StorageVault Canada Inc.
Financial Statements

For the Three and Nine Months ended September 30, 2008

(Unaudited)

StorageVault Canada Inc.
Balance Sheet
As at September 30, 2008
(unaudited)

		September 30, 2008		December 31, 2007
Assets				
Current				
Cash	$	176,546	$	304,636
Short term investments (Note 5)		-		1,006,027
Accounts receivable		6,869		4,815
Deposits		90,513		25,000
Prepaid expenses		2,468		2,500
		276,396		1,342,978
Income producing properties (Note 6)		2,616,321		-
	$	2,892,717	$	1,342,978
Liabilities and Shareholders' Equity				
Current				
Accounts payable and accrued liabilities	$	67,375	$	20,621
Current portion of long term debt (Note 7)		36,611		-
		103,986		20,621
Long term debt (Note 7)		1,680,232		-
		1,784,218		20,621
Shareholders' Equity				
Share capital (Note 8)		1,332,966		1,332,966
Contributed surplus (Note 8)		100,420		100,420
Deficit		(324,887)		(111,029)
		1,108,499		1,322,357
	$	2,892,717	$	1,342,978

Approved on behalf of the Board:

"signed" Alan Simpson
Director

"signed" Glenn Fradette
Director

The accompanying notes are an integral part of these financial statements

StorageVault Canada Inc.
Statement of Operations and Comprehensive Loss and Deficit

For the three and nine months ended September 30, 2008 and 2007

(unaudited)

	Three months ended Sept 30		Nine months ended Sept 30	
	2008	**2007**	**2008**	**2007**
Revenue				
Storage and related services	$ 119,205	$ -	$ 191,185	-
Interest	828	-	13,941	-
	120,033	-	205,126	-
Expenses				
Property operating costs	24,390	-	37,244	-
Selling, general and administrative	46,226	13,881	253,211	13,881
Amortization	52,784	-	87,084	-
Interest	24,825	-	41,445	-
	148,225	13,881	418,984	13,881
Net Loss and Comprehensive Loss	$ (28,192)	$ (13,881)	$ (213,858)	$ (13,881)
Deficit, beginning of period	(296,695)	-	(111,029)	-
Deficit, end of period	$ (324,887)	$ (13,881)	$ (324,887)	$ (13,881)
Basic and diluted net loss per common share	$ (0.003)	$ (0.003)	$ (0.022)	$ (0.003)
Weighted average number of common shares outstanding	10,000,000	5,000,000	10,000,000	5,000,000

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StorageVault Canada Inc.
Statement of Cash Flows

For the three and nine months ended September 30, 2008 and 2007

(unaudited)

	Three months ended Sept 30		Nine months ended Sept 30	
	2008	**2007**	**2008**	**2007**
Cash provided by (used for) the following activities:				
Operating activities				
Net Loss	$ (28,192)	$ (13,881)	$ (213,858)	$ (13,881)
Adjustment for non-cash items:				
Amortization	52,784	-	87,084	-
	24,592	(13,881)	(126,774)	(13,881)
Net change in non-cash working capital balances				
Receivables	253	-	(2,054)	-
Deposits	(80,057)	-	(65,513)	-
Prepaid expenses	2,532	(20,000)	32	(20,000)
Accounts payable and accrued liabilities	(16,675)	7,600	46,754	7,600
	(69,355)	(26,281)	(147,555)	(26,281)
Financing activities				
Issuance of common shares, net of costs	-	500,000	-	500,000
Advances from long term debt	-	-	1,750,631	-
Repayment of long term debt	(8,830)	-	(20,511)	
Deferred financing costs	(3,982)	-	(13,982)	-
	(12,812)	500,000	1,716,138	500,000
Investing activities				
Additions to income producing assets	(19,983)	-	(2,702,700)	-
Purchase of investments	-	-	(6,653)	-
Redemption of investments	-	-	1,012,680	-
	(19,983)	-	(1,696,673)	-
(Decrease) increase in cash	(102,150)	473,719	(128,090)	473,719
Cash balance, beginning of period	278,696	-	304,636	-
Cash balance, end of period	$ 176,546	$ 473,719	$ 176,546	$ 473,719
Supplementary cash flow information				
Cash paid during the period for:				
Interest	24,825	-	41,445	-
Income taxes	-	-	-	-

