

Public Storage Canadian Properties News Release

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Public Storage Canadian Properties Announces First Quarter 2004 Operating Results and Distributions

TORONTO, Ontario – Public Storage Canadian Properties (TSX:PUB) today announced operating results for the first quarter ended March 31, 2004 and distributions to be paid on June 30, 2004.

Operating Results

Net income was \$1,687,000 or \$0.35 per partnership unit for the three months ended March 31, 2004 compared to \$1,940,000 or \$0.40 per partnership unit for the same period in 2003. 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. Thirteen facilities are located in the province of Ontario and three facilities are located in the province of British Columbia. The following table summarizes the pre-depreciation operating results of the Partnership's facilities.

	Three months ended March 31,		
	2004	2003	Change
Rental income.....	\$ 3,609,000	\$ 3,862,000	-6.6%
Less: cost of operations.....	1,171,000	1,157,000	1.2%
Less: management fees	217,000	232,000	-6.5%
Net operating income	<u>\$ 2,221,000</u>	<u>\$ 2,473,000</u>	-10.2%
Gross margin ⁽¹⁾	61.5%	64.0%	
Weighted average for period:			
Occupancy	82.5%	87.1%	
Realized annual rent per square foot ⁽²⁾	\$14.17	\$14.37	-1.4%

(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 used by investors and analysts. 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 ended March 31, 2004 and 2003:

	Three months ended March 31,		
	2004	2003	Change
<u>Calculation of FFO:</u>			
Net income	\$ 1,687,000	\$ 1,940,000	
Depreciation and amortization	448,000	463,000	
FFO.....	<u>\$ 2,135,000</u>	<u>\$ 2,403,000</u>	-11.2%
Weighted average number of partnership units.....	4,821,430	4,821,430	
FFO per partnership unit	\$0.44	\$0.50	
<u>Calculation of EBITDA:</u>			
Net income	\$ 1,687,000	\$ 1,940,000	
Depreciation and amortization	448,000	463,000	
Less: interest income	(6,000)	(10,000)	
EBITDA	<u>\$ 2,129,000</u>	<u>\$ 2,393,000</u>	-11.0%
Weighted average number of partnership units.....	4,821,430	4,821,430	
EBITDA per partnership unit.....	\$0.44	\$0.55	

Distributions

The board of directors of the general partner today declared a distribution of \$0.45 per partnership unit payable on June 30, 2004 to unitholders of record at the close of business on June 15, 2004.

Partnership Information

Public Storage Canadian Properties is a publicly held limited partnership that has invested in mini-warehouse 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,	
	2004	2003
Revenues:		
Rental income	\$ 3,609,000	\$ 3,862,000
Interest income	6,000	10,000
	<u>3,615,000</u>	<u>3,872,000</u>
Cost and expenses:		
Cost of operations	1,171,000	1,157,000
Management fees	217,000	232,000
Depreciation and amortization	448,000	463,000
Administrative	92,000	80,000
	<u>1,928,000</u>	<u>1,932,000</u>
Net income	<u>\$ 1,687,000</u>	<u>\$ 1,940,000</u>
Net income per partnership unit	\$0.35	\$0.40
Distributions per partnership unit	\$0.45	\$0.45
Weighted average number of partnership units outstanding	4,821,430	4,821,430
	As of March 31, 2004	As of December 31, 2003
Balance sheet data:		
Cash and cash equivalents	\$ 943,000	\$ 1,056,000
Total assets	29,638,000	30,102,000
Partners' equity	28,210,000	28,693,000
Partnership units outstanding at end of period	4,821,430	4,821,430