



Q3 – 2022  
Financial Results  
Presentation

# WHO IS PLAZA



- Plaza is an owner, developer and redeveloper of retail properties, focused on long term sustainable growth.
- Plaza has, over a 20 year history, consistently grown through development, redevelopment and value add acquisitions, without dilution of unitholders, and has successfully re cycled capital and organized creative financing to support this growth.
- Plaza has demonstrated its ability to successfully navigate through challenging times and adapt to changes in retail. Plaza continues to grow via i) re development opportunities that convert enclosed malls to strip centres, empty box stores to multitenant strips and re inventing challenged retail properties; ii) new developments sourced from tenant demand and iii) opportunistic acquisitions from owners looking to exit from retail properties.
- Plaza has a fully internalized and aligned management structure, with insiders owning a significant ownership position.

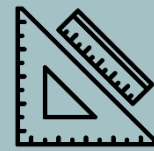


# WHO IS PLAZA

- Plaza focuses on per unit growth of NAV and FFO through accretive developments, redevelopments and proactive management of its existing portfolio.
- Plaza is an owner, developer and redeveloper of retail properties, focused on long term sustainable growth.
- Plaza offers a sustainable monthly distribution supported by a portfolio of open-air centres and stand-alone retail predominantly occupied by national tenants, with a significant component of stable, essential needs and value retail.
- Plaza features a geographically diversified portfolio totaling 8.9 million square feet, with properties strategically located in primary and strong secondary markets in Atlantic Canada, Québec and Ontario.

Ticker (TSX)	PLZ.UN
Tax deferred distribution	2019 - 49% 2020 - 68% 2021 - 25%
Monthly Distribution	\$0.28 annualized
Current Yield (as at November 7, 2022)	6.7%
Total Assets	<ul style="list-style-type: none"><li>• \$1.3 billion</li><li>• \$0.5 billion additional under management</li></ul>

# WHO IS PLAZA



8.9 million  
Gross Leasable Area (SF)