The accompanying notes are an integral part of these financial statements

1. Incorporation, nature and continuance of operations

StorageVault Canada Inc. (the "Corporation") was incorporated under the Business Corporations Act of Alberta on May 31, 2007 as a capital pool company as defined in Policy 2.4 of the TSX Venture Exchange Inc. (the "Exchange"). As a capital pool company, the principal business of the Corporation was to identify and evaluate businesses and assets with a view to potentially acquire them or an interest therein as a result of the closing of a purchase transaction, the exercising of an option or any concomitant transaction (the "Qualifying Transaction").

On April 30, 2008, the Corporation completed its Qualifying Transaction with the acquisition of all of the assets and operations of T.C. Mini Storage Ltd., a 351 unit self storage facility in Regina, SK. Effective May 5, 2008, the Corporation's common shares began trading on the Exchange as a Tier 2 company.

2. Basis of Accounting and Presentation

The unaudited interim financial statements have been prepared by management in accordance with Canadian generally accepted accounting principles for interim financial information. Accordingly they do not contain all of the information and footnotes required by Canadian generally accepted accounting principles for complete financial statements. Refer to the Corporation's audited financial statements as at December 31, 2007. In the opinion of management, all adjustments considered necessary for fair presentation have been included. Operating results for the three months and nine months ended September 30, 2008 are not necessarily indicative of the results that can be expected for the year ended December 31, 2008.

Certain comparative figures have been reclassified to conform to the current period's financial statement presentation.

3. Accounting policies

The financial statements have been prepared in accordance with Canadian generally accepted accounting principles and are stated in Canadian dollars. The financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and within the framework of significant accounting policies summarized below:

Use of Estimates
The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts of assets and liabilities reported in the financial statements. Amortization is based on the estimated useful lives of tangible assets. These estimates and assumptions also affect the disclosure of contingencies as at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. While management believes the estimates are reasonable, actual results could differ from those estimates. These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in earnings in the period in which they become known.

Short Term Investments
Short term investments consist of highly liquid short term investments that are redeemable in less than 90 days. Short term investments are valued at fair market value with changes in fair market value recorded in operations.

Income Producing Properties
Income producing properties include land, buildings, fences and parking lots, office furniture and equipment, and computer equipment. Income producing properties are carried at cost less accumulated amortization, and less impairment loss, if any. Cost includes initial acquisition costs, improvements and other direct costs. The cost of income producing properties is allocated to tangible and intangible assets acquired based on their respective fair market values.

The Corporation records amortization of tangible assets on a declining balance method as follows:

Buildings	4%
Fences and parking lots	8%
Office furniture and equipment	20%
Computer equipment	45%

The Corporation records amortization of intangible assets – tenant relationships on a straight-line method over 15 months.

Long-lived assets
Long-lived assets consist of tangible assets included in income producing properties. Long-lived assets held for use are measured and amortized as described in the applicable accounting policy.

The Corporation performs impairment testing on long-lived assets held for use whenever events or changes in circumstances indicate that the carrying value of an asset, or group of assets, may not be recoverable. Impairment losses are recognized when undiscounted future cash flows from its use and disposal are less than the asset's carrying amount. Impairment is measured as the amount by which the asset's carrying value exceeds its fair value. Any impairment is included in earnings for the periods then ended. Prices for similar items are used to measure fair value of long-lived assets.

Long–lived assets classified as held for sale are initially measured at the lower of the carrying amount and fair value less costs to sell, and are not amortized. Subsequent increases in fair value not in excess of the cumulative loss previously recorded are recognized as gains.

Loss Per Share
The computation of basic loss per share uses the weighted average number of common shares outstanding during the period. Diluted loss per share reflects the potential dilution that would occur if stock options were exercised. The Corporation uses the treasury stock method for outstanding options which assumes that all outstanding stock options with an exercise price below the average market prices are exercised and assumed proceeds are used to purchase the Corporation's common shares at the average market price during the period.

