

PLAZACORP EXPERTISE



105

Properties

6

Provinces

\$4.7

Million Sq/ Feet

\$0.1925

Annual Dividend

\$168.5M

Market
Capitalization
At August 19, 2010

What sets PLZ Apart...

Experienced &
dedicated
management team.

High quality
portfolio of retail
properties.

Strong relationships
with leading national
& regional retail
tenants.

Value-added
development and
operating
capabilities.

Excellent reputation,
credibility and
performance records.

Local market
presence.

Management owns a
significant stake in
the company.

Dividend growth
record.



PLZ has in-house expertise that allows it to manage all aspects of the real estate development cycle. PLZ's strong infrastructure includes the following areas of expertise:

Development and Redevelopment: PLZ's very strong "value-added" capabilities have been consistently demonstrated in a variety of successful development and re-development projects across its geography. PLZ has adapted well to the changing real estate market by shifting its focus from re-developments to new developments as market conditions evolve.

Leasing: PLZ has an experienced leasing team that seeks out leasing opportunities, applies local market knowledge and focuses on the needs of its retail tenants. With a consistent track record of meeting deadlines and living up to its commitments, PLZ has established strong relationships with national, regional and local retailers.

Acquisitions and Dispositions: PLZ invests in properties with a long-term perspective and has demonstrated success in acquiring well-located retail real estate. Prior to closing any acquisition, PLZ carries out a thorough due diligence program including environmental, structural (if applicable), leasing, financial and legal.

Financing: PLZ's financial team has many years experience and has a proven track record of creatively structuring acquisitions to take advantage of the opportunities within its market. With established relationships with a variety of lenders and a strong, diversified and growing investor base, PLZ has been creative in obtaining the necessary equity, interim or long term financing required to continue to grow the business.

Legal: PLZ has a strong in-house counsel team that has experience with drafting purchase and sale agreements, negotiating and closing acquisitions, completing land assemblies, drafting and structuring effective leases, and completing financings.

Construction Management: With a number of years experience completing new-builds, redevelopments, and tenant improvements, PLZ's construction management team has the skills to plan, tender and supervise construction projects on time and on budget to the satisfaction of its customers.

Property Management: PLZ's experienced operations team continually strives to meet the needs of tenants and customers alike by responding to tenant needs quickly, maintaining clean properties, investing capital when required and monitoring and controlling operating costs.