

SECURITIES AND EXCHANGE COMMISSION

FORM 13F-HR

Initial quarterly Form 13F holdings report filed by institutional managers

Filing Date: **2013-01-28** | Period of Report: **2012-12-31**  
SEC Accession No. [0001169318-13-000001](#)

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FILER

**ALBERT D MASON INC**

CIK: **1169318** | IRS No.: **000000000** | Fiscal Year End: **1231**  
Type: **13F-HR** | Act: **34** | File No.: **028-10262** | Film No.: **13550935**

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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON D.C. 20549  
FORM 13F  
FORM 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: December 31, 2012  
Check here if Amendment [ ]; Amendment Number: \_\_\_\_\_  
This Amendment (Check only one.): [ ] is a restatement.  
[ ] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Mason Capital Partners  
Address: 50 Congress St. Suite 843  
Boston, MA 02109  
13F File Number: 028-13148

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this submission.

Person Signing this Report on Behalf of Reporting Manager:

Name: Albert D. Mason  
Title: Chief Compliance Officer  
Phone: 617-228-5190  
Signature, Place, and Date of Signing:  
/s/ Albert Mason Boston, MA January 28, 2012  
Report Type (Check only one):

- [ X ] 13F HOLDINGS REPORT.  
[ ] 13F NOTICE.  
[ ] 13F COMBINATION REPORT.

FORM 13F SUMMARY PAGE

Report Summary:  
Number of Other Included Managers: 0  
Form 13F Information Table Entry Total: 161  
Form 13F Information Table Value Total: \$445,395 (thousand)

List of Other Included Managers:

NONE

<TABLE>

FORM 13F INFORMATION TABLE

NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHARES/ PRN AMT	SH/ PRN	INVSTMT DSCRETN
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Air Products & Chemicals Inc.	COM	009158106	4203	50020	SH	Sole
Amerigas Partners LP	UNIT LTD PARTN	030975106	3618	93395	SH	Sole
Ampco-Pittsburgh Corp.	COM	032037103	25	1266	SH	Sole
Anadarko Petroleum Corp.	COM	032511107	5442	73240	SH	Sole
Aptargroup, Inc	COM	038336103	4998	104745	SH	Sole
Automatic Data Processing Inc.	COM	053015103	6215	109170	SH	Sole
Avery Dennison Corp.	COM	053611109	3379	96770	SH	Sole
B & G Foods Inc.	COM	05508R106	3843	135750	SH	Sole
Bank of Montreal	COM	063671101	2	37	SH	Sole
BCD Semiconductor Manufacturing Ltd. ADS	ADR	055347207	157	20725	SH	Sole
Bemis Co. Inc.	COM	081437105	5172	154570	SH	Sole
Betfair Group	COM	B44JTH908	9	850	SH	Sole
Brady Corp.	COM	104674106	5741	171900	SH	Sole
Brandywine Realty Trust 6.9% Pfd E	PFD	105368609	2733	107265	SH	Sole
BreitBurn Energy Partners LP	UNIT LTD PARTN	106776107	3556	192505	SH	Sole
Buckeye Partners LP	UNIT LTD PARTN	118230101	6989	153910	SH	Sole
C.R. Bard Inc.	COM	067383109	3193	32665	SH	Sole
CBL & Associates Inc. 7.375% Pfd D	PFD	124830605	965	38505	SH	Sole
Cedar Realty Trust 8.875% Pfd A	PFD	150602308	682	26960	SH	Sole
Church & Dwight Co., Inc.	COM	171340102	1848	34505	SH	Sole
Clorox Co.	COM	189054109	2347	32055	SH	Sole
Colgate-Palmolive Co.	COM	194162103	7393	70720	SH	Sole
Cominar REIT	COM	199910951	5227	230585	SH	Sole
Commercial Vehicle Group Inc.	COM	202608105	2	200	SH	Sole
Commonwealth Bank of Australia	COM	621503002	4345	67310	SH	Sole
Corporate Office Prop. Trust 7.375% Pfd L	PFD	22002T884	292	11600	SH	Sole
Corporate Office Prop. Trust 7.5% Pfd H	PFD	22002T603	2000	79620	SH	Sole