Revenue Recognition
Units are rented to customers pursuant to rental agreements, which provide for monthly rental terms with non-refundable rental payments. The rental agreements may be terminated by the customer without further obligation or cost upon vacating the unit. Revenue from rental agreements is recognized over the rental term.

Non-refundable customer deposits, which are received to hold a unit for rent, are deferred and recognized as revenue upon commencement of the rental agreement.

Revenue from investments is recognized when earned.

Share Issuance Costs
Costs incurred in connection with the issuance of capital stock are netted against the proceeds received.

Stock Based Compensation
The fair value of stock options issued to directors and consultants under the Corporation's stock option plan is estimated at the date of issue using the Black-Scholes option pricing model, and charged to operations and contributed surplus over the vesting period. On the exercise of options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

The fair value of agent options issued to advisors in conjunction with financing transactions is estimated at the date of issue using the Black-Scholes option pricing model, and charged to share capital and contributed surplus over the vesting period. On the exercise of agent options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

Option pricing models require that input of highly subjective assumptions, including the expected price volatility. Changes in these assumptions can materially affect the fair value estimate and, therefore, the existing models do not necessarily provide a reliable single measure of the fair value of the Corporation's share purchase options.

Financial Instruments
All financial instruments are classified into one of the following five categories: held for trading, held-to-maturity investments, loans and receivables, available for sale assets, or other financial liabilities. All financial instruments, including derivatives, are included on the balance sheet and are measured at fair market value upon inception with the exception of certain related party transactions. Subsequent measurement and recognition of change in the fair value of financial instruments depends on their initial classification. Held-for-trading investments are measured at fair value and all gains and losses are included in operations in the period in which they arise. Transactions to purchase or sell held for trading financial instruments are recorded on the settlement date, and transaction costs are immediately recognized in income. Available for sale financial instruments are measured at fair value with revaluation gains and losses included in other comprehensive income until the asset is removed from the balance sheet. Loans and receivables, investments held to maturity, and other financial liabilities are measured at amortized cost using the effective interest method. Gains and losses upon inception, derecognition, and impairment write downs are recognized immediately in net earnings from operations.

Financial Instruments continued
The Corporation's held for trading financial instruments consist of cash, short term investments, accounts receivable, and accounts payable and accrued liabilities. Long-term debt is classified as other financial liabilities and is measured at amortized cost, using the effective interest rate method. Transaction costs relating to other financial liabilities are applied against the carrying value of the related financial liabilities, and amortized into income using the effective interest rate method. Unless otherwise noted, it is management's opinion that he Corporation is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair value of these financial instruments approximates their carrying values, unless otherwise noted. The Corporation has determined that it does not have derivatives or embedded derivatives.

Comprehensive Income (Loss)
Comprehensive income is defined as the change in equity from transactions and other events and circumstances from non-owner sources. "Other comprehensive income" refers to items recognized in comprehensive income but that are excluded from net income calculated in accordance with Canadian generally accepted accounting principles. For the nine months ended September 30, 2008 there were no comprehensive income items.

Change in Accounting Policies
Effective January 1, 2008, the Corporation adopted the following recently introduced Canadian Institute of Chartered Accountants (CICA) Handbook sections:

a) Section 1535, "Capital Disclosures" requires an entity to disclose information to enable users of its financial statements to evaluate the entity's objectives, policies and processes for managing capital. Disclosure requirements pertaining to Section 1535 are contained in note 12 – Capital Risk Management.

b) Section 3862, "Financial Instruments – Disclosures", and Section 3863 "Financial Instruments – Presentation" supersede Section 3861 – Financial Instruments – Disclosure and Presentation. These new Sections provide standards for disclosures about financial instruments, including disclosures about fair value and the credit, liquidity and market risks associated with financial instruments. They also establish standards for presentation of financial instruments and non-financial derivatives. Disclosure requirements are contained in note 10 – Financial Risk Management and Fair Value.

