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Plaza Centres plc Interim Directors' Statement

Date of Announcement	23 November 2010
Reference	PZC73/2010
Listing Rule	LR: 9.51, 9.53

The following is a company announcement issued by Plaza Centres p.l.c. in compliance with Chapter 9 of Malta Financial Services Authority Listing Rules. This statement is based on the unaudited management accounts of the company as at 30 September 2010:

QUOTE

Plaza Centres plc announces that following the publication of the company's interim financial statements for the six month period ended 30 June 2009 last July, no material events and / or transactions took place since that date such that they would require specific mention, disclosure or announcement pursuant to the Listing Rules.

As at 30 September 2010, the company's turnover increased when compared to the corresponding quarter last year, whilst operational and finance costs also increased. The company's extension project progressed according to plan with seventy per cent of the project being leased to-date. The new leases are expected to come on stream during the first quarter of 2011. Similar to the performance in previous years, occupancy for the period remained high at 94%.

During the period under review, as reported in the half yearly interim results, the financial position of the company has remained satisfactory and is in line with the company's expectations.

UNQUOTE

A handwritten signature in blue ink, appearing to read 'L. Lapira', is written over a light blue horizontal line.

Lionel A. Lapira
Company Secretary