CPL Resources PLC	COM	G4817M109	352	76810	SH	Sole
Credito Real Sofom ENR	COM	B8DST5905	413	244500	SH	Sole
Crombie REIT	COM	227107109	1387	93575	SH	Sole
Cummins Inc.	COM	231021106	826	7625	SH	Sole
Deswell Industries Inc.	COM	250639101	16	6525	SH	Sole
DuPont Fabros Technology 7.875% Pfd A	PFD	26613Q205	1791	67195	SH	Sole
Ecolab, Inc.	COM	278865100	2737	38060	SH	Sole
Emerson Electric Co.	COM	291011104	5290	99885	SH	Sole
Energias de Portugal, SA ADR	ADR	268353109	1227	40035	SH	Sole
Enerplus Resources Fund Trust	COM	292766102	1523	117535	SH	Sole
Enterprise Products Partners LP	UNIT LTD PARTN	293792107	8400	167740	SH	Sole
Exxon Mobil Corp.	COM	30231G102	3731	43105	SH	Sole
Fabrinet	COM	G3323L100	1320	100425	SH	Sole
Ferrellgas Partners LP	UNIT LTD PARTN	315293100	2810	166745	SH	Sole
First Industrial Realty Trust 7.25% Pfd J	PFD	32054K798	1677	66888	SH	Sole
First Potomac Realty Trust 7.75% Pfd A	PFD	33610F307	2349	91498	SH	Sole
Fiserv Inc.	COM	337738108	7375	93320	SH	Sole
France Telecom SA ADR	ADR	35177Q105	355	32145	SH	Sole
General Electric Co.	COM	369604103	4	175	SH	Sole
General Mills Inc.	COM	370334104	8607	212930	SH	Sole
Genworth MI Canada Inc.	COM	37252B953	1571	69250	SH	Sole
Getty Realty Corp.	COM	374297109	18	1000	SH	Sole
Gladstone Commercial Corp.	COM	376536108	1918	106855	SH	Sole
Gladstone Commercial Corp. 7.5% Pfd B	PFD	376536306	1530	60799	SH	Sole
Gladstone Commercial Corp. 7.75% Pfd A	PFD	376536207	1202	47127	SH	Sole
GlaxoSmithKline PLC ADR	ADR	37733W105	2823	64935	SH	Sole
Global Partners LP	UNIT LTD PARTN	37946R109	2132	84085	SH	Sole
GMX Resources Inc. 9.25% Pfd B	PFD	38011M405	132	10400	SH	Sole
Graco, Inc.	COM	384109104	5270	102350	SH	Sole
Grainger, WW Inc.	COM	384802104	4915	24285	SH	Sole
Grupo Aeroportuario Del Pacifico SA ADR	ADR	400506101	2614	45720	SH	Sole
H.J. Heinz Co.	COM	423074103	4855	84165	SH	Sole
Hasbro Inc.	COM	418056107	4106	114375	SH	Sole
Hatteras Financial	PFD	41902R400	553	22150	SH	Sole
Hatteras Financial Corp	COM	41902R103	931	37520	SH	Sole
Heineken NV	COM	N39427211	264	3965	SH	Sole
Heineken NV ADR	ADR	423012301	7167	213505	SH	Sole
Hormel Foods Corp.	COM	440452100	7472	239415	SH	Sole
Huaneng Power ADR	ADR	443304100	1294	34845	SH	Sole
Imperial Oil Ltd.	COM	453038408	1051	24435	SH	Sole
Infosys Ltd. ADR	ADR	456788108	2392	56550	SH	Sole
Ingredion Inc.	COM	457187102	5276	81890	SH	Sole
