement dated August 13, 2007, filed a final prospectus on August 13, 2007 in each of the provinces of Canada in connection with its initial public offering of 4,750,000 trust units at a price of \$4.00 per unit for total gross proceeds of \$19 million (the offering).

Sunstone Industrial subscribed for 250,000 subordinated units at a price of \$4.00 per unit for total gross proceeds of \$1 million concurrent with the closing of the offering.

The Trust also granted the agents an over-allotment option to purchase up to an additional 712,500 trust units for a period of up to 30 days after closing of the offering. To the extent that additional trust units were issued pursuant to the over-allotment option, Sunstone Industrial agreed to subscribe for its pro rata share of additional subordinated units.

Except as set out in the Trust Declaration, no trust unit or subordinated unit has any preference or priority over another.

Upon completion of the offering, holders of the trust units share in a 95% equity interest (the Unit Percentage Interest) in all distributions and all net assets of the Trust and Sunstone Industrial, as the holder of the subordinated units, shares in a 5% equity interest (the Subordinated Unit Percentage Interest) in all distributions and all net assets of the Trust.

Each trust unit is transferable and, so long as there are subordinated units issued and outstanding, each trust unit represents an equal undivided ownership interest in and to the Unit Percentage Interest of any net assets of the Trust, whether of net earnings, net realized capital gains or other amounts, and in the Unit Percentage Interest of any net assets of the Trust in the event of the termination or winding-up, after payment of all debts, liabilities and liquidation expenses of the Trust.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

11. Unitholders' equity (continued):

(a) Trust units and subordinated units (continued):

Pursuant to the subordination and support agreement (note 10), Sunstone Industrial has agreed not to transfer the subordinated units held to others except to its affiliates and associates. Each subordinated unit represents an equal undivided ownership interest in and to the Subordinated Unit Percentage Interest of any net assets of the Trust, whether of net earnings, net realized capital gains or other amounts, and in the Subordinated Unit Percentage Interest of any net assets of the Trust in the event of the termination or winding-up, after payment of all debts, liabilities and liquidation expenses of the Trust.

The unitholders have the right to require the Trust to redeem their trust units on demand at the prices determined and payable in accordance with the Trust Declaration. The Trust will not be required to pay the redemption price by way of a cash payment if the total amount payable by the Trust in any month will exceed the greater of \$20,000 and the amount that is 0.10% of the aggregate subscription price of all Trust units that were outstanding at the end of such month.

On February 25, 2010, PIRET announced the closing of a bought deal private placement for 7.2 million trust units priced at \$3.00 per unit, for total gross proceeds of \$21.6 million.

On May 18, 2010, PIRET announced the closing of a public offering of 5.8 million trust units, on a bought deal basis, at a price of \$3.50 per unit for total gross proceeds of \$20.3 million. PIRET also granted to the underwriters an over allotment option to purchase up to an additional 870,000 units on the same terms and conditions, exercisable at any time, in whole or in part, up to 30 days after the closing of this offering.

On May 28, 2010, the underwriters exercised the over allotment option and purchased an additional 750,000 trust units at \$3.50 per unit for gross proceeds of \$2,625,000.

(b) Conversion rights of subordinated units:

Pursuant to the Trust Declaration, the subordinated unitholders as a class are entitled to convert all but not less than all of their subordinated units into trust units based on the specified ratio. Upon the subordinated unitholders exercising their conversion rights, such subordinated unitholders will own that number of trust units which is equal to the Subordinated Unit Percentage Interest (initially 5%) of all units outstanding after such conversion. Sunstone Industrial did not exercise the conversion rights during the period ended September 30, 2010 or the year ended December 31, 2009.

(c) Unit rights, warrants and options:

The Trust may create and issue rights, warrants, options or other instruments or securities to subscribe for fully paid trust units which rights, warrants, options, instruments or securities may be exercisable at such subscription price or prices and at such time as the Trustees may determine. As at September 30, 2010 and December 31, 2009, the Trust has not issued any rights, warrants or options.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

11. Unitholders' equity (continued):

(d) Distributions:

The Trust intends to make monthly distributions to unitholders. Distributions are at the discretion of the Trustees of PIRET. All distributions from the Trust will be made 95% to the trust units and 5% to the subordinated units. During the period ended September 30, 2010, the Trust announced cash distributions to trust unitholders of \$0.025 per unit per month for a total of \$3,952,184 (2009 - \$2,257,879). The Trust also announced a cash distribution to subordinated unitholders of \$208,008 (2009 - \$118,836).

