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Interim Directors' Statement

Date of announcement	27 May 2010
Reference	PZC70/2010

The following is a Company Announcement issued by Plaza Centres p.l.c in compliance with Chapter 9 of the Malta Financial Services Authority Listing Rules.

QUOTE

The Company announces that during the first quarter of 2010 the financial position of the company maintained a satisfactory level of performance in line with the Directors' expectations. Furthermore, no material events or transactions have taken place which would have an impact on the financial position of the Company, such that they would require specific mention, disclosure or announcement in terms of the applicable listing rules.

During this period, the company continued with its expansion project which is due for completion in early 2011.

Occupancy for the period remained high at 94%, although this is expected to drop slightly in the third and fourth quarters of 2010 to obtain access and connectivity to the new wing. This planned dip in occupancy is not expected to materially affect the financial performance of the company

The directors remain cautiously optimistic of the company's performance for the current year notwithstanding the economic slow-down in the local market.

UNQUOTE

A handwritten signature in blue ink, appearing to read 'L. Lapira', with a stylized flourish at the end.

Lionel A. Lapira
Company Secretary