



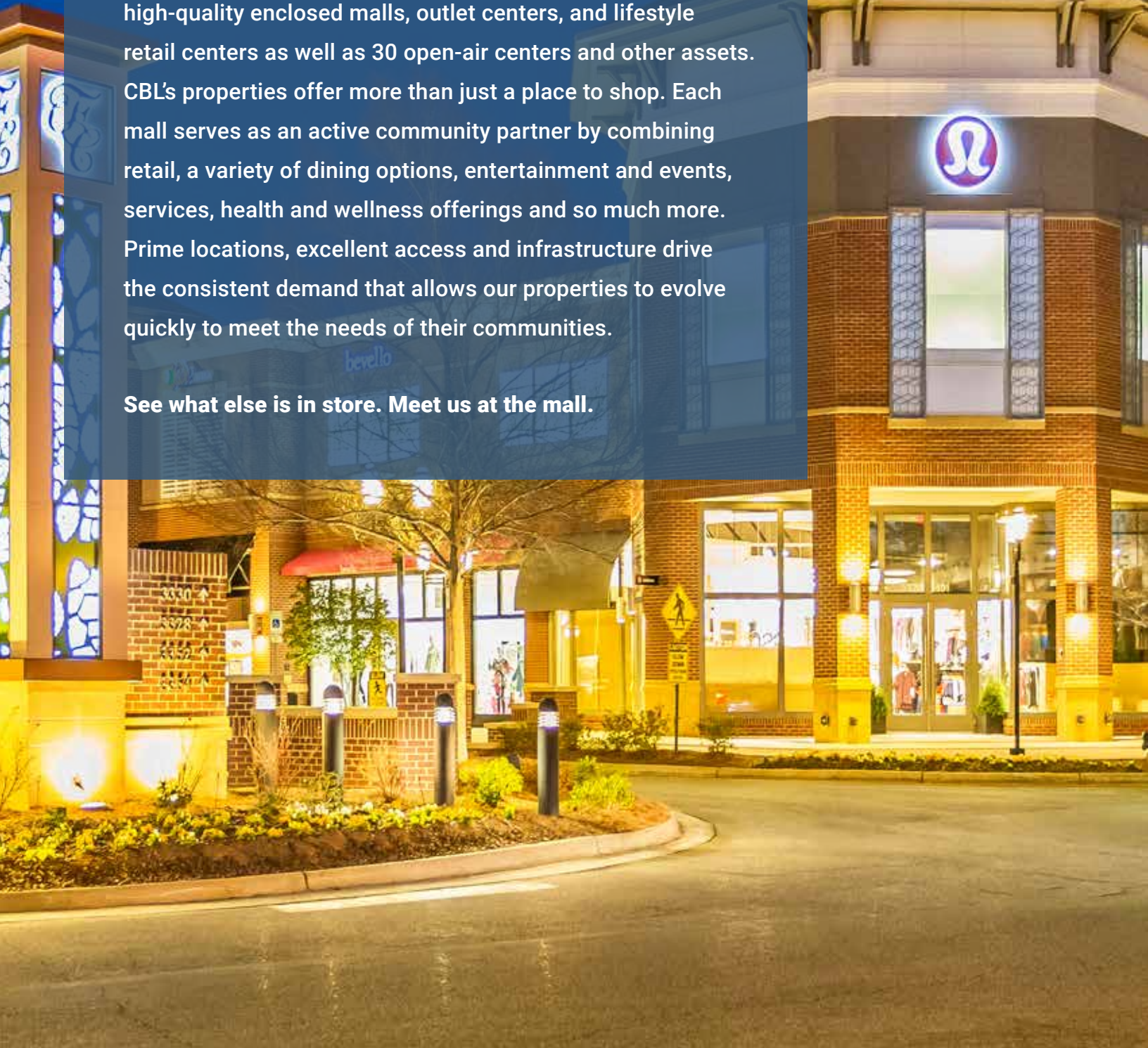
2025 PORTFOLIO



ABOUT OUR COMPANY

Headquartered in Chattanooga, Tennessee, CBL owns and manages a national portfolio of market-dominant properties located in dynamic and growing communities. CBL's owned and managed portfolio is comprised of 88 properties totaling 55.4 million square feet across 20 states, including 53 high-quality enclosed malls, outlet centers, and lifestyle retail centers as well as 30 open-air centers and other assets. CBL's properties offer more than just a place to shop. Each mall serves as an active community partner by combining retail, a variety of dining options, entertainment and events, services, health and wellness offerings and so much more. Prime locations, excellent access and infrastructure drive the consistent demand that allows our properties to evolve quickly to meet the needs of their communities.