(e) Restricted units:

On February 20, 2008, the Trustees approved a restricted unit plan for the Trust (the Plan). The Plan provides for the grant of restricted units to participants (who may be Trustees, key management, key employees or consultants). Each restricted unit will give the participant the right to receive, upon vesting, an amount equal to the fair market value of the units on the payment date, either by way of a cash payment or by the Trust acquiring units in the open market and distributing them to the participant, or by a combination of the two, at the Trust's option. As distributions are paid on units, additional restricted units will be credited to the participants in an amount determined by dividing the dollar amount of the distributions payable by the fair market value per unit on the date of the distribution. As well, the number of restricted units granted to a participant may be increased by a "performance factor" established by the Trustees at the time of grant. Unless otherwise determined by the Trustees, restricted units will vest and become available for redemption on the third anniversary of their being granted, or on a change of control or take over bid for the Trust. Restricted units vested must be redeemed not later than December 31 in the year of vesting. However, the restricted units granted to a participant and any associated distribution restricted units shall not vest, and the participant shall not be entitled to such restricted units or associated distribution restricted units if the performance criteria, which are specified in the grant agreements, are not met. On November 18, 2010, the Plan was amended to permit the Trust to issue to each participant one unit in the Trust to be delivered from treasury for each full restricted unit and full distribution restricted unit. The Trust will make a lump-sum cash payment in respect of any fractional restricted unit or distribution restricted unit. The other terms and provisions of the Plan remain unchanged.

As at December 31, 2008, the Trust had issued a total of 30,000 restricted units and a total of 2,608 distribution restricted units for proceeds of nil.

On March 6, 2009, the Trust issued an additional 52,382 restricted units. As at December 31, 2009, the Trust had issued a total of 82,382 restricted units and a total of 10,788 distribution restricted units for proceeds of nil.

On March 11, 2010, the Trust issued an additional 41,676 restricted units. As at September 30, 2010, the Trust has issued a total of 124,058 restricted units and a total of 17,600 distribution restricted units for proceeds of nil.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

11. Unitholders' equity (continued):

Compensation expenses in the amount of \$217,792 were recorded in the statement of operations in relation to the restricted units and distribution restricted units issued as at September 30, 2010, as there is sufficient certainty that the performance criteria will be met. As it is likely that PIRET will issue most if not all trust units from treasury upon the redemption of restricted units, the compensation was included in unitholders' equity as contributed surplus.

12. Capital management:

The Trust defines capital as the aggregate of unitholders' equity and long-term debt. The Trust's objectives in managing capital are to maintain a level of capital that: complies with investment and debt restrictions pursuant to the Trust Declaration; complies with existing debt covenants; funds its business strategies; and builds long-term unitholder value. The Trust's capital structure is approved by its unitholders as related to the Trust Declaration and by its board of Trustees through its periodic reviews. Capital adequacy is monitored by the Trust by assessing performance against the approved annual plan throughout the year and by monitoring adherence to investment and debt restrictions contained in the Declaration and debt covenants.

The Trust Declaration provides for a maximum indebtedness level of up to 70% of the gross book value. The term "indebtedness" means any obligation of the Trust for borrowed money (including the face amount outstanding under any convertible debentures and any outstanding liabilities of the Trust arising from the issuance of subordinated notes but excluding any premium in respect of indebtedness assumed by the Trust for which the Trust has the benefit of an interest rate subsidy), but excludes trade accounts payable, distributions payable to unitholders, accrued liabilities arising in the ordinary course of business and short-term acquisition credit facilities. The Trust Declaration defines "gross book value" as the book value of the assets of the Trust and its consolidated subsidiaries plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets), the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by the Trust. The Trust's indebtedness level is 59% as at September 30, 2010 (December 31, 2009 - 59%).

The Trust Declaration also requires the Trust to distribute to its unitholders in each year an amount not less than the Trust's income for the year, as calculated in accordance with the Income Tax Act after all permitted deductions under the Act have been taken. The board of Trustees also reviews the cash distribution paid to unitholders on a regular basis. The monthly distribution to trust unitholders was \$0.025 per unit for the period ended September 30, 2010 (2009 - \$0.025).

