

Public Storage Canadian Properties News Release

Public Storage Canadian Properties
Suite 6600
100 King Street West
1 First Canadian Place
Toronto, Ontario M5X 1B8

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Contact: Vincent Chan
Phone: (866) PS-CANADA
(866) 772-2623

Public Storage Canadian Properties Announces 2003 Operating Results and Distributions

TORONTO, Ontario – Public Storage Canadian Properties (TSX:PUB) today announced operating results for the fourth quarter and year ended December 31, 2003 and distributions to be paid on March 31, 2004.

Operating Results

Net income was \$1,618,000 or \$0.34 per partnership unit for the three months ended December 31, 2003 compared to \$2,213,000 or \$0.46 per partnership unit for the same period in 2002. Net income includes a non-recurring expense of \$69,000 related to the write-off of capitalized software. The decrease in net income is due primarily to a decrease in net operating income derived from property operations compared to the same period last year.

Net income was \$7,334,000 or \$1.52 per partnership unit for the year ended December 31, 2003 compared to \$8,410,000 or \$1.74 per partnership unit for the same period in 2002. Net income includes a non-recurring expense of \$69,000 related to the write-off of capitalized software. The decrease in net income is due primarily to a decrease in net operating income derived from property operations compared to the same period last year.

Property Operations

The Partnership derives substantially all of its income from the ownership of sixteen self-storage facilities located in the province of Ontario and British Columbia. The following table summarizes the pre-depreciation operating results of the Partnership's facilities.

	Three months ended December 31,			Year ended December 31,		
	2003	2002	Change	2003	2002	Change
Rental income	\$ 3,745,000	\$ 3,980,000	-5.9%	\$15,275,000	\$15,751,000	-3.0%
Less: cost of operations	1,284,000	1,046,000	22.8%	4,783,000	4,352,000	9.9%
Less: management fees	227,000	238,000	-4.6%	919,000	946,000	-2.9%
Net operating income	<u>\$ 2,234,000</u>	<u>\$ 2,696,000</u>	-17.1%	<u>\$ 9,573,000</u>	<u>\$10,453,000</u>	-8.4%
Gross margin (1)	59.7%	67.7%		62.7%	66.4%	
Weighted average for period:						
Occupancy	82.6%	89.3%		87.2%	88.4%	
Realized annual rent per square foot (2)	\$14.69	\$14.35	2.3%	\$14.18	\$14.32	-1.0%

(1) Gross margin is computed by dividing property net operating income by rental income.

(2) 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. These non-generally accepted accounting principles (“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 generally accepted accounting principles) plus depreciation and amortization. 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 and year ended December 31, 2003 and 2002:

	Three months ended December 31,			Year ended December 31,		
	2003	2002	Change	2003	2002	Change
<u>Calculation of FFO:</u>						
Net income.....	\$ 1,618,000	\$ 2,213,000		\$ 7,334,000	\$ 8,410,000	
Write-off of capitalized software.....	69,000	-		69,000	-	
Depreciation and amortization	481,000	460,000		1,878,000	1,833,000	
FFO.....	<u>\$ 2,168,000</u>	<u>\$ 2,673,000</u>	-18.9%	<u>\$ 9,281,000</u>	<u>\$ 10,243,000</u>	-9.4%
Weighted average number of partnership units.....	4,821,430	4,821,430		4,821,430	4,821,430	
FFO per partnership unit.....	\$0.45	\$0.55		\$1.92	\$2.12	
<u>Calculation of EBITDA:</u>						
Net income.....	\$ 1,618,000	\$ 2,213,000		\$ 7,334,000	\$ 8,410,000	
Write-off of capitalized software.....	69,000	-		69,000	-	
Depreciation and amortization	481,000	460,000		1,878,000	1,833,000	
Less: interest income.....	(9,000)	(13,000)		(38,000)	(39,000)	
EBITDA.....	<u>\$ 2,159,000</u>	<u>\$ 2,660,000</u>	-18.8%	<u>\$ 9,243,000</u>	<u>\$ 10,204,000</u>	-9.4%
Weighted average number of partnership units.....	4,821,430	4,821,430		4,821,430	4,821,430	
EBITDA per partnership unit.....	\$0.45	\$0.55		\$1.92	\$2.12	

Distributions

The board of directors of the general partner today declared a distribution of \$0.45 per partnership unit payable on March 31, 2004 to unitholders of record at the close of business on March 15, 2004.

Partnership Information

Public Storage Canadian Properties is a publicly held limited partnership that has invested in mini-warehouse storage facilities, of which 13 are located in Ontario and 3 are located in British Columbia. 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		Year ended	
	December 31, 2003	December 31, 2002	December 31, 2003	December 31, 2002
Revenues:				
Rental income	\$ 3,745,000	\$ 3,980,000	\$ 15,275,000	\$ 15,751,000
Interest income	9,000	13,000	38,000	39,000
	<u>3,754,000</u>	<u>3,993,000</u>	<u>15,313,000</u>	<u>15,790,000</u>
Cost and expenses:				
Cost of operations	1,284,000	1,046,000	4,783,000	4,352,000
Management fees	227,000	238,000	919,000	946,000
Depreciation and amortization	481,000	460,000	1,878,000	1,833,000
Administrative	75,000	36,000	330,000	249,000
Write-off of capitalized software	69,000	-	69,000	-
	<u>2,136,000</u>	<u>1,780,000</u>	<u>7,979,000</u>	<u>7,380,000</u>
Net income	<u>\$ 1,618,000</u>	<u>\$ 2,213,000</u>	<u>\$ 7,334,000</u>	<u>\$ 8,410,000</u>
Net income per partnership unit	\$0.34	\$0.46	\$1.52	\$1.74
Distributions per partnership unit	\$0.45	\$0.75	\$1.80	\$1.95
Weighted average number of partnership units outstanding	4,821,430	4,821,430	4,821,430	4,821,430
Balance sheet data:				
	As of	As of		
	December 31, 2003	December 31, 2002		
Cash and cash equivalents	\$ 1,056,000	\$ 2,646,000		
Total assets	30,102,000	30,777,000		
Partners' equity	28,693,000	30,038,000		
Partnership units outstanding at end of period	4,821,430	4,821,430		