4. Acquisitions

On April 30, 2008, the Corporation completed its Qualifying Transaction with the acquisition of all of the assets and operations of T.C. Mini Storage Ltd. of Regina, SK. This included 8 buildings containing 351 self storage units on approximately 8.3 acres of land. The purchase price, including closing costs, was $2,682,717 which was paid for by assuming a mortgage of $1,750,631 and the balance in cash, adjusted for other working capital amounts.

The allocation of the purchase price of the above acquisition to the assets acquired is summarized as follows:

Tangible Assets		
Land	$	380,000
Buildings		2,080,000
Fences and parking lots		52,500
Office furniture and equipment		7,500
Computer equipment		2,000
Intangible Assets		
Tenant relationships		160,717
	$	2,682,717

On May 29, 2008, the Corporation announced that it has entered into a Letter of Intent to acquire a self-storage facility in Winnipeg, MB for the price of approximately $7.3 million; and a Letter of Intent to acquire a portable storage business, together with a master franchise for development and operation of portable storage facilities throughout Canada for the purchase price of approximately $1.35 million. See further details in Note 13.

All of the above announced acquisitions are subject to a number of conditions, including but not limited to completion of due diligence and environmental investigations to the satisfaction of the Corporation in its sole discretion, successful negotiation of an asset sale and purchase agreement, financing, approval of the Board of Directors of the Corporation, approval of shareholders, if applicable, and approval of the Exchange in accordance with the applicable policies of the Exchange. At this preliminary stage, there can be no assurance that the conditions under the Letters of Intent will be satisfied, that the Exchange approval will be granted, or that the acquisitions will be successfully completed.

5. Short Term Investments

Short term investments consist of a one year floating rate GIC, issued on December 17, 2007 and redeemable in part or in full any time after January 17, 2008. The interest rate is floating at Canadian Western Bank prime less 2.25%.

6. Income Producing Properties

	September 30, 2008			December 31, 2007
	Cost	Accumulated Amortization	Net	Net
Tangible Assets				
Land	380,000	-	380,000	-
Buildings	2,089,089	26,114	2,062,975	-
Fences and parking lots	63,394	5,943	57,451	-
Furniture and equipment	7,500	469	7,031	-
Computer equipment	2,000	281	1,719	-
	2,541,983	32,807	2,509,176	-
Intangible Assets				
Tenant relationships	160,717	53,572	107,145	-
	2,702,700	86,379	2,616,321	-

7. Long Term Debt

	September 30, 2008	December 31, 2007
Mortgage payable	1,730,119	-
Deferred financing costs (net of amortization of $706)	(13,276)	-
	1,716,843	-
Less current portion	36,611	-
	1,680,232	-

The mortgage is repayable in monthly blended installments of $11,219 bearing interest at 5.72%, due August 2016, secured by a first charge on the related land and property, with a net book value of $2,500,426 and a general assignment of rental revenue.

Principal repayments on long-term debt in each of the next five years are estimated as follows:

2008 (remainder of year)	$	8,958
2009		37,137
2010		39,318
2011		41,627
2012		44,071
Thereafter		1,559,008
		1,730,119

8. Share Capital

Authorized:
Unlimited number of common shares
Unlimited number of preferred shares issuable in series

Common shares issued:

	Shares	Amount
Balance at May 31, 2007	-	$ -
Seed capital shares	5,000,000	500,000
Issued for cash pursuant to initial public offering	5,000,000	1,000,000
Share issuance costs	-	(167,034)
Balance at December 31, 2007 and September 30, 2008	10,000,000	$ 1,332,966

The seed capital shares were issued for cash and are subject to a CPC Escrow agreement. Under the agreement, 10% of the escrowed shares were released from escrow on the completion of the Qualifying Transaction and an additional 15% will be released in increments of 15% every six months thereafter. As at September 30, 2008, 500,000 (December 31, 2007 – nil) seed capital shares were released from escrow, and 4,500,000 (December 31, 2007 – 5,000,000) remain subject to the Escrow agreement.

