

FISH CREEK WEST – CONCEPT PLAN



RRSP CHOICES

We have four eligible RRSP investments for you to choose from:

- Glenmore & Centre
- Fish Creek West
- Platinum Investment Trust
- Platinum Lands

Whether your looking for cash flow outside your RRSP, growth in your RRSP or secure long term investments with potential for very high returns we can provide you with the best way for you to grow your RRSP portfolio.

Please contact your sales consultant or one of our offices prior to this year's RRSP deadline: March 2, 2009.

FISH CREEK WEST

Platinum Equities is pleased to launch their latest land development investment opportunity. West Fish Creek represents a parcel of land consisting of approximately 35 acres located in Southwest Calgary, at the intersection of 37th Street and 146th Avenue SW.

This parcel of land is conveniently located adjacent to the future Southwest Ring Road, Fish Creek Provincial Park and the communities of Evergreen and Woodbine (494,750 and 448,500 median 2007 home assessments respectively). Platinum is planning a large development at West Fish Creek that will see Single Family Residences, Townhouses, Mid Rise Condominiums,

High Rise Condominiums and Commercial.

Platinum will construct roads, provide servicing and make the necessary rezoning applications over a projected 5 year timeline, at which time lots will be sold to builders.



- Glenmore & Centre**
- \$25,000 Investment
 - Secured Cash Flow
 - RRSP Eligible

*The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract



Plaza 14

**100%
Occupied**

Investors have received their original investment and continue to own the property and receive distributions.



1111 11th Ave

**98%
Occupied**

Investors will vote on sale or refinance of property in June 2010.



Dominion Place

**90%
Occupied**

Vacancy is due to TD Canada Trust space. We continue to work with our leasing agents to fill this space.



Sunpark Pemberton

**100%
Occupied**

Investors voted to reject an offer to purchase these properties last fall.



Ithican

**100%
Occupied**

A new roof was installed in the last quarter.



Optima

**90%
Occupied**

Additional unanticipated vacancy's have occurred.



Deerfoot Court

**93%
Occupied**

The leasing agent has been actively working to fill current and upcoming vacancy's.

PLATINUM LANDS



| | |
|----------------|---------------------------------|
| Phase 1 | Sold Out |
| Phase 2 | RRSP |
| Phase 3 | Sold Out |
| Phase 4 | Available |
| Phase 5 | Available June 2009 |
| Phase 6 | Available September 2009 |
| Phase 7 | Under Contract |

The Municipal District of Rocky View is a dynamic and strategic part of the ever expanding Calgary region, attracting high quality business and well-planned industrial developments, Rocky View offers so much to new and expanding business ventures.

Residential acreages, with easy access to a world of amenities and convenient proximity to the city of Calgary, attracting senior executives and working families looking for exceptional value and an unmatched quality of living. Rocky View leads the nation in rural residential and world-class hamlet developments, such as Langdon.

In late 2008, Rocky View started negotiations with Epcor regarding construction of a water supply to the development in Balzac which will see water secured from a license agreement with the Western Irrigation District available to the new CrossIron Mills Shopping Centre in time for their August 2009 opening.

CrossIron Mills shopping centre is a being developed by Ivanhoe Cambridge, a major Canadian real estate company. The mall will be one of Western Canada's largest shopping centres containing approximately 1,178,000 sq ft of retail and entertainment space. It is the first phase of a major development that will ultimately include a racetrack facility, casino, as well as hotel, restaurant, and additional retail uses.

From the Desk of Shariff Chandran

The entire Platinum Equities family wishes you a New Year that brings health, wealth, and peace to you and your loved ones. Now that 2008 is one for the history books, it's time to set our sights on 2009. The key this year will be capital preservation and long term balanced growth to carry us through the recession and benefit by being ahead of the curve when markets rebound. Amid the current economic crisis, financing difficulties, increasing unemployment, and general diminishing consumer confidence, we are positioning ourselves along with our family of investors to take advantage of the depressed markets. Being one of the first to market these real estate investment products in Calgary, we continuously look at innovative strategies to take advantage of the various market situations. We are starting to see new opportunities that we will be participating in; moreover, time and money provides us the advantage to scrutinize all due diligence carefully and negotiate more aggressively to obtain the best pricing in this discounted environment.

