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CBL & ASSOCIATES PROPERTIES ANNOUNCES THREE NATIONAL JUNIOR ANCHOR STORES JOINING SOUTHAVEN TOWNE CENTER IN SOUTHAVEN, MS

CHATTANOOGA, Tenn. (September 2, 2009) - CBL & Associates Properties, Inc. (NYSE: CBL) today announced that Bed, Bath & Beyond, hhgregg, and Jo-Ann Fabric and Craft will join Southaven Towne Center in Southaven (Memphis, TN), MS. The 25,000 square foot Bed, Bath & Beyond will locate in the space previously occupied by Linens 'N Things. The new 34,000 square foot hhgregg will locate in the space previously occupied by Circuit City while the 18,000 square foot Jo-Ann Fabric and Craft will locate in the space previously occupied by Cost Plus World Market. Construction on the new stores is underway with openings scheduled for late 2009 and early 2010.

“We are excited to announce these tremendous additions to Southaven Towne Center which underscore the strength of the center in all economic cycles” said Howard Grody, senior vice president – leasing for CBL & Associates Properties, Inc. “Since opening in 2005, the center has continued to receive a strong reception and has become the dominant retail destination in the market. We look forward to continuing to bring new shopping and dining options to Southaven.”

Bed Bath & Beyond is a nationwide chain of superstores selling predominantly better quality domestics merchandise and home furnishings including household goods, bedding, bathroom accessories, and electronics. Bed Bath & Beyond combines superior service and a huge selection of items at everyday low prices within a constantly evolving shopping environment that has proven to be both fun and exciting for customers. For more information visit: bedbathandbeyond.com.

hhgregg is a specialty retailer of consumer electronics, home appliances, mattresses and related services. hhgregg currently operates 116 stores in Alabama, Florida, Georgia, Indiana, Kentucky, North

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Carolina, Ohio, South Carolina and Tennessee. The company is committed to offering customers competitive pricing, a wide selection of appliances and electronics, same-day delivery and installation and a knowledgeable and highly-trained sales staff. For more information please visit the company's website at <http://www.hhgregg.com>.

Jo-Ann Fabrics and Crafts is a leading national specialty retailer of crafting, decorating, and sewing products; a "Create-It-Yourself" Superstore. They sell fashion and decorator fabrics, related notions, patterns, crafts, seasonal products and other merchandise. For additional information, please visit the company website at: <http://www.joann.com>.

About Southaven Towne Center

Southaven Towne Center is a 530,000-square-foot regional open-air shopping center developed, owned and managed by CBL & Associates Properties, Inc. The center is anchored by Dillard's and JCPenney along with Ashley Home Store and Gordman's and features a wide selection of retailers and restaurants including Aéropostale, American Eagle, Logan's Roadhouse, Olive Garden, PacSun, Red Lobster, and Yankee Candle.

Contact Information:

Businesses interested in learning more about leasing space at Southaven Towne Center may contact Alan Lloyd, Leasing Manager, 423.490.8386 or alan_lloyd@cblproperties.com. Those interested in junior anchor opportunities contact, David Neuhoff, Leasing Manager, 423.490.8649, david_neuhoff@cblproperties.com. For outparcel space, call Robert Snetman, Senior Director of Peripheral Property, 423.490.8333, robert_snetman@cblproperties.com.

About CBL & Associates Properties, Inc.

CBL is one of the largest and most active owners and developers of malls and shopping centers in the United States. CBL owns, holds interests in or manages 160 properties, including 88 regional malls/open-air centers. The properties are located in 27 states and total 86.4 million square feet including 2.2 million square feet of non-owned shopping centers managed for third parties. CBL currently has four projects under construction totaling 2.3 million square feet including The Promenade in D'Iberville (Biloxi/Gulfport), MS; Settlers Ridge in Pittsburgh, PA; The Pavilion at Port Orange in Port Orange, FL; and one open-air center. Headquartered in Chattanooga, TN, CBL has regional offices in Boston (Waltham), MA, Dallas, TX, and St. Louis, MO. More information is available at cblproperties.com.

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