Stock Options

The Board of Directors of the Corporation may from time to time, in its discretion, and in accordance with the Exchange requirements, grant to directors, officers and technical consultants of the Corporation, non-transferable options to purchase common shares, provided that the number of common shares reserved for issuance will not exceed 10% of the issued and outstanding common shares, exercisable for a period of up to 5 years from the date of grant, the number of common shares reserved for issuance to any individual director or officer will not exceed 5% of the issued and outstanding common shares and the number of common shares reserved for issuance to all technical consultants, if any, will not exceed 2% of the issued and outstanding shares. The exercise price for purchasing these shares cannot be less than the minimum exercise price as provided by stock exchange rules.

Pursuant to an initial public offering which closed in November, 2007, the Corporation granted 1,000,000 stock options, which vested immediately and have an exercise price of $0.20 per share and will expire on November 5, 2012. The Corporation also granted stock options to the agent when they completed its initial public offering to acquire 400,000 common shares which is equal to 8% of the common shares issued under the initial public offering. The options vested immediately and have an exercise of $0.20 per share and expire November 12, 2009.

In accordance with CICA 3870, the fair value of stock options granted during the period was estimated at the date of the grant using the Black-Scholes Option Pricing Model. The Corporation used the following weighted average assumptions in the period: risk-free interest rate of 3.75%; dividend yield of 0%; a volatility factor of the expected market price of the Corporation's shares of 39%; and an expected option life of 2 years for the agent's options and 5 years for the directors and officers options. The estimated fair value of the options issued to the directors and officers was $0.0805 per option, and $0.0498 for the agent.

For the period ended December 31, 2007, included in the statement of operations was stock-based compensation expense of $80,500 relating to the fair value stock options granted to directors and officers. Included in share issuance costs is $19,920 relating to the fair value of stock options granted to the agent. The total amount charged to contributed surplus was $100,420.

For the three and nine months ended September 30, 2008, no options vested and no additional amounts were included in the financial statements.

Stock options outstanding are as follows:

Exercise Price	Expiry Date	Outstanding September 30, 2008	Outstanding December 31, 2007
$0.20	Nov 5, 2012	1,000,000	1,000,000
$0.20	Nov 12, 2009	400,000	400,000

9. Income Taxes

As at September 30, 2008 the Corporation has approximately $30,500 (December 31, 2007 - $30,500), of non-capital losses carried forward available to reduce taxable income for future years. The losses expire December 31, 2027.

10. Financial Risk Management and Fair Value

In accordance with CICA Handbook disclosure requirements, the Corporation is required to disclose certain information concerning its financial instruments, which are defined as contractual rights to receive or deliver cash or other financial assets.

The Corporation's cash, accounts receivable, short term investments, and accounts payable and accrued liabilities are carried at cost, which approximates fair market value because of short period to scheduled receipt or payment of cash.

The fair value of the Corporation's debt obligations is estimated based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks. Such fair value estimates are not necessarily indicative of the amounts the Corporation might pay or receive in actual market transactions. As at September 30, 2008 the fair value of long term debt approximated its carrying value.

Financial instruments may expose the Corporation to a number of financial risks including interest rate risk, credit risk and environmental risk.

a) Interest rate risk – Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on their fair value of other financial assets or liabilities, known as price risk. The Corporation is exposed to interest rate risk primarily relating to its long-term debt. The Corporation will manage interest rate risk by utilizing fixed interest rates on a majority of its mortgages, staggering maturities over a number of years to mitigate exposure to any single year, and by attempting to ensure access to diverse sources of funding.

b) Credit risk - Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their financial commitments to the Corporation. Credit risk in storage facilities is mitigated by restricting access by, and ultimately, seizing the property of tenants who are delinquent in payment. Risk is also mitigated as no individual tenant accounts for greater than 5% of the Corporation's overall property income.

c) Liquidity risk – Liquidity risk is the risk that the Corporation will be unable to meet its financial obligations as they fall due. The Corporation manages liquidity risk through cash flow forecasting and regular monitoring of cash requirements including anticipated investing and financing activities.

d) Environmental risk – Environmental risk is inherent in the ownership of property. Various municipal, provincial and federal regulations can result in penalties or potential liability for remediation should hazardous materials enter the environment. The presence of hazardous substances could also impair the Corporation's ability to sell the property, or it might expose the Corporation to civil law suits. To mitigate such risk, the Corporation will obtain a recent Phase I environmental report for all material acquisitions. It also prohibits the storage of hazardous substances as a condition of the rental contract signed by tenants.

