

FRONSAC REAL ESTATE INVESTMENT TRUST RELEASES ANNUAL FINANCIAL STATEMENTS

TSX VENTURE EXCHANGE: GAZ.UN

FOR IMMEDIATE RELEASE

MONTREAL, QUEBEC – APRIL 5, 2013 – Fronsac real estate investment trust (“Fronsac REIT”) today released its audited consolidated financial statements for the year ended December 31, 2012.

The net income of the year was \$1,071,495 or \$0.051 per unit [2011: loss of (\$102,391) or (\$0.007)]. The 2012 net income includes a gain of \$999,361 related to the increase in value of investment properties.

SUMMARY OF INCOME STATEMENT INFORMATION

Income	December 31, 2012	December 31, 2011
Rental income	\$665,870	\$512,242
Increase in value of investment properties	\$999,361	\$0
Net Income (loss)	\$1,071,495	(\$102,391)
Per unit – basic	\$0.051	(\$0.007)
Weighted average units outstanding – basic	20,985,587	13,974,219

SUMMARY OF CASH FLOWS INFORMATION

Cash Flows	December 31, 2012	December 31, 2011
Cash from operating activities	\$299,893	\$51,407
Cash from investing activities	(\$2,634,554)	(\$361,215)
Cash from financing activities	\$2,717,456	\$1,408,560
Increase (decrease) in cash	\$382,795	\$1,098,752
Cash – beginning of year	\$1,985,720	\$886,968
Cash – end of year	\$2,368,515	\$1,985,720

SUMMARY OF BALANCE SHEET INFORMATION

Financial Position	December 31, 2012	December 31, 2011
Cash	\$2,368,515	\$1,985,720
Investment Properties	\$11,521,954	\$7,111,919
Total Assets	\$14,333,024	\$9,335,868
Total Liabilities	\$4,832,944	\$4,527,216
Total Equity	\$9,500,080	\$4,808,652
Book value per unit	\$0.45	\$0.23

The Trust's December 31, 2012 financial statements may be viewed on SEDAR at www.sedar.com

For further information please contact Michel Lassonde, President at (450) 536-5328.

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