253  
Properties



97.2%  
Committed Occupancy  
as of September 30, 2022



\$158MM-\$160MM  
Re/development pipeline  
as of September 30, 2022



**IN CONSTRUCTION**  
12 Projects  
600,000 sq. ft.

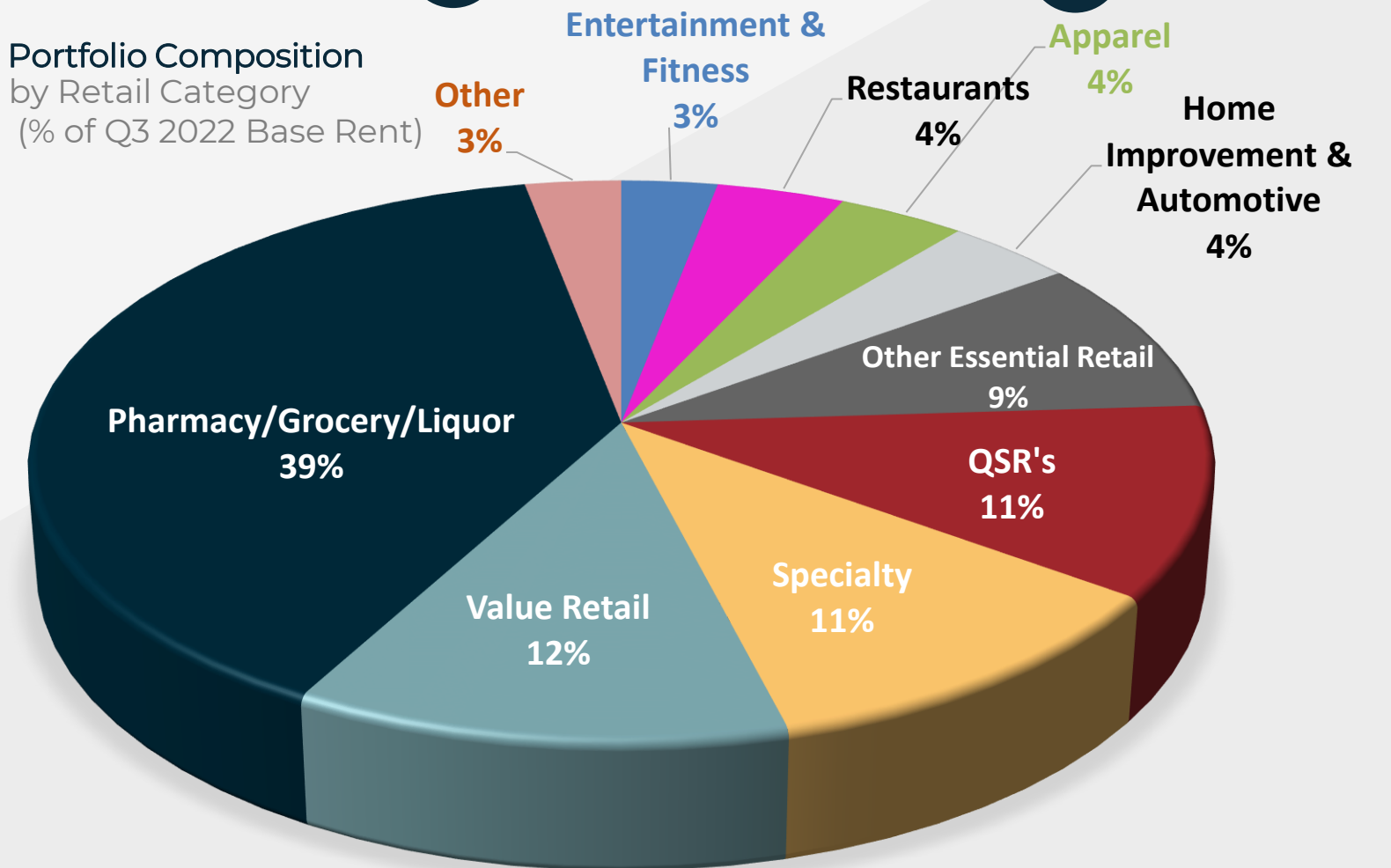


**PIPELINE**  
15 Projects  
703,000 sq. ft.

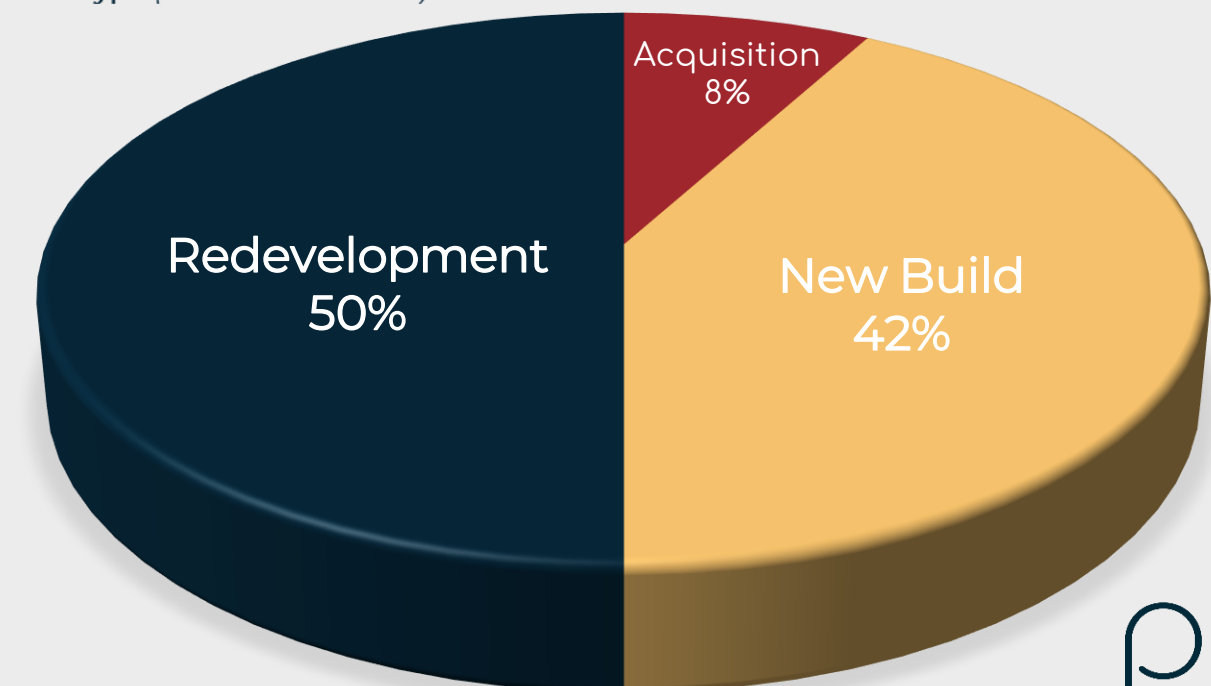


**UNDER CONTRACT**  
3 Projects  
118,000 sq. ft.

Portfolio Composition  
by Retail Category  
(% of Q3 2022 Base Rent)



GLA by Development Type (at Plaza's Interest)

