



PLAZA

PLAZACORP RETAIL
PROPERTIES LTD.

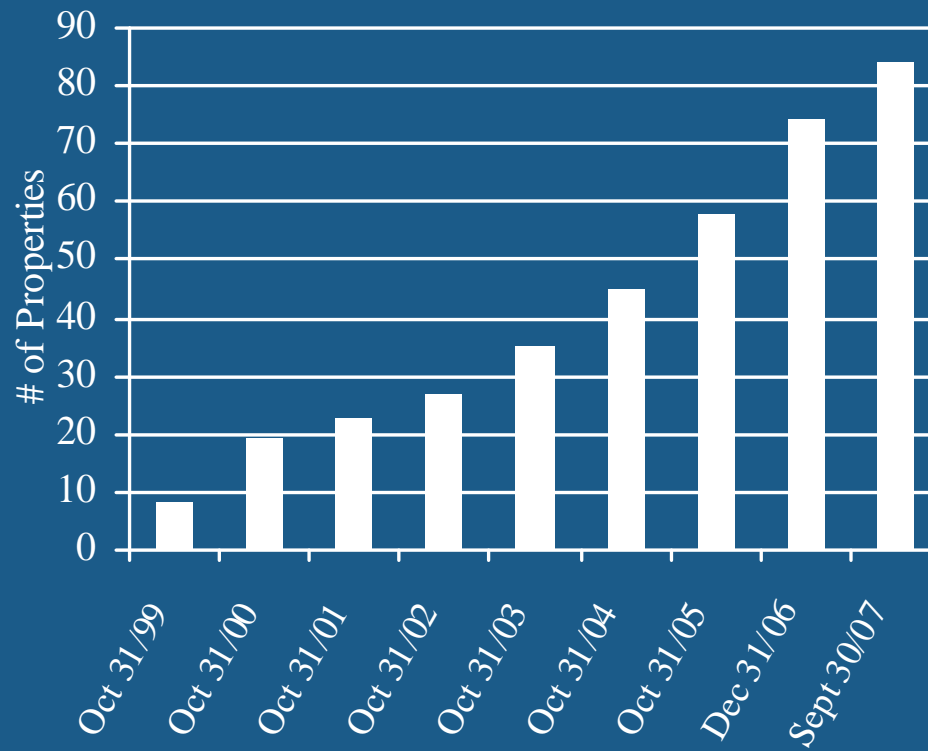
Plazacorp Property Map



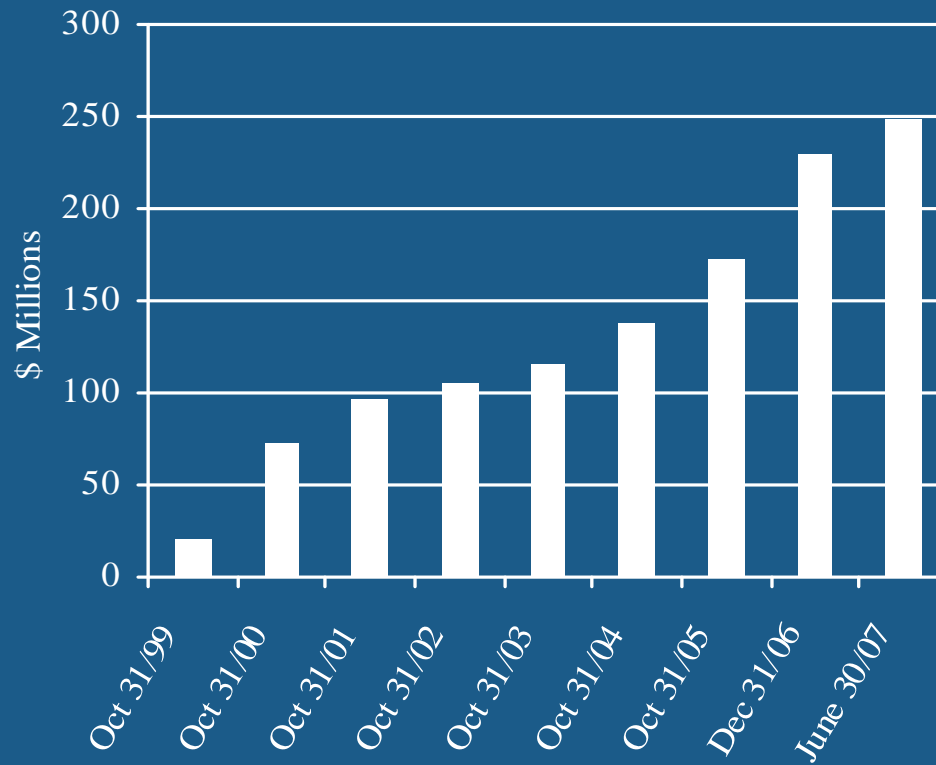
Plazacorp Top 10 Tenants

- *Shoppers Drug Mart*
- *Dollarama*
- *Marks Work Warehouse*
- *Staples*
- *Reitmans*
- *Bulk Barn*
- *Michaels*
- *Empire Theatres*
- *Canadian Tire*
- *Winners*