Unless otherwise noted, it is management's opinion that the Corporation is not exposed to significant currency risk.

11. Related Party Transactions

Transactions with related parties have been recorded at the exchange amount, unless noted otherwise.

During the three and nine months ended September 30, 2008 the Corporation paid administrative fees of $nil and $6,400, respectively, to Canadian PUPS Storage Inc. (Canadian PUPS). Canadian PUPS is a corporation controlled by Alan A. Simpson and Glenn E. Fradette, who are directors and officers of the Corporation. The administration services agreement provided for the payment by the Corporation of $1,600 per month to Canadian PUPS for expenses relating to, among other things, rent payable in connection with the Corporation's use of office space, postage, office supplies and other reasonable out-of-pocket expenses incurred by Canadian PUPS in pursuing the Corporation's objectives. The payment of these amounts ceased with the completion of the Corporation's Qualifying Transaction on April 30, 2008.

During the three and nine months ended September 30, 2008 the Corporation paid management fees of $12,000 and $33,250, respectively, to Detteson Management Inc. ("Detteson"), a corporation controlled by Alan A. Simpson and Glenn E. Fradette, who are directors and officers of the Corporation. Pursuant to a management agreement, Detteson is entitled to an annual advisory fee of 0.225% per annum, paid monthly, of the gross book value of the assets of the Corporation, subject to a monthly minimum of $4,000. Detteson is also entitled to receive 0.5% of the cost of any property acquired or sold by the Corporation on the closing date of the purchase or sale.

During the three and nine months ended September 30, 2008 the Corporation paid loan guarantee fees of $2,178 and $3,630, respectively, to Alan A. Simpson and loan guarantee fees of $2,178 and $3,630, respectively, to Glenn E. Fradette, both of whom are directors and officers of the Corporation. As a condition of the assumption of the mortgage on T. C. Mini Storage Ltd, both Alan A. Simpson and Glenn E. Fradette were required to provide personal guarantees for the entire outstanding principal balance of the mortgage. The loan guarantee fees are compensation for the provision of these guarantees, and are paid on a monthly basis at the rate of 0.5% of the outstanding mortgage principal, per person.

During the three and nine months ended September 30, 2008 the Corporation reimbursed travel and related expenses of $9,818 and $26,934, respectively, to Detteson. These expenses, which were reimbursed at cost, were undertaken exclusively for the benefit of the Corporation.

During the three and nine months ended September 30, 2008 the Corporation paid fees for maintenance of shareholder records of $1,848 and $4,696, respectively, to a Transfer and Trust company of which one director and executive officer is also a director of the Corporation.

Included in accounts payable at September 30, 2008 was $854 (December 31, 2007 – $nil) payable to the Transfer and Trust company of which one director and executive officer is also a director of the Corporation.

12. Capital Risk Management

The Corporation's objectives when managing capital are to safeguard the Corporation's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders. The Corporation defines capital as shareholders' equity excluding contributed surplus, and long term debt, if any. The Corporation manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Corporation may attempt to issue new shares, issue new debt, acquire or dispose of assets, and adjust the amount of cash and short term investments. The Board of Directors does not establish a quantitative return on capital criteria, but rather promotes year over year sustainable growth.

On an ongoing basis, the Corporation reviews and assesses its capital structure. The Corporation determines the appropriate mortgage debt to be placed on properties at the time a particular property is acquired or when an existing mortgage financing matures. Consideration is given to various factors including, but not limited to, interest rates, financing costs, the term of the mortgage and the strength of cash flow arising from the underlying asset. Mortgage debt is usually only secured by the underlying asset. The Corporation monitors its capital using a debt to gross book value ratio. Debt includes mortgages and term debt. Gross book value of assets is total assets plus accumulated amortization of income properties. The Corporations debt to gross book value ratio at September 30, 2008 is 58.8% (December 31, 2007 – n/a).