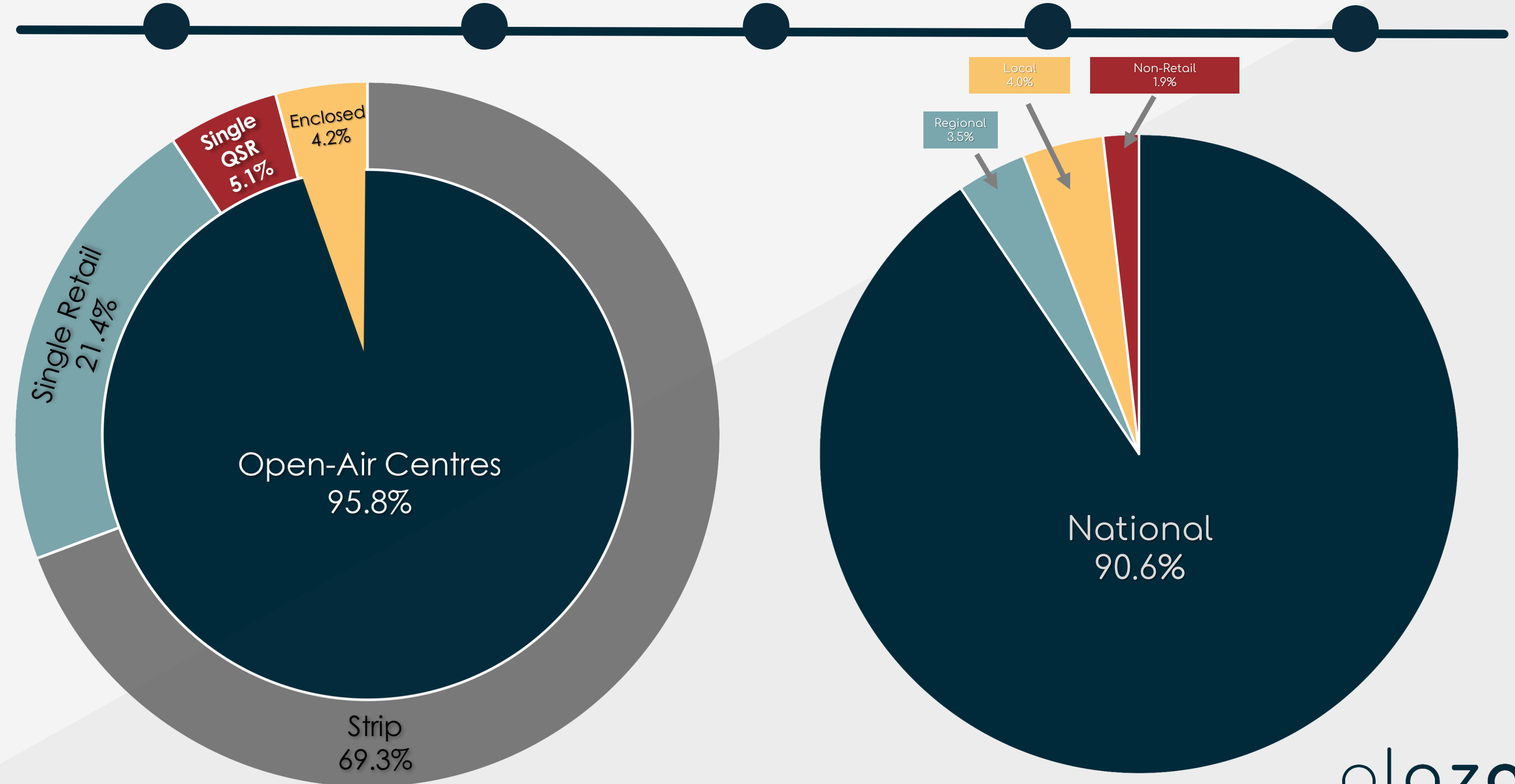


92% developed or redeveloped by Plaza



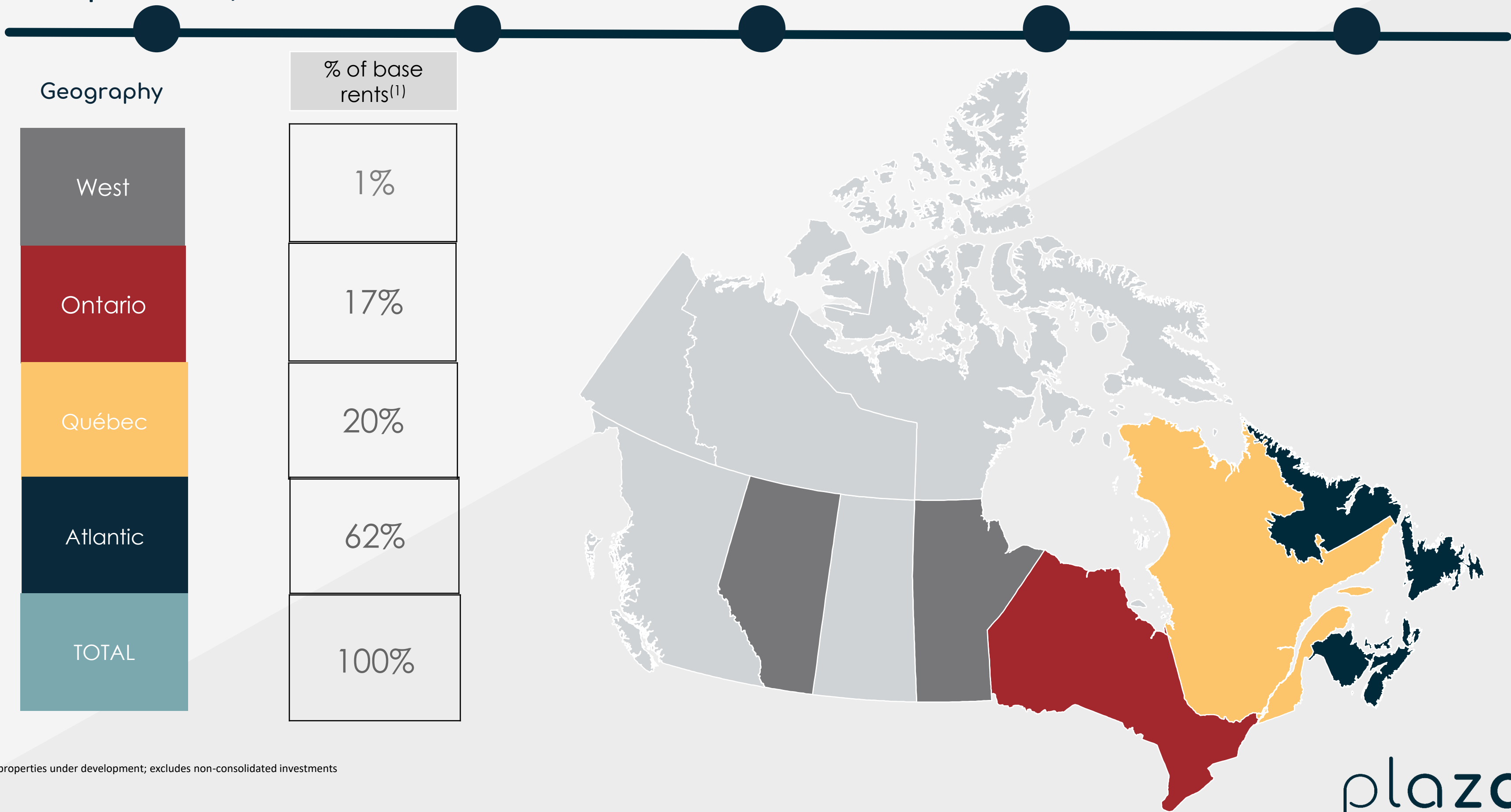
# PORTFOLIO COMPOSITION

as at September 30, 2022



# PORTFOLIO COMPOSITION































as at September 30, 2022



<sup>(1)</sup> Includes properties under development; excludes non-consolidated investments

# TOP 30 TENANTS

Q3-2022 - % of Base Rent Revenue

#1	25.2%		#11	1.6%		#21	0.8%	
#2	6.2%		#12	1.5%		#22	0.8%	
#3	4.0%		#13	1.5%		#23	0.8%	
#4	3.5%		#14	1.4%		#24	0.8%	
#5	3.4%		#15	1.2%		#25	0.7%	
#6	3.4%		#16	1.1%		#26	0.7%	
#7	3.0%		#17	1.0%		#27	0.6%	
#8	1.8%		#18	1.0%		#28	0.6%	
#9	1.6%		#19	0.9%		#29	0.6%	
#10	1.6%		#20	0.8%		#30	0.5%	



# CONSTRUCTION PROJECTS



# NORTHERN AVENUE PLAZA

Sault Ste. Marie, ON

- Re-Development of former Lowe's
- Opening of new Dollarama
- Construction of new Princess Auto
- Construction of new Winners/Homesense

