

H&R REIT & H&R FINANCE TRUST (Stapled Unit)

**Unitholder Distributions
Year Ended December 31, 2013**

No. of Units Outstanding	Record Date	Total Distributed	Record Date	Payment Date	Capital Gain (Box 21)		Taxable Capital Gain (Box 21 x 50%)		Actual Amount of Dividends (Box 23)		Other Taxable Income (Box 26)		Foreign Non-Business Income (Box 25)		Foreign Non-Business Income Tax Paid (Box 34)		Return of Capital (Box 42)		Total Taxable		Total Non-Taxable		Total Distribution	
					Per Unit	%	Per Unit	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Income Per Unit	Amount Per Unit	%	Per Unit	
194,689,037		21,902,517	01/17/13	01/31/13	\$ 0.00714	6.34223	\$ 0.00357	\$ -	0.00000	\$ 0.02779	24.70273	\$ 0.01279	11.37025	\$ -	\$ 0.06478	57.58479	\$ 0.04415	\$ 0.06835	60.75591	\$ 0.11250				\$ 0.11250
194,948,660		21,931,725	02/13/13	02/28/13	\$ 0.00718	6.37790	\$ 0.00359	\$ -	0.00000	\$ 0.02795	24.84166	\$ 0.01226	10.90141	\$ -	\$ 0.06511	57.87902	\$ 0.04380	\$ 0.06870	61.06797	\$ 0.11250				\$ 0.11250
195,233,383		21,963,756	03/19/13	04/02/13	\$ 0.00713	6.33626	\$ 0.00356	\$ -	0.00000	\$ 0.02776	24.67945	\$ 0.01288	11.44881	\$ -	\$ 0.06473	57.53549	\$ 0.04421	\$ 0.06829	60.70361	\$ 0.11250				\$ 0.11250
195,233,383		10,981,877	03/28/13	04/15/13	\$ 0.00352	6.25752	\$ 0.00176	\$ -	0.00000	\$ 0.01371	24.37277	\$ 0.00702	12.48373	\$ -	\$ 0.03200	56.88598	\$ 0.02249	\$ 0.03376	60.01474	\$ 0.05625				\$ 0.05625
258,101,903		14,518,232	04/16/13	04/30/13	\$ 0.00374	6.65433	\$ 0.00187	\$ -	0.00000	\$ 0.01938	34.45428	\$ 0.00630	11.19174	\$ -	\$ 0.02683	47.69965	\$ 0.02755	\$ 0.02870	51.02681	\$ 0.05625				\$ 0.05625
258,716,296		29,105,584	05/16/13	05/31/13	\$ 0.00748	6.64902	\$ 0.00374	\$ -	0.00000	\$ 0.03873	34.42678	\$ 0.01267	11.25843	\$ -	\$ 0.05362	47.66577	\$ 0.05514	\$ 0.05736	50.99028	\$ 0.11250				\$ 0.11250
263,276,126		29,618,564	06/14/13	06/28/13	\$ 0.00752	6.68503	\$ 0.00376	\$ -	0.00000	\$ 0.03894	34.61323	\$ 0.01216	10.80634	\$ -	\$ 0.05388	47.89540	\$ 0.05486	\$ 0.05764	51.23791	\$ 0.11250				\$ 0.11250
267,917,161		30,140,681	07/17/13	07/31/13	\$ 0.00744	6.60998	\$ 0.00372	\$ -	0.00000	\$ 0.03850	34.22465	\$ 0.01322	11.74853	\$ -	\$ 0.05334	47.41685	\$ 0.05544	\$ 0.05706	50.72184	\$ 0.11250				\$ 0.11250
268,253,327		30,178,499	08/16/13	08/30/13	\$ 0.00744	6.61526	\$ 0.00372	\$ -	0.00000	\$ 0.03853	34.25199	\$ 0.01314	11.68224	\$ -	\$ 0.05338	47.45051	\$ 0.05540	\$ 0.05710	50.75815	\$ 0.11250				\$ 0.11250
268,637,293		30,221,695	09/10/13	09/30/13	\$ 0.00744	6.61423	\$ 0.00372	\$ -	0.00000	\$ 0.03853	34.24667	\$ 0.01316	11.69512	\$ -	\$ 0.05337	47.44397	\$ 0.05541	\$ 0.05709	50.75109	\$ 0.11250				\$ 0.11250
268,972,907		30,259,452	10/17/13	10/31/13	\$ 0.00743	6.60075	\$ 0.00371	\$ -	0.00000	\$ 0.03845	34.17684	\$ 0.01335	11.86444	\$ -	\$ 0.05328	47.35797	\$ 0.05551	\$ 0.05699	50.65835	\$ 0.11250				\$ 0.11250
269,313,508		30,297,770	11/15/13	11/29/13	\$ 0.00738	6.55871	\$ 0.00369	\$ -	0.00000	\$ 0.03820	33.95920	\$ 0.01394	12.39214	\$ -	\$ 0.05298	47.08994	\$ 0.05583	\$ 0.05667	50.36930	\$ 0.11250				\$ 0.11250
269,633,466		30,333,765	12/13/13	12/31/13	\$ 0.00734	6.52292	\$ 0.00367	\$ -	0.00000	\$ 0.03800	33.77389	\$ 0.01445	12.84147	\$ -	\$ 0.05272	46.86172	\$ 0.05611	\$ 0.05639	50.12318	\$ 0.11250				\$ 0.11250
Total Per Unit					<u>\$ 0.08816</u>	<u>6.531%</u>	<u>\$ 0.04408</u>	<u>\$ -</u>	<u>0.000%</u>	<u>\$ 0.42447444</u>	<u>31.443%</u>	<u>\$ 0.15732777</u>	<u>11.654%</u>	<u>\$ -</u>	<u>\$ 0.68003354</u>	<u>50.373%</u>	<u>\$ 0.62588433</u>	<u>\$ 0.72411567</u>	<u>53.638%</u>	<u>\$ 1.3500000</u>				
Total Amount		<u>331,454,116</u>			<u>\$ 21,698,858</u>		<u>\$ 10,849,429</u>	<u>\$ -</u>		<u>\$ 106,107,754</u>		<u>\$ 38,710,162</u>		<u>\$ -</u>	<u>\$ 164,937,342</u>		<u>\$ 155,667,345</u>	<u>\$ 175,786,771</u>						