See what else is in store. Meet us at the mall.



REDEVELOPMENT PROGRAM

The dominant position of CBL's properties in their markets make them attractive locations for growing brands. CBL's redevelopment program seeks to unlock the value in its portfolio by taking a proactive approach, redeveloping anchor locations, quickly backfilling big box spaces, and adding density in under-utilized parking areas to further diversify each property's offerings. Since 2023, we have opened 27 new anchor and junior anchors across our portfolio.

Redevelopment Projects **Recently Completed**

PROPERTY	LOCATION	SIZE (sq. ft.)	PREVIOUS	REDEVELOPMENT
Coastal Grand Mall	Myrtle Beach, SC	25,000	Bed Bath & Beyond	Crunch Fitness
East Towne Mall	Madison, WI	47,943	Gordmans	Thrill Factory
Hamilton Place	Chattanooga, TN	35,014	Sears	Crunch Fitness
Jefferson Mall	Louisville, KY	100,000	Sears	BJ's Wholesale Warehouse
West Towne Mall	Madison, WI	37,121	Forever 21	Planet Fitness

Redevelopment Projects **Currently Underway**

PROPERTY	LOCATION	SIZE (sq. ft.)	PREVIOUS	REDEVELOPMENT
CoolSprings Galleria	Franklin, TN	50,000	Belk Home	Primark
Harford Mall	Bel Air, MD	59,500	Sears	Grocery & Mixed Use*
Mayfaire Town Center	Wilmington, NC	136-rooms	Vacant Pad	Element by Westin Hotel
Mayfaire Town Center	Wilmington, NC	25,000	Vacant Pad	Dave & Busters
Northgate Mall	Chattanooga, TN	100,000	Sears	BJ's Wholesale Warehouse
Pearland Town Center	Pearland, TX	380 units	Vacant Land	Multi-Family Development*
Sunrise Mall	Brownsville, TX	27,980	Wave Fashion	Barnes & Noble
Valley View Mall	Roanoke, VA	48,270	Macy's	Dave & Busters
Westmoreland Mall	Greensburg, PA	120,000	Sears	DICK'S House of Sport*
York Town Center	York, PA	33,000	Christmas Tree Shops	Barnes & Noble

Future Development Projects **in Planning Stages**

PROPERTY	LOCATION	SIZE (sq. ft.)	PREVIOUS	REDEVELOPMENT
CoolSprings Galleria	Franklin, TN	-	Campus	Masterplan Densification
Friendly Center	Greensboro, NC	-	Campus	Multi-Family & Restaurants
Harford Mall	Bel Air, MD	249 units	Vacant Pad	Multi-Family & Mixed-Use Development
Southpark Mall	Coloniel Heights, VA	-	Sears	Grocery
Volusia Mall	Daytona, FL	-	Macy's	Residential*
York Galleria	York, PA	-	Vacant Land	Residential*
Oak Park Mall	Overland Park, KS	-	Campus	Mixed-Use

* Owned by others

Malls, Lifestyle and Open-Air Centers, & Outlet Centers

ALABAMA

Huntsville

Parkway Place.....648,000 sq. ft.

FLORIDA

Daytona Beach

Volusia Mall⁺⁺.....1,060,000 sq. ft.

Port Orange

The Pavilion at Port Orange.....398,000 sq. ft.

West Melbourne

Hammock Landing.....569,000 sq. ft.

GEORGIA

Atlanta

Arbor Place.....1,164,000 sq. ft.

The Landing at Arbor Place*.....163,000 sq. ft.

The Outlet Shoppes at Atlanta*.....411,000 sq. ft.

ILLINOIS

Bloomington

Eastland Mall.....733,000 sq. ft.