The Trust is in compliance with all investment and debt restrictions pursuant to the Trust Declaration for the period ended September 30, 2010 and for the year ended December 31, 2009.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

12. Capital management (continued):

The capital structure consisted of the following components at September 30, 2010 and December 31, 2009.

	September 30, 2010	December 31, 2009	Change
Capital			
Mortgages payable	\$ 101,024,665	\$ 41,061,100	\$ 59,963,565
Notes payable	–	221,810	(221,810)
Unitholders' equity	63,629,671	24,490,467	39,139,204
Total Capital	\$ 164,654,336	\$ 65,773,377	\$ 98,880,959

Total capital increased significantly primarily due to the mortgage proceeds from new acquisitions and the issuance of additional trust units related to the private placement and the bought deal, offset by repayment of mortgage principal and distributions to unitholders for the period ended September 30, 2010.

13. Risk management:

In the normal course of business, the Trust is exposed to a number of risks from its use of financial instruments. These risks, and the actions taken to manage them, are as follows:

(a) Credit risk and economic dependence:

The Trust's exposure to credit risk is influenced mainly by the individual characteristics of each tenant.

The Trust is exposed to credit risk in the event of non-payment of rent and recoveries by its tenants. This risk is mitigated by obtaining advance deposits and initiating a prompt collection process. The amount of trade receivables at September 30, 2010 was \$59,105 (December 31, 2009 - \$30,064), which included only \$20,471 past due.

The Trust earned approximately 19% (2009 - 21%) of its revenue from a single tenant.

The mortgage reserve fund held by the lenders is recoverable once certain conditions are met, but no later than the maturity of the mortgages. The Trust does not believe that there is any material credit risk associated with the mortgage reserve fund.

(b) Interest rate risk:

Interest rate risk arises from the possibility that the value of, or cash flows related to, a financial instrument will fluctuate as a result of changes in market interest rates. The Trust is exposed to interest rate risk from the interest rate differentials between the market rate and the rates used on these financial instruments. Mortgages payable and the demand loan bear interest at fixed rates; therefore the Trust is not exposed to significant interest rate risk.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

13. Risk management (continued):

(c) Liquidity risk:

Real property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relation to demand for and the perceived desirability of such investments. Such illiquidity may tend to limit PIRET's ability to vary its portfolio promptly in response to changing economic or investment conditions. If PIRET were required to liquidate a real property investment, the proceeds to PIRET might be significantly less than the aggregate carrying value of such property.

The terms and conditions of outstanding mortgages are as follows:

			September 30, 2010	December 31, 2009
MORTGAGES PAYABLE	Nominal interest rate	Year of maturity	Carrying value	
Mabe	5.677%	2016	\$ 7,988,503	\$ 8,092,176
Team Tube	5.480%	2011	12,955,290	13,206,740
De Baets	5.500%	2011	1,595,356	1,625,296
Tornado	5.670%	2012	2,572,192	2,636,089
Eurospec	5.382%	2015	4,536,587	4,614,480
Shanahan - 57th	5.926%	2018	4,982,388	5,061,912
Shanahan portfolio - AB	5.754%	2012	5,036,107	5,158,535
Shanahan portfolio - SK and MB	6.000%	2009	—	665,872
Viking	5.160%	2017	4,675,841	—
Transforce	4.950%	2015	20,544,460	—
Moncton	6.210%	2014	1,575,475	—
Advance portfolio - SK	4.800%	2015	8,499,513	—
Advance portfolio - AB	4.800%	2015	10,286,934	—
Clegg Rd	5.510%	2015	6,170,667	—
Top-Co	5.350%	2020	9,605,352	—
Total mortgages payable			\$101,024,665	\$41,061,100

The carrying value of the mortgages payable is the same as the face value.

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

14. Fair value:

For certain of the Trust's financial instruments, including cash, cash held in trust, amounts receivable, accounts payable and accrued liabilities, the demand note and the bank loan, the carrying values approximate their fair values due to their short-term nature. The fair values of the mortgage reserve fund, mortgages payable and notes payable have been calculated based on discounted future cash flows using discount rates that reflect current market conditions for instruments having similar terms and conditions, as follows. Discount rates are either provided by lenders or are observable in the open market.

