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Company Announcement

Interim Directors' Statement

Date of announcement	21 November 2011
Reference	PZC81/2011
Listing rule	5.86

The following is a company announcement issued by Plaza Centres plc pursuant to Chapter 5 of the Malta Financial Services Authority Listing Rules:

QUOTE

The Board of Directors is pleased to report satisfactory results compared with the corresponding period last year.

The increase in revenue was mainly due to additional income streams received from the Company's new extension inaugurated in March 2011. The main increase in expenditure was attributed to finance costs required to fund this new extension.

In the third quarter of 2011 occupancy levels remained high and are anticipated to continue during the fourth quarter of the year.

Since the publication of the company's unaudited half yearly financial statements on 26 July 2011, 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.

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

Signed:

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

Lionel A. Lapira
Company Secretary