

NEWS RELEASE

Calgary, Alberta – March 31, 2004
For immediate release

AVENIR DIVERSIFIED INCOME TRUST WESTERN SPIRIT INVESTMENTS LTD. SUCCESSFULLY COMPLETE BUSINESS COMBINATION TRANSACTION

Avenir Diversified Income Trust (the "Trust") (TSX: ART.UN) and Western Spirit Investments Ltd. ("Western Spirit") (TSX: WST.A) are pleased to announce that they have completed a previously announced business combination pursuant to which the Trust has acquired Western Spirit under a plan of arrangement (the "Arrangement").

At a special meeting of shareholders of Western Spirit held on March 26, 2004, Western Spirit securityholders unanimously voted in favour of the Arrangement.

Through the acquisition of Western Spirit, the Trust will pay to former Western Spirit shareholders an aggregate of \$3,000,000, and will issue approximately 5,250,022 trust units, plus 10,513,179 rights, each right entitling the holder to acquire 0.05 of a trust unit, for no additional consideration, in certain events.

In connection with the completion of the Arrangement, Western Spirit has amalgamated with a wholly-owned subsidiary of the Trust, and the new company has been renamed "Avenir Real Estate Acquisition Corp."

Avenir Real Estate Acquisition Corp. (formerly Western Spirit Investments Ltd.) is a real estate investment company with a portfolio that presently comprises five properties and approximately 469,000 square feet of leasable area, occupied by a total of six tenants. The properties are located in Toronto, London (Ontario), Calgary and Edmonton, with an approximate weighting by value of 73% in Alberta and 27% in Ontario.

Avenir Trust is an income trust designed to provide sustainable distributions and growth from a diverse portfolio of operating assets in the sectors of oil and gas, financial services and real estate. The resulting cash flow from these assets is distributed to unit holders on a monthly basis. The trust units of Avenir Trust trade on the TSX Venture Exchange under the symbol ART. UN.

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*The TSX Venture Exchange has not reviewed and does not accept
responsibility for the adequacy or accuracy of this release.*

Forward-Looking Statements

Certain information set forth in this press release, including a discussion of future plans and operations, contains forward looking statements that involve substantial known and unknown risks and uncertainties. These forward-looking statements are subject to numerous risks and uncertainties, some of which are beyond management's control, including but not limited to, the impact of general economic conditions, industry conditions, fluctuation of commodity prices, fluctuation of foreign exchange rates, environmental risks industry competition, availability of qualified personnel and management, stock market volatility, timely and cost effective access to sufficient capital from internal and external sources. Actual results, performance or achievement could differ materially from those expressed in or implied by these forward-looking statements.