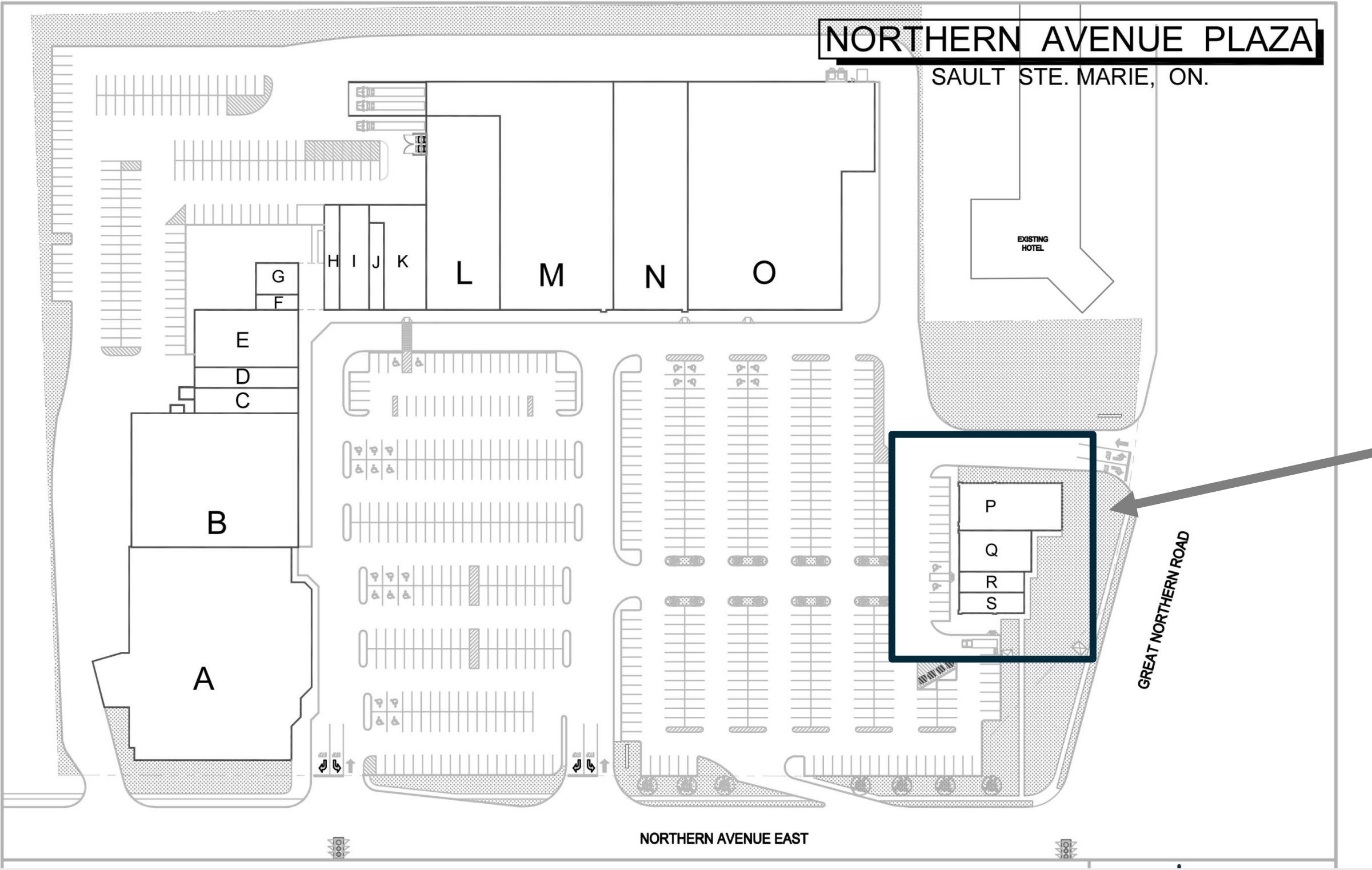




# NORTHERN AVENUE PLAZA

Sault Ste. Marie, ON

- Leasing Plan



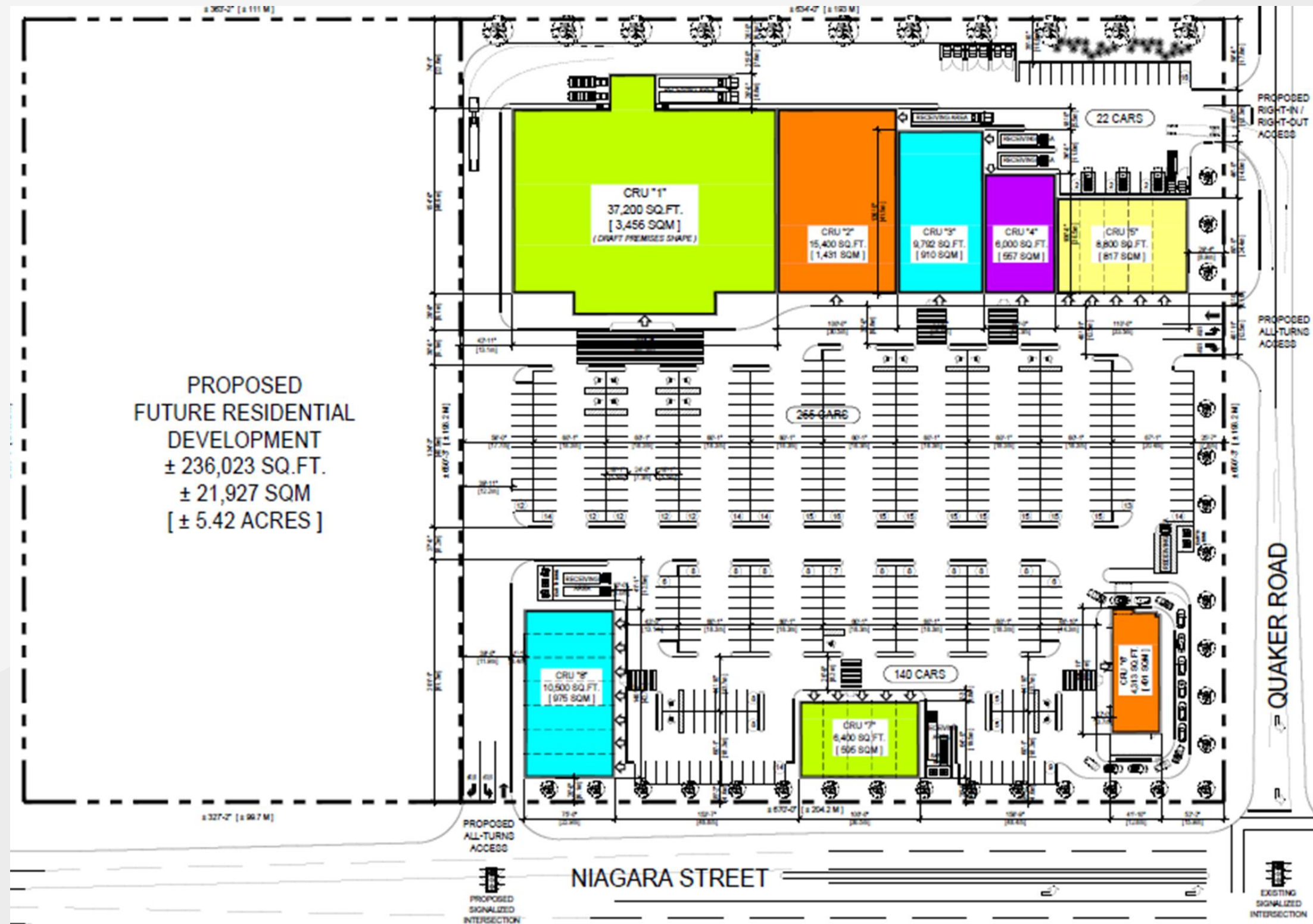
Construction beginning soon on multi-tenant PAD



