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CBL ANNOUNCES RETAILERS JOINING SETTLERS RIDGE IN PITTSBURGH (ROBINSON TOWNSHIP), PA

CHATTANOOGA, TN (April 27, 2009) – CBL & Associates Properties, Inc. (NYSE: CBL) today announced additional stores and restaurants joining Settlers Ridge, a new 600,000 square foot regional open-air center development in metropolitan Pittsburgh (Robinson Township), PA. New retailers and restaurants joining the project include Luxor Nail Spa, Omaha Steaks, Panera Bread Company, Red Robin, Verizon Wireless and Vitamin Shoppe. A grand opening for the first phase of Settlers Ridge is scheduled for fall 2009.

The project will be anchored by a 150,000-square-foot Giant Eagle Market District supermarket, a 16-screen Cinemark stadium seating theatre, as well as LA Fitness, REI, a national bookstore and two additional junior anchors. The open-air center will feature a wide selection of specialty stores and a targeted selection of complementary restaurants, including P.F. Chang's.

“We are pleased to announce additional stores joining Settlers Ridge. The collection of retailers and restaurants available at the shopping center will provide area consumers with a wide selection of their favorite names in shopping and dining,” said Mark Mancuso, senior vice president – development for CBL & Associates Properties. “We are looking forward to celebrating the official grand opening of Settlers Ridge later this year.”

About Settlers Ridge

Settlers Ridge will be a unique open-air center designed with the Pittsburgh consumer in mind. The traditions and heritage of the city will be reflected throughout the center in the architecture and design elements. The construction and landscaping will incorporate materials, features and plants indigenous to the area creating a visually pleasing and comfortable presentation. With tremendous access and visibility from Parkway West (US 22/30) via the newly-opened Ridge Road interchange, Settlers Ridge will be

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surrounded by 4.5 million square feet of retail space and is centered within Pittsburgh's largest concentration of office space outside downtown. Approximately 750,000 people will be able to reach Settlers Ridge within 20 minutes driving time, further enhancing the project's regional draw. Two signalized entrances along Campbells Run Road in addition to a secondary connection to PA 60 and I-79 via Church Hill Road provide convenient access to Settlers Ridge.

Cinemark's theatre will offer the latest in digital technology. Amenities will include digital sound, advance ticketing over the Internet, all stadium seating and an expanded selection of concession items.

Giant Eagle, Inc is one of the nation's largest food retailers and food distributors with 350-plus retail outlets and approximately \$7.1 billion in annual sales. The Market District store concept offers an enhanced food shopping experience geared toward food enthusiasts. Market District offers specialty and unique items not found elsewhere in an environment where customers' passion for food can be cultivated by a staff of food experts.

Persons interested in learning more about leasing space at Settlers Ridge should contact:

Lewis Hilton	Leasing Manager – Development	423.490.8354	lewis_hilton@cblproperties.com
David Locke	Project Manager	781.398.710	david_locke@cblproperties.com
Justice Wade	Vice President – Development Leasing	423.553.8738	justice_wade@cblproperties.com
Dan Backer	Leasing Manager	781.398.7110	dan_backer@cblproperties.com

Persons interested in available restaurant space should contact:

Bryant Siragusa	National Director of Mall Restaurants and Entertainment	423.553.8790	bryant_siragusa@cblproperties.com
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About CBL & Associates Properties, Inc.

CBL owns and manages four regional malls in Pennsylvania including Westmoreland Mall in Pittsburgh (Greensburg); Monroeville Mall in Pittsburgh (Monroeville); Stroud Mall in Stroudsburg; and York Galleria in York. CBL and joint venture partner High Real Estate Group also recently developed two shopping centers in the state, High Pointe Commons in Harrisburg (Swatara Township) and York Town Center in York.

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 159 properties, including 88 regional malls/open-air centers. The properties are located in 27 states and total 86.0 million square feet including 2.2 million square feet of non-owned shopping centers managed for third parties. CBL currently has six projects under construction totaling 2.5 million square feet including Settlers Ridge in Pittsburgh, PA; The Pavilion at Port Orange in Port Orange, FL; The Promenade in D'Iberville, MS; two lifestyle/associated centers, and one expansion. Headquartered in Chattanooga, TN, CBL has regional offices in Boston (Waltham), MA, Dallas, TX, and St. Louis, MO. Additional information can be found at cblproperties.com.

Information included herein contains "forward-looking statements" within the meaning of the federal securities laws. Such statements are inherently subject to risks and uncertainties, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Future events and actual events, financial and otherwise, may differ materially from the events and results discussed in the forward-looking statements. The reader is directed to the Company's various filings with the Securities and Exchange Commission, including without limitation the Company's Annual Report on Form 10-K and the "Management's Discussion and Analysis of Financial Condition and Results of Operations" incorporated by reference therein, for a discussion of such risks and uncertainties.

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