

Public Storage Canadian Properties News Release

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Public Storage Canadian Properties Announces Second Quarter 2009 Operating Results and Distributions

TORONTO, Ontario – Public Storage Canadian Properties (the “Partnership”) (TSX:PUB) today announced operating results for the second quarter ended June 30, 2009 and distributions to be paid on September 30, 2009.

Operating Results

Net income of the Partnership was \$1,717,000 or \$0.19 per partnership unit (“Unit”) for the three months ended June 30, 2009 compared to \$1,997,000 or \$0.22 per Unit for the same period in 2008. Net income of the Partnership was \$3,247,000 or \$0.36 per Unit for the six months ended June 30, 2009 compared to \$3,577,000 or \$0.40 per Unit for the same period in 2008.

Property Operations

The Partnership owns, and derives substantially all of its income from, 27 self-storage facilities, of which fifteen are located in Ontario, five are located in British Columbia, six are located in Québec and one is located in Alberta. In addition, the Partnership owns parcels of land in Oakville, Ontario; Orleans, Ontario; and Richmond Hill, Ontario for development into new 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). Management considers the operating performance of the “Same Store” facilities to be a more useful measure of the overall operating performance of the Partnership’s portfolio to analyze trends and provide meaningful comparisons. “Same Store” facilities are facilities that have been owned and operated at a mature, stabilized occupancy level since January 1, of the earliest period presented. Management considers a facility to be stabilized after it has been opened for at least three years. As at June 30, 2009, the “Same Store” facilities consist of 16 facilities that have been owned and operated by the Partnership since its inception and two facilities that were opened in 2005 and contain approximately 1,366,000 net rentable square feet and 12,678 storage units.

The following table summarizes the pre-amortization operating results of the Partnership’s “Same Store” facilities.

	Three months ended June 30,			Six months ended June 30,		
	2009	2008	Change	2009	2008	Change
Rental income	\$ 4,525,000	\$ 5,035,000	(10.1%)	\$ 9,152,000	\$ 9,794,000	(6.6%)
Less: cost of operations	1,265,000	1,491,000	(15.2%)	2,841,000	3,051,000	(6.9%)
Less: management fees	271,000	302,000	(10.3%)	549,000	587,000	(6.5%)
Net operating income ⁽¹⁾	<u>\$ 2,989,000</u>	<u>\$ 3,242,000</u>	(7.8%)	<u>\$ 5,762,000</u>	<u>\$ 6,156,000</u>	(6.4%)
Gross margin ⁽²⁾	66.1%	64.4%		63.0%	62.9%	
Weighted average for period:						
Occupancy	89.1%	86.1%		86.1%	85.4%	
Realized annual rent per square foot ⁽³⁾	\$14.90	\$17.14	(13.1%)	\$15.59	\$16.82	(7.3%)
End of period occupancy.....	90.1%	87.1%		90.1%	87.1%	

- (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-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 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 and six months ended June 30, 2009 and 2008:

	Three months ended June 30,			Six months ended June 30,		
	2009	2008	Change	2009	2008	Change
<u>Calculation of FFO:</u>						
Net income.....	\$ 1,717,000	\$ 1,997,000		\$ 3,247,000	\$ 3,577,000	
Amortization of real estate facilities	1,185,000	1,066,000		2,319,000	2,115,000	
Amortization of intangible assets	-	49,000		-	99,000	
Less: future income tax benefit.....	(12,000)	(46,000)		(34,000)	(117,000)	
FFO.....	<u>\$ 2,890,000</u>	<u>\$ 3,066,000</u>	(5.7%)	<u>\$ 5,532,000</u>	<u>\$ 5,674,000</u>	(2.5%)
Weighted average number of Units ..	9,040,181	9,040,181		9,040,181	9,040,181	
FFO per Unit	\$0.32	\$0.34	(5.9%)	\$0.61	\$0.63	(3.2%)
<u>Calculation of EBITDA:</u>						
Net income.....	\$ 1,717,000	\$ 1,997,000		\$ 3,247,000	\$ 3,577,000	
Amortization of real estate.....	1,185,000	1,066,000		2,319,000	2,115,000	
Amortization of intangibles	-	49,000		-	99,000	
Interest and commitment fees.....	215,000	141,000		359,000	284,000	
Less: income tax benefit	(12,000)	(46,000)		(34,000)	(117,000)	
Less: interest income.....	(6,000)	(41,000)		(14,000)	(75,000)	
EBITDA	<u>\$ 3,099,000</u>	<u>\$ 3,166,000</u>	(2.1%)	<u>\$ 5,877,000</u>	<u>\$ 5,883,000</u>	(0.1%)
Weighted average number of Units ..	9,040,181	9,040,181		9,040,181	9,040,181	
EBITDA per Unit.....	\$0.34	\$0.35	(2.9%)	\$0.65	\$0.65	(0.0%)

Distributions

The board of directors of the general partner today declared a distribution of \$0.225 per Unit payable on September 30, 2009 to unitholders of record at the close of business on September 15, 2009.

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 main website is www.publicstoragecanada.com. The Partnership’s investor website is www.pscinvestor.com.

**PUBLIC STORAGE CANADIAN PROPERTIES
SELECTED FINANCIAL DATA**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Revenue:				
Rental income	\$ 5,828,000	\$ 6,155,000	\$ 11,721,000	\$ 11,905,000
Interest and other income	6,000	41,000	14,000	75,000
	<u>5,834,000</u>	<u>6,196,000</u>	<u>11,735,000</u>	<u>11,980,000</u>
Costs and expenses:				
Cost of operations	2,268,000	2,435,000	4,906,000	4,971,000
Management fees paid to an affiliate	349,000	369,000	703,000	714,000
Amortization of real estate facilities	1,185,000	1,066,000	2,319,000	2,115,000
Amortization of intangible assets	-	49,000	-	99,000
Interest and commitment fees	215,000	141,000	359,000	284,000
Administrative	112,000	185,000	235,000	337,000
	<u>4,129,000</u>	<u>4,245,000</u>	<u>8,522,000</u>	<u>8,520,000</u>
Income before income taxes	<u>1,705,000</u>	<u>1,951,000</u>	<u>3,213,000</u>	<u>3,460,000</u>
Future income tax benefit	<u>12,000</u>	<u>46,000</u>	<u>34,000</u>	<u>117,000</u>
Net income	<u>\$ 1,717,000</u>	<u>\$ 1,997,000</u>	<u>\$ 3,247,000</u>	<u>\$ 3,577,000</u>
Net income per Unit	\$ 0.19	\$ 0.22	\$ 0.36	\$ 0.40
Distributions per Unit	\$ 0.225	\$ 0.45	\$ 0.45	\$ 0.90
Weighted average number of Units outstanding	9,040,181	9,040,181	9,040,181	9,040,181

	As at June 30, 2009	As at December 31, 2008
	Balance sheet data:	
Cash and cash equivalents	\$ 288,000	\$ 2,390,000
Debt	41,384,000	24,371,000
Total assets	136,076,000	119,504,000
Partners' equity	88,795,000	90,046,000
Units outstanding at end of period	9,040,181	9,040,181