

Public Storage Canadian Properties News Release

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Public Storage Canadian Properties Announces First Quarter 2007 Operating Results and Distributions

TORONTO, Ontario – Public Storage Canadian Properties (TSX:PUB) today announced operating results for the first quarter ended March 31, 2007 and distributions to be paid on June 29, 2007.

Operating Results

Net income of the Partnership was \$1,632,000 or \$0.23 per partnership unit for the three months ended March 31, 2007 compared to \$1,528,000 or \$0.32 per partnership unit for the same period in 2006. The decrease in net income per unit was due to an increase of 2,410,715 units in the calculation of the number of weighted average units outstanding in connection with the rights offering on June 2, 2006. The second quarter of 2007 will be the last quarter to reflect the dilutive impact of an additional 2,410,715 units in the calculation of the number of weighted average units outstanding. The new facilities will also continue to be dilutive to earnings until they reach a stabilized occupancy level.

Property Operations

The Partnership derives substantially all of its income from the ownership of 22 self-storage facilities across Canada. 14 facilities are located in Ontario, 5 are located in British Columbia, 2 are located in Québec and 1 is located in Alberta. In addition, the Partnership owns a parcel of land in Toronto, Ontario and leases a parcel of land (with an option to purchase) in Laval, Québec for development into self-storage facilities.

In order to evaluate the performance of the Partnership's portfolio, management analyzes the operating performance of a stabilized group of self-storage facilities (herein referred to as "Same Store" facilities). "Same Store" facilities are facilities that have been owned and operated at a mature, stabilized occupancy level since January 1, 2006. Management considers a facility to be stabilized after it has been opened for at least three years. As at March 31, 2007, the "Same Store" facilities consist of sixteen facilities that have been owned and operated by the Partnership since its inception and contain approximately 1,235,000 net rentable square feet and 11,181 storage units.

The following table summarizes the pre-amortization operating results of the Partnership's "Same Store" facilities.

	Three months ended March 31,		
	2007	2006	Change
Rental income	\$ 4,217,000	\$ 4,058,000	3.9%
Less: cost of operations.....	1,318,000	1,331,000	(1.0%)
Less: management fees	253,000	243,000	4.1%
Net operating income ⁽¹⁾	<u>\$ 2,646,000</u>	<u>\$ 2,484,000</u>	6.5%
Gross margin ⁽²⁾	62.7%	61.2%	
Weighted average for period:			
Occupancy	85.6%	87.1%	
Realized annual rent per square foot ⁽³⁾	\$15.96	\$15.10	5.7%

- (1) Net operating income ("NOI") is equal to rental income less cost of operations and management fees paid to an affiliate before amortization. This non-generally accepted accounting principles ("GAAP") financial measure does not have any standardized meanings prescribed by GAAP and is therefore unlikely to be comparable to similar measures presented by other issuers.
- (2) Gross margin is computed by dividing property net operating income by rental income.
- (3) Realized rent per square foot represents the actual revenue earned per occupied square foot. Management believes this is a more relevant measure than posted or scheduled rates as posted rates can be discounted through promotions.

Funds from Operations ("FFO") and Earnings before Interest, Taxes, Depreciation and Amortization ("EBITDA")

FFO and EBITDA are supplementary performance measures for real estate companies used by investors and analysts. These non-GAAP financial measures do not have any standardized meanings prescribed by GAAP and are therefore unlikely to be comparable to similar measures presented by other issuers. Many investors and analysts consider FFO and EBITDA to be measures of the performance of real estate companies. FFO is equal to net income computed in accordance with GAAP before depreciation, amortization and gains or losses on sale of real estate assets. EBITDA is equal to earnings before interest income, interest expense, taxes, depreciation and amortization. FFO and EBITDA do not take into consideration scheduled principal payments on debt, capital improvements, distributions or other obligations of the Partnership. Accordingly, FFO and EBITDA are not substitutes for the Partnership's cash flow or net income as a measure of the Partnership's liquidity or operating performance or ability to pay distributions.

The following table calculates FFO and EBITDA for the three months ended March 31, 2007 and 2006:

	Three months ended March 31,		
	2007	2006	Change
Net income	\$ 1,632,000	\$ 1,528,000	
Amortization of real estate facilities	912,000	649,000	
Amortization of intangible assets	316,000	-	
FFO	<u>\$ 2,860,000</u>	<u>\$ 2,177,000</u>	31.4%
Weighted average number of partnership units	7,232,145	4,821,430	
FFO per partnership unit	\$0.40	\$0.45	(11.1%)
Net income	\$ 1,632,000	\$ 1,528,000	
Less: interest and other income	(27,000)	(6,000)	
Amortization of real estate facilities	912,000	649,000	
Amortization of intangible assets	316,000	-	
Interest expense	109,000	212,000	
EBITDA	<u>\$ 2,942,000</u>	<u>\$ 2,383,000</u>	23.5%
Weighted average number of partnership units	7,232,145	4,821,430	
EBITDA per partnership unit	\$0.41	\$0.49	(16.3%)

Distributions

The board of directors of the general partner today declared a distribution of \$0.45 per partnership unit payable on June 29, 2007 to unitholders of record at the close of business on June 15, 2007.

Partnership Information

Public Storage Canadian Properties is a publicly held limited partnership that invests in self-storage facilities. More information about the Partnership is available on the Internet. The Partnership's web site is www.publicstoragecanada.com.

**PUBLIC STORAGE CANADIAN PROPERTIES
SELECTED FINANCIAL DATA**

	Three Months Ended March 31,	
	2007	2006
Revenue		
Rental income	\$ 5,314,000	\$ 4,322,000
Interest and other income.....	27,000	6,000
	5,341,000	4,328,000
Costs and expenses		
Cost of operations	1,903,000	1,548,000
Management fees paid to an affiliate.....	319,000	259,000
Amortization of real estate facilities.....	912,000	649,000
Amortization of intangible assets	316,000	-
Administrative.....	150,000	132,000
Interest expense.....	109,000	212,000
	3,709,000	2,800,000
Net income	\$ 1,632,000	\$ 1,528,000
Net income per partnership unit	\$ 0.23	\$ 0.32
Distributions per partnership unit	\$ 0.45	\$ 0.45
Weighted average number of partnership units outstanding.....	7,232,145	4,821,430
 Balance sheet data:		
	As at March 31, 2007	As at December 31, 2006
Cash and cash equivalents	\$ 522,000	\$ 415,000
Amounts due under credit facility	8,000,000	3,800,000
Mortgage note payable.....	5,596,000	5,623,000
Total assets.....	81,845,000	79,242,000
Partners' equity	66,331,000	67,953,000
Partnership units outstanding at end of period	7,232,145	7,232,145