Ireland Bank	COM	46267Q202	0	6	SH	Sole
ITT Corp.	COM	450911201	3587	152918	SH	Sole
ITT Exelis, Inc.	COM	30162A108	46	4075	SH	Sole
Jacob Engineering Group	COM	469814107	4656	109370	SH	Sole
John Wiley & Sons Inc. A	COM	968223206	2929	75225	SH	Sole
Johnson & Johnson	COM	478160104	2920	41650	SH	Sole
Johnson Controls Inc.	COM	478366107	1967	64130	SH	Sole
Kilroy Realty Corp. 6.875% Pfd G	PFD	49427F702	2533	97750	SH	Sole
Kimberly-Clark Corp.	COM	494368103	3524	41740	SH	Sole
Kinder Morgan Energy Partners LP	UNIT LTD PARTN	494550106	8306	104094	SH	Sole
Kite Realty Group Trust 8.25% Pfd A	PFD	49803T201	2645	103115	SH	Sole
Lakeview Hotel REIT A	COM	512223306	25	85300	SH	Sole
Lakeview Hotel REIT B	COM	512223108	27	87900	SH	Sole
Lanesborough REIT	COM	515555100	66	111355	SH	Sole
LBA Realty Fund II WBP Inc. 7.625% Pfd B	PFD	501777304	8847	442370	SH	Sole
Lexington Realty Trust 7.55% Pfd D	PFD	529537201	1047	41703	SH	Sole
Liberty Property Trust	COM	531172104	1083	30265	SH	Sole
Marathon Oil Corp.	COM	565849106	3114	101576	SH	Sole
Marathon Petroleum Corp.	COM	56585A102	5923	94012	SH	Sole
Martin Midstream Partners LP	UNIT LTD PARTN	573331105	1609	51810	SH	Sole
McCormick & Co. Inc.	COM	579780206	5222	82190	SH	Sole
McDonald's Corp.	COM	580135101	5272	59765	SH	Sole
Mechel Open Joint Stock Co. ADR	ADR	583840103	471	67945	SH	Sole
Mettler-Toledo International, Inc.	COM	592688105	6190	32025	SH	Sole
Monmouth Real Estate Investment Corp.	COM	609720107	5184	500413	SH	Sole
Monmouth REIT 7.625% Pfd A	PFD	609720206	25	1000	SH	Sole
Narrowstep Inc.	COM	631082203	0	1000	SH	Sole
National Grid PLC ADS	ADR	636274300	3374	58740	SH	Sole
Norfolk & Southern Corp.	COM	655844108	6111	98820	SH	Sole
Novartis AG ADR	ADR	66987V109	6871	108545	SH	Sole
NPB Cap Trust II 7.85% Pfd	PFD	62935R209	405	15685	SH	Sole
Occidental Petroleum Corp.	COM	674599105	1836	23970	SH	Sole
Old Second Cap Trust I 7.8% Pfd	PFD	680280104	528	75760	SH	Sole
Omnicom Group	COM	681919106	5570	111495	SH	Sole
ONEOK Partners LP	UNIT LTD PARTN	68268N103	7480	138535	SH	Sole
PAA Natural Gas Storage LP	UNIT LTD PARTN	693139107	3797	199330	SH	Sole
Parker Hannifin	COM	701094104	5485	64486	SH	Sole
Parkway Properties Inc. 8% Pfd D	PFD	70159Q401	1453	58070	SH	Sole
Paychex, Inc.	COM	704326107	4356	140060	SH	Sole
Peabody Energy Corp.	COM	704549104	2559	96175	SH	Sole