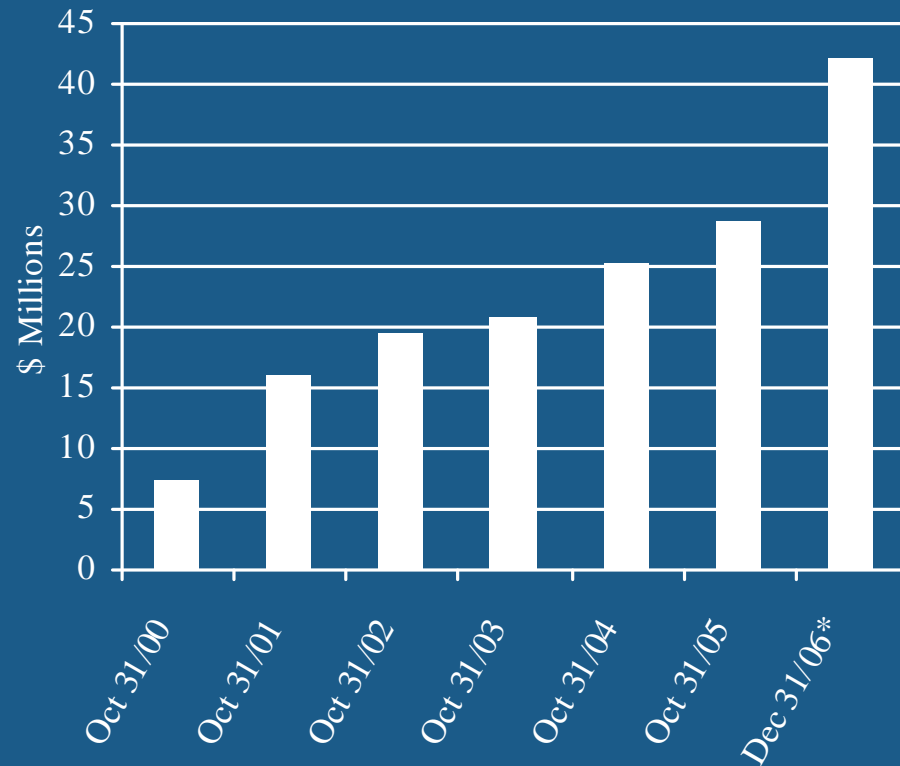
Property Growth



Book Value of Assets

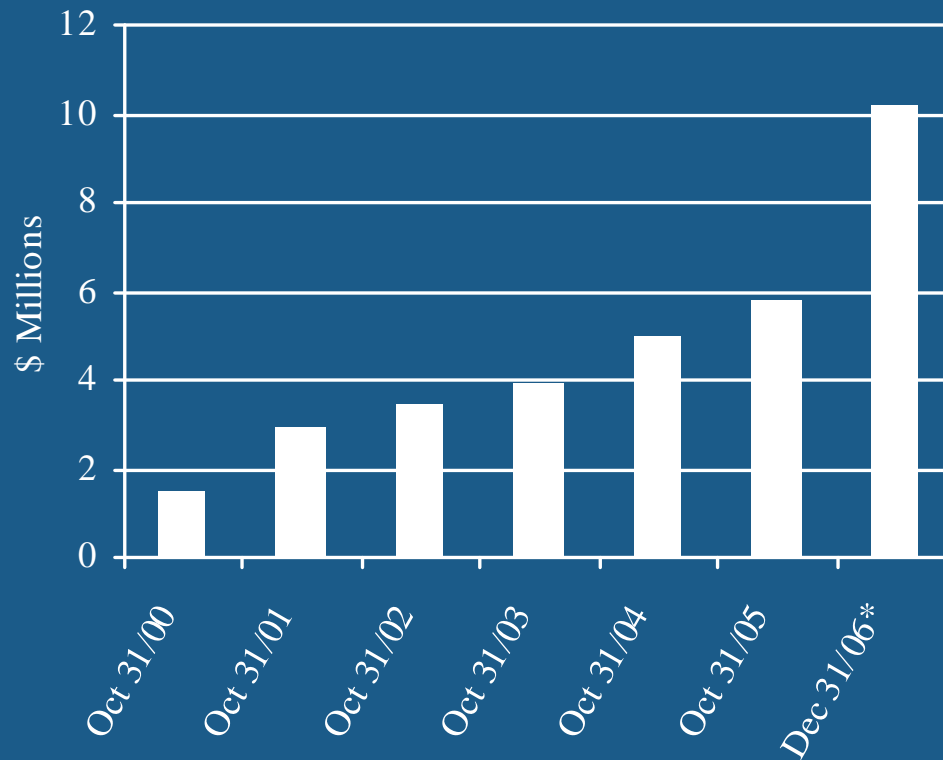


Revenue Growth



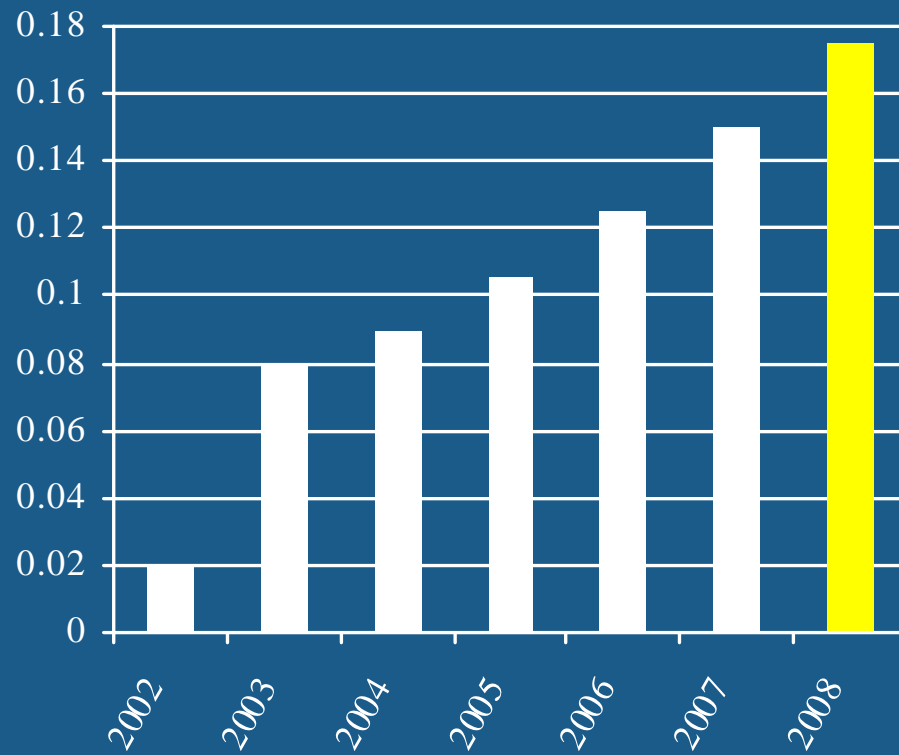
* Dec 31/06 represents 14 month fiscal year ended

Funds From Operations



* Dec 31/06 represents 14 month fiscal year ended

Plazacorp Dividend



Value Creation

1999 to November 2007
Stock Price Range
\$0.75 - \$5.05

Currently \$3.40

Why Plazacorp Went Public?

- Access to capital.
- Offer investors liquidity.
- Ability to attract and retain employees.
- Allowing employees to have ownership in the Company.
- Shares are RRSP eligible.
- Helpful in informing and attracting various short and long term lenders.
- Greater public awareness of your company.

Corporate Governance

- Establish a Board of Directors.
- Tell your strategy to the public and adhere to your plan.
- Improve how you operate your business on an ongoing basis.

Considerations to Going Public

- Costs
- Escalating reporting requirements
- Document controls
- Disclosure requirements
- Transparency
- Auditors
- Potential control dilution

Provincial Points

- Plazacorp Owns 31 properties in NB with a book value of \$100 million.
- There are currently 59 staff employed in NB.
- The Company pays \$1.5 million in payroll taxes annually.
- Plazacorp pays \$4.5 million annually in property tax to the Province of New Brunswick.

Summary

- Would we go public?
- Could we have grown as quickly as we have without going public?