



GULF & PACIFIC EQUITIES CORP.

For Immediate Release

## Gulf & Pacific Equities Reports Third Quarter Results and Funds From Operations of \$0.05 per Share

**Toronto, November 27, 2008** – Gulf & Pacific Equities Corp. (TSX-V: **GUF**) an established company focused on the acquisition, management and development of grocery store anchored shopping centres in Western Canada, is pleased to announce third quarter revenues of \$1,164,456 in 2008.

In addition, Funds From Operations (“FFO”) were \$463,957 or \$0.05 per share for the nine months ended September 30, 2008 and a negative FFO of \$0.02 per share for the three months.

Details of the nine and three months financial results for fiscal 2008 and 2007 as summarized below are also available at [www.sedar.com](http://www.sedar.com) or at the company’s website [www.gpequities.com](http://www.gpequities.com).

	Nine Months Ended (Unaudited) Sept 30,		Three Months Ended (Unaudited) Sept 30,	
	2008	2007	2008	2007
Revenue	\$ 3,522,430	\$ 3,349,125	\$ 1,164,456	\$ 1,187,576
Loss for the period	\$ (190,973)	\$ (436,013)	\$ (80,659)	\$ (208,263)
Loss per common share - basic and diluted	\$ (0.02)	\$ (0.05)	\$ (0.01)	\$ (0.03)
Funds from operations for the period	\$ 463,957	\$ 418,107	\$ (180,654)	\$ (129,168)
Funds from operations per common share – basic and diluted	\$ 0.05	\$ 0.05	\$ (0.02)	\$ (0.02)
Weighted average number of common shares outstanding during the period - basic and diluted	8,712,376	8,246,673	8,791,651	8,252,523

Full details are available at [www.sedar.com](http://www.sedar.com) or at the company’s website [www.gpequities.com](http://www.gpequities.com).

**About Gulf & Pacific Equities Corp.**

Gulf & Pacific Equities Corp. was incorporated under the laws of the Province of Alberta on April 8, 1998 and thereafter completed a public offering of common shares by prospectus dated June 26, 1998 (TSX-V: **GUF**).

The Company acquires, manages and develops grocery-anchored shopping malls in rural centres in Western Canada, in particular Alberta. Gulf & Pacific targets smaller, but rapidly growing hub communities that have hospital, high school, police station and retail/service infrastructure. Management has consistently reinvested cash flow to improve and grow its portfolio of income properties.

Gulf & Pacific Equities Corp. currently owns five, well-located retail assets located in Three Hills, Whitecourt, St. Paul and Cold Lake Alberta, as well as in Merritt B.C..

In 2005, Gulf & Pacific Equities Corp. was named the 22<sup>nd</sup> fastest growing company in Canada by "Profit" magazine, a Rogers' publication. In 2006 and 2008, the company made the list again as the 162<sup>nd</sup> and 145<sup>th</sup> fastest growing company in Canada.

**For further information, please contact:**

Mr. Anthony Cohen  
President and Chief Executive Officer  
Gulf & Pacific Equities Corp.  
Suite 300, 1300 Bay Street  
Toronto, Ontario  
M5R 3K8

Telephone: 416-968-3337  
Telecopy: 416-968-3339  
E-mail: [info@gpequities.com](mailto:info@gpequities.com)  
[www.gpequities.com](http://www.gpequities.com)

***The TSX Venture Exchange has not reviewed and does not accept responsibility for the adequacy or accuracy of this release.***

**NOT FOR DISTRIBUTION TO U.S. WIRE SERVICES OR FOR DISTRIBUTION INTO  
THE UNITED STATES**

***Cautionary Statements***

*This news release contains "forward-looking statements", within the meaning of the United States Private Securities Litigation Reform Act of 1995 and similar Canadian legislation, concerning the business, operations and financial performance and condition of Gulf & Pacific Equities. Forward-looking statements include, but are not limited to, statements with respect to the benefits of the offering and option transaction. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", or "believes", or variations of such words and phrases or state that certain actions, events or results "may", "could", "would", "might" or "will be taken", "occur" or "be achieved". Forward-looking statements are based on the opinions and estimates of management as of the date such statements are made, and they are subject to known and unknown risks, uncertainties and other factors that may cause the actual results, level of activity,*

*performance or achievements of Gulf & Pacific Equities to be materially different from those expressed or implied by such forward-looking statements, including but not limited to risks related to: economic conditions in Western Canada, interest rates, raising less than the required capital; not realizing on the anticipated benefits from the transaction or not realizing on such anticipated benefits within the expected time frame; and other risks of the real estate industry. Although management of Gulf & Pacific Equities has attempted to identify important factors that could cause actual results to differ materially from those contained in forward-looking statements, there may be other factors that cause results not to be as anticipated, estimated or intended. There can be no assurance that such statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. Accordingly, readers should not place undue reliance on forward-looking statements. Gulf & Pacific Equities does not undertake to update any forward-looking statements that are incorporated by reference herein, except in accordance with applicable securities laws.*