Pembina Pipeline Corp.	COM	706327954	39	1375	SH	Sole
Pengrowth Energy Trust	COM	70706P104	685	137755	SH	Sole
Penn West Energy Trust	COM	707887105	1410	129803	SH	Sole
PetroChina Ltd. ADS	ADR	71646E100	2484	17275	SH	Sole
Plains All American Pipeline LP	UNIT LTD PARTN	726503105	8895	196620	SH	Sole
Praxair, Inc.	COM	74005P104	3664	33480	SH	Sole
Precinct Properties New Zealand Inc.	COM	609327903	1301	1592600	SH	Sole
Primaris Retail REIT	COM	74157U950	5768	213490	SH	Sole
Prosperity Bancshares Inc.	COM	743606105	5769	137365	SH	Sole
PVR Partners LP	UNIT LTD PARTN	693665101	2715	104515	SH	Sole
Realty Income Corp.	COM	756109104	2973	73935	SH	Sole
Realty Income Corp. 6.75% Pfd E	PFD	756109708	1705	66820	SH	Sole
Rostelecom Long Distance ADR	ADR	778529107	822	33580	SH	Sole
Roundy's Inc.	COM	779268101	988	222000	SH	Sole
Rye Patch Gold Corp.	COM	783727951	2	5000	SH	Sole
Sally Beauty Holdings Inc.	COM	79546E104	2003	84975	SH	Sole
Sanofi ADR	ADR	80105N105	2184	46090	SH	Sole
Sasol Ltd. ADR	ADR	803866300	1767	40825	SH	Sole
Saul Centers 8% Pfd A	PFD	804395200	1445	56225	SH	Sole
Schneider Electric SA	COM	483410007	5744	79465	SH	Sole
Sherwin-Williams Co.	COM	824348106	8570	55715	SH	Sole
Smith & Nephew PLC	COM	83175M205	1332	24050	SH	Sole
Sonic Automotive Inc	COM	83545G102	6	280	SH	Sole
Spectral Diagnostics	COM	847574100	5	20000	SH	Sole
St. Gobain	COM	738048909	2069	48715	SH	Sole
Suburban Propane Partners LP	UNIT LTD PARTN	864482104	3601	92665	SH	Sole
Sunoco Logistics Partners LP	UNIT LTD PARTN	86764L108	8811	177185	SH	Sole
Taylor Capital Group 8% Pfd A	PFD	876851882	1058	42000	SH	Sole
TC Pipelines LP	UNIT LTD PARTN	87233Q108	7378	182812	SH	Sole
TCF Financial Corp. 6.45% Pfd B	PFD	872277405	1327	54290	SH	Sole
Teekay LNG Partners LP	UNIT LTD PARTN	Y8564M105	1504	39815	SH	Sole
Thermon Group Holdings, Inc.	COM	88362T103	1199	53225	SH	Sole
Tideland Royalty Trust B	COM	886410109	12	2500	SH	Sole
Toronto Dominion Bank	COM	891160509	5085	60296	SH	Sole
Total SA ADR	ADR	89151E109	4498	86480	SH	Sole
Tullow Oil PLC	COM	015008907	5290	258100	SH	Sole
UMH Mobile Homes 8.25% Pfd A	PFD	903002202	1940	75195	SH	Sole
UMH Properties Inc.	COM	903002103	9	840	SH	Sole
Urstadt Biddle Properties A	COM	917286205	2619	133080	SH	Sole
Urstadt Biddle Properties B	COM	917286106	8	420	SH	Sole
Urstadt Biddle Properties Inc. 7.125% Pfd	PFD	917286700	815	31400	SH	Sole
Urstadt Biddle Properties Inc. 7.5% Pfd D	PFD	917286502	2323	91610	SH	Sole
US Physical Therapy Inc.	COM	90337L108	757	27495	SH	Sole
Vermilion Energy Trust	COM	923725956	2944	56401	SH	Sole
Vornado Realty Trust 6.625% Pfd G	PFD	929042802	525	20900	SH	Sole
Vornado Realty Trust 6.625% Pfd I	PFD	929042877	264	10535	SH	Sole
Vornado Realty Trust 6.75% Pfd H	PFD	929042885	204	8110	SH	Sole
Weingarten Realty Investors 6.50% Pfd F	PFD	948741889	1321	52910	SH	Sole
Whitestone REIT	COM	966084204	309	22025	SH	Sole
Xylem, Inc.	COM	98419M100	2345	86530	SH	Sole
Yandex NV	COM	N97284108	800	37150	SH	Sole
Zion Cap Trust 8% Pfd B	PFD	989703202	1009	39675	SH	Sole

</TABLE>