The Corporation is not subject to any externally imposed capital requirements.

13. Subsequent Events

On October 31, 2008, the Corporation completed a brokered private placement of 18,391,304 common shares at a price of $0.23 per share for gross proceeds of $4,230,000. The completion of the placement is subject to final approval from the Exchange and the securities issued are subject to a four month hold period. Proceeds will be used to close on previously announced acquisitions (see note 4), to fund previously announced Letters of Intent to acquire Canadian PUPS Master Franchise and Canadian PUPS Storage Inc. and for general working capital.

On June 12, 2008, the Corporation announced that it has entered into a Letter of Intent to acquire a self-storage facility in Cambridge, ON for the purchase price of approximately $2.45 million. On September 15, 2008, the Corporation announced that it had entered into an arm's length Acquisition Agreement of Purchase and Sale for this property under substantially the same terms as the Letter of Intent. This agreement included payment of a $50,000 refundable deposit, and was subject to a number of conditions, including but not limited to the completion of due diligence satisfactory to the Corporation in its sole discretion, financing, approval by the Corporation's Board of Directors, and if applicable, approval by the TSX Venture Exchange and/or the Corporation's shareholders. On November 5, 2008, the Acquisition Agreement of Purchase and Sale was terminated as financing conditions available at the time were not suitable to the Corporation. The $50,000 refundable deposit was returned to the Corporation.

On October 14, 2008, the Corporation announced that it had entered into an arm's length Option to Purchase Agreement for a self storage facility in Winnipeg, MB for the purchase price of $7.15 million. In addition the vendor is entitled to receive an additional $150,000 earn out payment in the event the self storage business achieves a pre-determined level of operating revenue. The right to exercise the option begins on January 1, 2009 and continues until January 15, 2009. This agreement is subject to a number of conditions, including but not limited to the completion of due diligence satisfactory to the Corporation in its sole discretion, financing, approval by the Corporation's Board of Directors, and if applicable, approval by the TSX Venture Exchange and/or the Corporation's shareholders. If the option is exercised the purchase price will be paid by a combination of cash, bank debt financing and vendor take back of $500,000 of the Corporation's common shares at a price of $0.23 per share.

On November 13, 2008, the Corporation announced that it had entered into a non-arm's length Acquisition Agreement of Purchase and Sale with Canadian PUPS Storage Inc. to acquire all of the assets of a portable storage business located in Regina, SK. The purchase price is $1.33 million and will be paid by a combination of cash, assumption of debt, and vendor take back of approximately $540,000 of the Corporation's common shares at a price of $0.23 per share. This agreement is subject to a number of conditions, including but not limited to the completion of due diligence satisfactory to the Corporation in its sole discretion, approval by the Corporation's Board of Directors, and if applicable, approval by the TSX Venture Exchange and/or the Corporation's shareholders (excluding the non arm's-length vendors and their affiliates).

On November 13, 2008, the Corporation announced that it had entered into a non-arm's length Master Franchise Agreement with Canadian PUPS Franchises Inc. which provides the Corporation the exclusive Canadian franchise rights for the development and operation of PUPS portable storage franchises throughout Canada. Pursuant to the Master Franchise Agreement, the Corporation will pay Canadian PUPS Franchises Inc. a one time cash fee of $20,000 and a continuing monthly royalty of 3.5% of the gross sales in relation to the Franchise Rights and PUPS. The Corporation is obligated to develop 20 franchises by December 31, 2012 or pay a one time non-development fee of $15,000 or each undeveloped franchise.

14. Contractual Obligations

The Corporation commenced construction of a 3,600 square foot storage building in the third quarter of 2008. As at September 30, 2008, $12,527 remained outstanding on the contract and is due when construction is complete. Completion is anticipated by the end of November, 2008

StorageVault Canada Inc.

DIRECTORS

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Regina, SK

Paul G. Smith
Toronto, ON

Alan Simpson
Regina, SK

Glenn Fradette
Regina, SK

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