

For Immediate Release

Attention Business Editors:

Pizza Pizza to Report Financial Results for Fourth Quarter and Full Year 2006 on February 28, 2007

Toronto, February 12, 2007 - Pizza Pizza Royalty Income Fund (the "Fund") (TSX: PZA.UN) today announced that it will issue its fourth quarter and full year 2006 results via news release at the close of business on February 28, 2007.

The Fund invites analysts and portfolio managers to participate in a conference call with Daniel Vukovich, Chief Operating Officer, Curtis Feltner, Chief Financial Officer and Pat Finelli, Chief Marketing Officer to discuss the results. The call will take place on Thursday, March 1, 2007 at 9:00 a.m. Unitholders and media are also invited to listen to the call.

Details of the Conference Call:

Date: Thursday, March 1, 2007
Time: 9:00 a.m. EST
Call in number: 416-642-5212 or 1-866-321-6651
Recording call in number: 416-915-1028 or 1-866-244-4494
available until midnight, Wednesday, March 14, 2007

Reservation number: 704498

About the Fund, a publicly-traded entity

The Fund is a limited purpose, open-ended trust established under the laws of Ontario to indirectly acquire the trademarks and trade names used by Pizza Pizza Limited ("Pizza Pizza") in its restaurants. The trademarks were licensed to Pizza Pizza in 2005 for 99 years, for which Pizza Pizza pays the Fund a royalty equal to 6% of the system sales of its Pizza Pizza restaurants in the Royalty Pool. As of January 1, 2007, there were 531 Pizza Pizza restaurants in the Royalty Pool.

A key attribute of the Fund is that it is based on top-line, system sales of the Royalty Pool restaurants and not on the profitability of either Pizza Pizza or the restaurants in the Royalty Pool. The success of the Fund depends primarily on the ability of Pizza Pizza to maintain and increase system sales of the Royalty Pool and to meet its royalty obligations.

The Fund's trust units are listed on the Toronto Stock Exchange under the symbol PZA.UN.

About Pizza Pizza Limited, the privately-owned operating company

Pizza Pizza Limited, a privately-held Canadian corporation, is one of Canada's most successful operators in the quick service restaurant industry. Founded in 1967, Pizza Pizza is guided by a mission to provide the "best food, made especially for you" and a focus on quality ingredients, customer service, community contribution and continual innovation.

For further information:

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