# NIAGARA STREET PLAZA

Welland, ON

- New development
- Proposed leasing plan

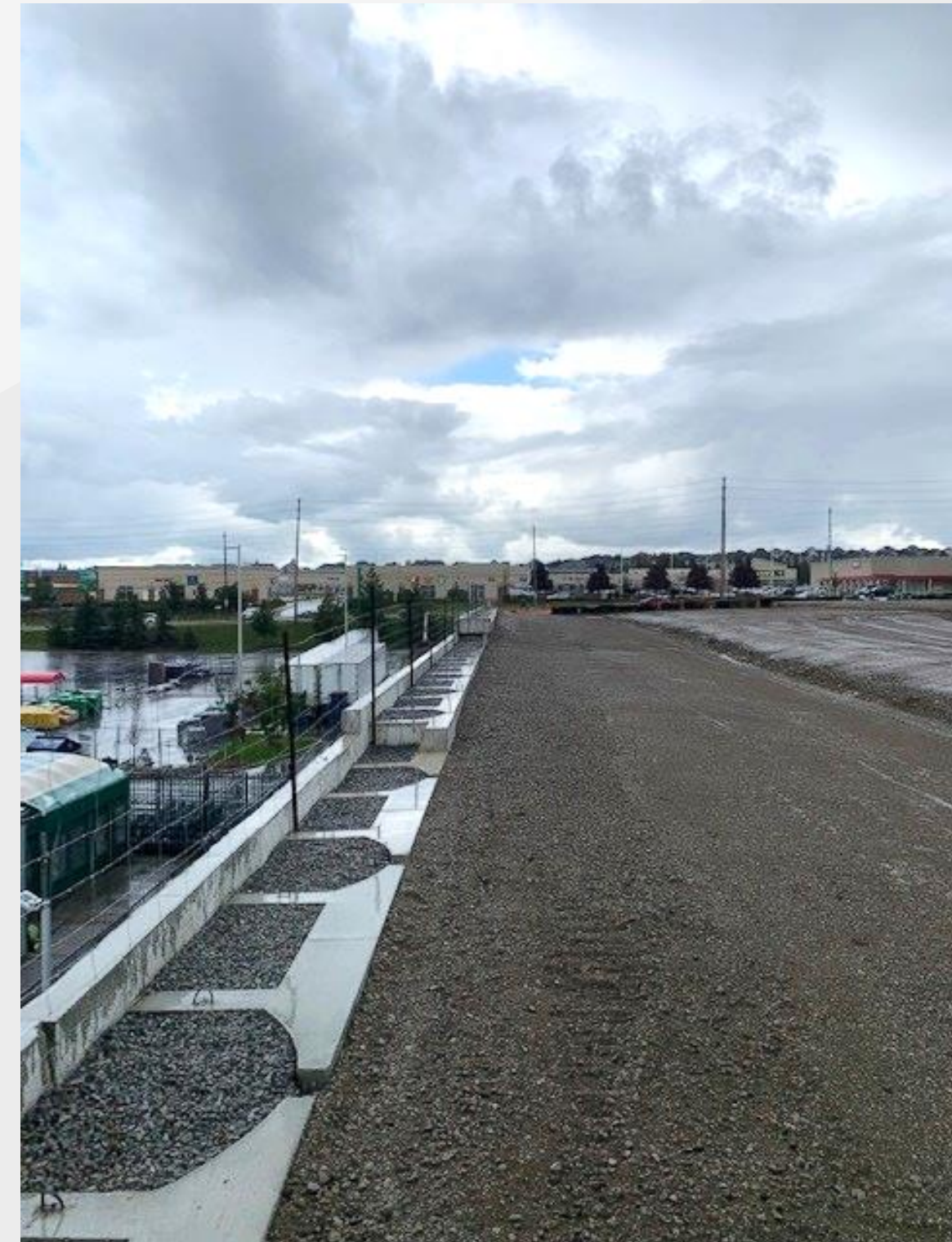




# TAUNTON ROAD PLAZA

Oshawa, ON

- New development





# TRI-CITY CENTRE

Cambridge, ON

- Construction of new multi-tenant strip





# 1000 ISLANDS PLAZA

Brockville, ON

- Construction of new Rossy





# LES PROMENADES DU CUIVRE

Rouyn-Noranda, QC

- Construction of new Winners





# PLAZA DES LAURENTIDES

Saint-Jérôme, QC