Rockford

CherryVale Mall.....871,000 sq. ft.

Fairview Heights

St. Clair Square*.....1,068,000 sq. ft.

The Shoppes at St. Clair Square.....84,000 sq. ft.

KANSAS

Overland Park

Oak Park Mall*.....1,516,000 sq. ft.

KENTUCKY

Lexington

Fayette Mall.....1,160,000 sq. ft.

The Plaza at Fayette.....209,000 sq. ft.

Louisville

Jefferson Mall.....784,000 sq. ft.

The Outlet Shoppes of the Bluegrass.....428,000 sq. ft.

Paducah

Kentucky Oaks.....775,000 sq. ft.

LOUISIANA

Lafayette

Ambassador Town Center.....420,000 sq. ft.

Slidell

Fremaux Town Center.....621,000 sq. ft.

MARYLAND

Bel Air

Harford Mall.....367,019 sq. ft.

Harford Annex.....108,000 sq. ft.

MICHIGAN

Detroit

Laurel Park Place.....491,000 sq. ft.

Lansing

Meridian Mall*.....946,000 sq. ft.

MISSISSIPPI

D'lberville

The Promenade.....621,000 sq. ft.

Hattiesburg

Turtle Creek Mall.....845,000 sq. ft.

Southaven

Southaven Towne Center*.....608,000 sq. ft.

MISSOURI

Joplin

Northpark Mall.....896,000 sq. ft.

St. Louis

South County Center.....979,000 sq. ft.

West County Center.....1,200,000 sq. ft.

St. Peters

Mid Rivers Mall.....1,036,000 sq. ft.

Malls, Lifestyle and Open-Air Centers, & Outlet Centers cont.

NORTH CAROLINA

Burlington	
Alamance Crossing West*	225,000 sq. ft.
Fayetteville	
Cross Creek Mall*	822,000 sq. ft.
Greensboro	
Friendly Center	1,361,000 sq. ft.
Wilmington	
Mayfaire Town Center	672,000 sq. ft.
Winston-Salem	
Hanes Mall**	1,435,000 sq. ft.

NORTH DAKOTA

Bismarck	
Kirkwood Mall*	833,000 sq. ft.
Minot	
Dakota Square*	741,000 sq. ft.

PENNSYLVANIA

Gettysburg	
The Outlet Shoppes at Gettysburg*	250,000 sq. ft.
Greensburg	
Westmoreland Mall**	977,000 sq. ft.
Westmoreland Crossing	279,000 sq. ft.
Stroudsburg	
Stroud Mall	414,000 sq. ft.
York	
York Galleria**	757,000 sq. ft.
York Town Center	297,000 sq. ft.

SOUTH CAROLINA

Myrtle Beach	
Coastal Grand**	1,117,000 sq. ft.
Coastal Grand Crossing	37,000 sq. ft.
N. Charleston	
Northwoods Mall	748,000 sq. ft.
Spartanburg	
WestGate Crossing	158,000 sq. ft.

TENNESSEE

Chattanooga	
Hamilton Place*	1,161,000 sq. ft.
Gunbarrel Pointe	274,000 sq. ft.
Hamilton Corner	67,000 sq. ft.
Hamilton Crossing	192,000 sq. ft.
The Shoppes at Hamilton Place	132,000 sq. ft.
The Terrace	158,000 sq. ft.
Northgate Mall	643,000 sq. ft.
Clarksville	
Governor's Square	685,000 sq. ft.
Governor's Square Plaza	170,000 sq. ft.
Cookeville	
The Shoppes at Eagle Point	244,000 sq. ft.
Jackson	
Old Hickory Mall	539,000 sq. ft.
Nashville	
CoolSprings Galleria	1,167,000 sq. ft.
CoolSprings Crossing	366,000 sq. ft.
Courtyard at Hickory Hollow	68,000 sq. ft.