Unfortunately, Calgary is starting to feel the impact of the global credit crisis; in the last quarter of 2008 we have seen our accounts receivables extend over ninety days for the first time in the portfolio. A common trend is for some of the tenants either ask to be released from their lease obligations (no assets to go after) or do a midnight move to escape losing property to seizure. Our approach is to let the weak tenants vacate now as it would inevitable be to their failure. Focusing on the stronger tenants, we have increased capital improvement budgets for 2009 and 2010 to retain existing tenants and entice new ones. We have implemented a new leasing program to update all leasing brokers of our vacancy and lease rollovers, in addition, to increasing leasing commissions in order to push leasing agents to offer on Platinum's properties first instead of our competitors. Current rental rates need to adjust with supply and demand concerns as well as correlate with declining commodity prices. Platinum's portfolio is financially strong with positive distributions, nevertheless, we need to be prepared for any unforeseen turmoil at a macro level that will impact us. Perceptive maneuvers such as these differentiate us from the rest of the crowd; we don't want to be exposed in 2011 and 2012 with major vacancies when the overall market will see increased vacancy rates.

The rental rates and vacancies are now coming back to normality. Optically it seems considerably greater; however, compared to a base prior to the boom, a healthy vacancy and market rental rates will move supply and demand into balance and add some stability to this volatile environment. Some investors might disagree due to the effect on quarterly distributions, but this plan will avoid 25% vacancies in our buildings in the future because we wanted to save a few bucks in commissions and capital expenditures. We shall provide you with further updates on the individual buildings as things progress.

We look forward to the the launch of our latest offering Fish Creek West which is in line with preparing for the next boom, it is a 35 acre site that sits on the edge of Fish Creek Provincial Park. This project will be rezoned and developed for a mixed use residential community that will be piggy backed with neighboring communities such as Evergreen Estates and Providence. A long term development provides our investors with principal preservation, appreciation and value creation that offers a realistic return on investment with lot sales occurring at a strategic time in the market cycle. I hope to see you at an upcoming seminar in the near future.

Sincerely,

Shariff Chandran

LUCAYA

As was reported in October, the construction at Lucaya was halted due to the developer's construction financing being pulled. Since then Platinum Equities has become very involved in the project and is working on several possible solutions. Platinum has received interest from potential lenders and developers and we are confident in the ultimate completion of this project. We should have a more substantial update to Lucaya investors shortly.

GREENWICH PARK UPDATE

The final concept plan has been completed and was submitted to the City of Calgary on January 14, 2009. We anticipate hearing from the City with their response in the next month to six weeks. We will be providing all Greenwich Park investors with a copy of this final drawing once approved by the City.

While the residential housing market has softened in Calgary we remain confident in the continued success of this project. The impact on the high end housing market has not been significant (most of the softening in the market has occurred in the condo market), to the market as a whole. In addition we expect the residential market to rebound prior to Greenwich Park lots being sold to potential homebuilders. The location of Greenwich Park remains very desirable and its proximity to the future West LRT continues to be a significant selling feature.

The City continues with the planned West LRT, for more information on the future line, www.westlrt.ca contains a wealth of information on the future route including a computer animation of the train moving from downtown to the 69th Street Station.

LET'S HELP CALGARY - BRIDGELAND MANOR

The lack of affordable housing in Calgary has elevated the homeless problem in recent years. Bridgeland Manor provides housing options to previously homeless seniors. Seniors, particularly those with health problems such as arthritis, diabetes or cardiovascular disease; need long term housing and support. Bridgeland Manor also provides residents with access to services, assistance with meals, laundry, transportation as well as recreation and social opportunities. The Capital Costs for his housing project are substantial. The Calgary Drop in Centre is seeking sponsors, if interested please contact Karl Bodon at 403-257-2916 or at bodon@telus.net.

HERO OF THE MONTH

Platinum Equities was proud to once again be a part of CHQR 770's Hero of the Month Program in 2008. On December 12, 2008 Platinum's president Philip Pincus presented a cheque for \$5000 live on air to the Calgary Children's Foundation. The Calgary Children's Foundation raises money for non-profit children's societies and organizations. In total over \$212,000 was raised by CHQR's advertisers and listeners. Platinum has been involved with this program for the last four years and looks forward to once again contributing in 2009.

Calgary Children Foundation Charities

- Safe Haven Foundation of Canada
- Connections Counseling and Consulting Foundation
- Boys and Girls Club Community Services
- Albert Park / Radisson Heights After School
- Alberta Easter Seals
- Calgary Learning Centre
- Learning Disabilities Association of Alberta
- P.A.C.E. Rehabilitation Program
- Kids' World Outreach Society
- Ability Society of Alberta
- G.R.I.T. Calgary Society
- The Janus Academy
- Between Friends Club
- Calgary Counselling Centre
- Canadian Diabetes Association
- Safe Haven Foundation of Canada
- Cochrane Youth Association

We are Proud Members of...



We would like to hear from you!

Feedback or comments: email us at investorrelations@platinumequities.com