- Construction of new BRICK





# PLAZA DES LAURENTIDES

Saint-Jérôme, QC

- Construction of new Village des Valeurs





# PLAZA DE L'OUEST

Sherbrooke, QC

- Construction of new Animalerie Anima'tout





# 1465 RUE KING OUEST

Sherbrooke, QC

- Redevelopment

BEFORE



AFTER





# L'AXE

Chicoutimi, QC

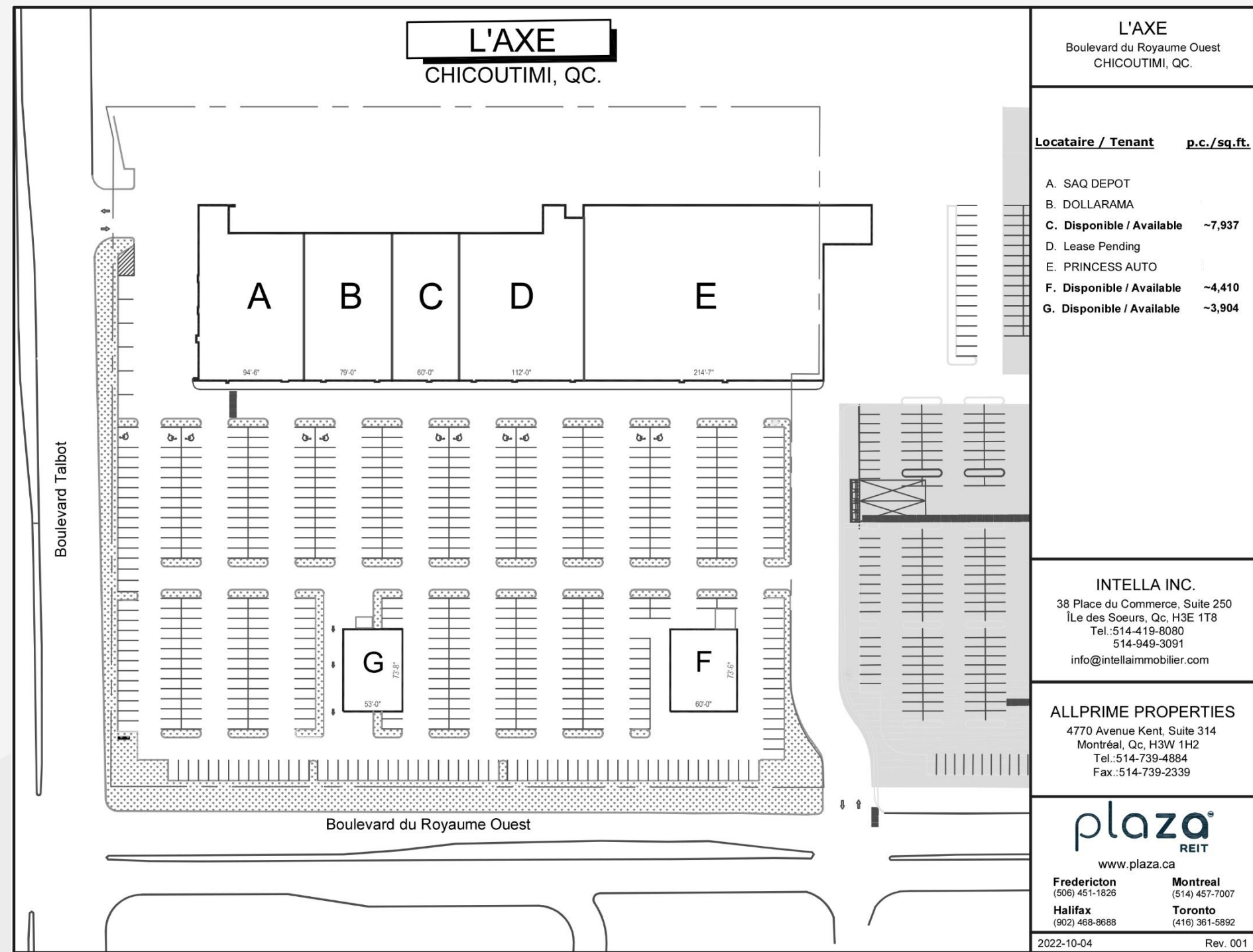
- Construction of new multi-tenant strip anchored by SAQ, Princess Auto and Dollarama