TEXAS

Beaumont	
Parkdale Mall*	1,088,000 sq. ft.
Parkdale Crossing	88,000 sq. ft.
Brownsville	
Sunrise Mall	911,000 sq. ft.
Sunrise Commons	206,000 sq. ft.
College Station	
Post Oak Mall	788,000 sq. ft.
El Paso	
The Outlet Shoppes at El Paso*	433,000 sq. ft.
Pearland	
Pearland Town Center*	712,000 sq. ft.
Laredo	
Mall del Norte	1,219,000 sq. ft.
The Outlet Shoppes at Laredo	358,000 sq. ft.
Waco	
Richland Mall	693,000 sq. ft.

Malls, Lifestyle and Open-Air Centers, & Outlet Centers cont.

VIRGINIA

Colonial Heights

Southpark Mall.....677,000 sq. ft.

Roanoke

Valley View Mall.....864,000 sq. ft.

WISCONSIN

Madison

East Towne Mall*.....801,000 sq. ft.

West Towne Mall+.....773,000 sq. ft.

West Towne Crossing.....462,000 sq. ft.

Brookfield

Brookfield Square*.....865,000 sq. ft.

WYOMING

Cheyenne

Frontier Mall+.....524,000 sq. ft.

Frontier Square.....187,000 sq. ft.

Office Buildings

TENNESSEE

Chattanooga

CBL Center.....131,000 sq. ft.

CBL Center II.....73,000 sq. ft.

TEXAS

Pearland

Pearland Office.....66,000 sq. ft.

HCA Healthcare.....48,400 sq. ft.

CBL'S COMMITMENT TO CORPORATE SOCIAL RESPONSIBILITY (CSR)

As owners and managers of dominant shopping centers in dynamic and growing markets across the country, CBL takes the role in the communities we serve seriously. Our goal is to be responsible civic members, doing our part to enrich our communities and make a positive impact on the economy, society, and the environment, all while providing a comfortable and convenient experience for our visitors. CBL's commitment and approach to CSR is holistic, driven by socially responsible actions and strong corporate governance. For more information on CBL's CSR program, visit cblproperties.com.



ENVIRONMENTAL

CBL is committed to being a good environmental steward, looking for ways to reduce waste, water and utility consumption, and evaluating tools and practices that allow it to continue to improve building efficiencies and the profitability of assets. CBL has committed to the following environmental objectives across its portfolio and ongoing management practices:

- Consumption and waste management
- Sustainable building practices
- Vendor expectations and Vendor Code of Conduct

SOCIAL RESPONSIBILITY

CBL believes that social responsibility comprises good corporate citizenship, including consideration of the impact our properties and operations have on others and the communities in which they are located. CBL's focus includes the following areas of social responsibility:

- Corporate giving
- Employee training
- Health and wellness
- Community engagement and impact
- Labor practices and human rights
- Health and safety

GOVERNANCE

CBL believes that we should embrace corporate responsibility, promoting a culture of accountability, fairness, and transparency in how we manage our relationships with investors, employees, tenants, and partners. We have a comprehensive set of policies and procedures that govern the activities of the group, including:

- Social policies
- Governance policies
- Sustainability policies
- Internal audit and risk management
- Business continuity and crisis management
- Cybersecurity



BUSINESS SERVICES

Our team is dedicated to helping you grow your business.

LEASING

CBL is redefining the mall experience in its markets by combining retail, dining, entertainment and other uses. Whether you're an established business looking to expand your footprint, or just getting started, CBL's team of dedicated leasing professionals are committed to your success.

For more information on how we can grow your business, contact leasing@cblproperties.com

SPECIALTY LEASING

CBL's Specialty Leasing program offers a unique approach to owning a retail business in a proven, market-dominant shopping center. Our ability to offer short-term leases with rents tailored specifically for your business is reason enough to open your new or existing business at one or more of our properties located throughout the country.

For more information on how we can grow your business, contact specialty.leasing@cblproperties.com

or follow us on Instagram at [@cblspecialtyleasing](https://www.instagram.com/cblspecialtyleasing)

ADVERTISING & STRATEGIC PARTNERSHIPS

The most important part of advertising is placement, visibility and timing. Now is the time to seize your opportunity. CBL's properties put your company in front of captive, receptive and often impulsive consumers, all in a buying state of mind. In fact, more than a half a billion people visit CBL centers each year looking to discover new products and services.

For more information on how we can grow your business, contact advertising@cblproperties.com