	September 30, 2010		December 31, 2009	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Mortgage reserve fund	\$ 249,238	\$ 223,970	\$ 242,568	\$ 215,050
Mortgages payable	101,024,665	98,577,443	41,061,100	41,164,547
Notes payable	—	—	221,810	221,810

15. Related party transactions:

PIRET is related to Sunstone Realty Advisors (2005) Inc. and Sunstone Industrial Investments Inc. by virtue of having officers and directors in common.

(a) On July 1, 2008, the \$225,000 balance payable by PIRET to Sunstone Realty Advisors (2005) Inc. was converted into a demand note, bearing interest at 4.75% per annum. On August 24, 2009, PIRET repaid \$100,000 of the demand note plus all interest accrued to that date. On March 5, 2010, PIRET repaid the remaining outstanding demand note plus all interest accrued to that date.

(b) During 2008, Sunstone Industrial advanced \$49,000 to PIRET to fund working capital requirements in October and November 2008. This amount was included in accounts payable and accrued liabilities at December 31, 2008 and was still outstanding as at December 31, 2009. On March 5, 2010, PIRET repaid the amount in full.

PIRET has entered into an asset management agreement with Sunstone Industrial Advisors Inc. ("Sunstone Management") whereby Sunstone Management will provide asset management, administrative and reporting services to PIRET. In accordance with the asset management agreement, PIRET will reimburse Sunstone Management for all reasonable expenses associated with the operation of PIRET, including any third party costs which are reasonably incurred by Sunstone Management on behalf of PIRET, but not personnel costs incurred by Sunstone Management in managing PIRET. During the period ended September 30, 2010, Sunstone Management charged PIRET nil (2009 - nil) pursuant to the Asset Management Agreement.

PIRET is related to a mortgage brokerage firm by virtue of having trustees and directors in common. PIRET paid the firm a mortgage brokerage fee in the amount of \$124,120 for arranging the financing of Viking, Transforce, Advance portfolio and Top-Co during the period ended

PURE INDUSTRIAL REAL ESTATE TRUST

Notes to Financial Statements

Periods ended September 30, 2010 and 2009

15. Related party transactions (continued):

September 30, 2010. It is in management's opinion that the mortgage brokerage fees are in line with current market rates.

16. Segment disclosures:

The Trust operates in one business segment, being the ownership and operation of a portfolio of income producing industrial properties in Canada. During the period ended September 30, 2010, PIRET held properties located in seven provinces: British Columbia, Alberta, Ontario, Quebec, Manitoba, Saskatchewan and New Brunswick.

17. Income taxes:

Pursuant to the declaration of the Trust, the Trustees are required to distribute all taxable income to the unitholders and to deduct such distributions for income tax purposes each year so as to not be liable for income tax under Part I of the Income Tax Act (Canada). Furthermore, the Trust intends to operate in such a manner so as to qualify as a "Mutual Fund Trust" and a "real estate investment trust" pursuant to that act. Consequently, no provision for income taxes is required on income earned by the Trust.

At September 30, 2010, the tax bases exceed the reported amounts of the Trust's assets and liabilities by \$2,277,353 (December 31, 2009 - \$1,241,196).

18. Subsequent events:

On October 20, 2010, PIRET announced the closing of a bought deal for 5,865,000 trust units priced at \$3.65 per unit, for total gross proceeds of \$21,407,250.

At its Annual General Meeting on April 16, 2010, by way of a Special Resolution of the Unitholders, Section 14.1 of the Declaration of Trust was amended to allow the Trustees to make amendments to the Declaration of Trust which, in the opinion of the Trustees, are necessary or desirable as a result of changes from time to time in accounting standards applicable to the Trust as a reporting issuer which may affect the Trust or the Unitholders. Further to this Resolution, on November 18, 2010 the Trustees have amended several sections of the Declaration of Trust which are intended to ensure that the trust units continue to be treated as equity upon conversion to the International Financial Reporting Standards. The amendments remove the automatic year-end distribution to unitholders of net income and capital gains which was previously provided for in the Trust Declaration and add to the circumstances in which Trustees may pay distributions in whole or in part by issuing additional units to unitholders.