## Chicoutimi, QC

- 



# DIEPPE BOULEVARD PLAZA

Dieppe, NB

- New development
- Proposed leasing plan





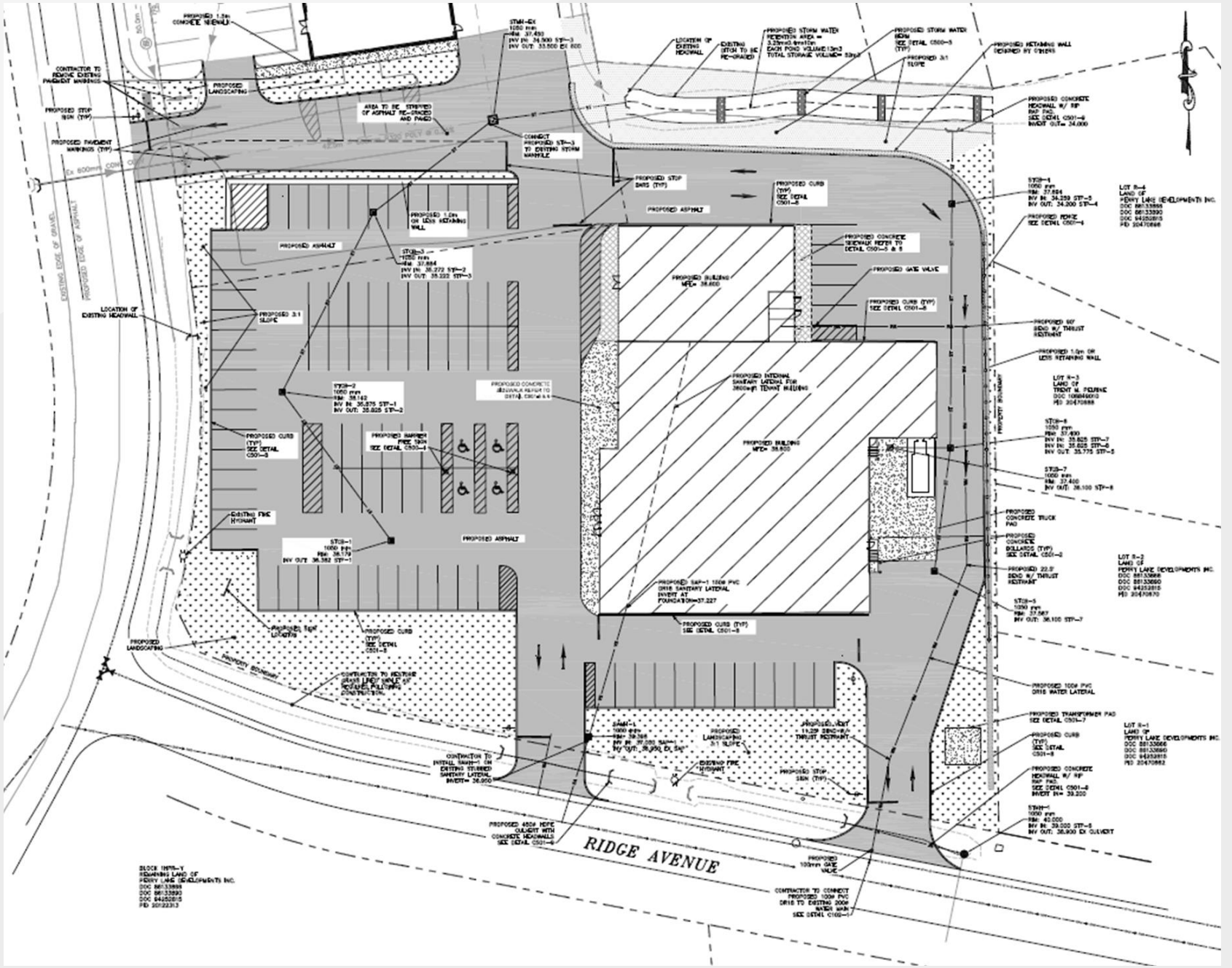
# GIBSON BOULEVARD PLAZA

Stewiacke, NS

- New development



- Proposed leasing plan





# BEDFORD COMMONS

Halifax, NS

- Opening of Mary Brown's Chicken

BEFORE



AFTER





# BELVEDERE PLAZA

Charlottetown, PEI

- Redevelopment

