

Statesboro Crossing

NEWS RELEASE

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CBL & ASSOCIATES PROPERTIES AND EWING SOUTHEAST REALTY ANNOUNCE RESTAURANT JOINING STATESBORO CROSSING IN STATESBORO, GA

CHATTANOOGA, TN and ATLANTA (July 25, 2008) – CBL & Associates Properties, Inc. (NYSE:CBL) and Ewing Southeast Realty today announced that Carey Hilliard's Restaurants will join Statesboro Crossing, a 160,000-square-foot shopping center project in Statesboro, GA. CBL and Ewing are 50/50 partners in the development with CBL responsible for development, leasing and management of the center.

Statesboro Crossing will be anchored by T.J.Maxx, Hobby Lobby, Books-A-Million, and Petco and will also feature more than 38,000 square feet of specialty stores including Rack Room Shoes. The grand opening for Statesboro Crossing is scheduled for fall 2008.

Carey Hilliard's has been a family tradition in Savannah, GA. since 1960 and is expected to open in Statesboro in the summer of 2009. Their menu of fresh seafood, legendary barbecue, chicken fingers, hot wings and great sandwiches has made Carey Hilliard's one place the whole family can agree on.

"Carey Hilliard's will make a great addition to the growing roster of quality retail, restaurants and services at Statesboro Crossing," said Steve Tingle, senior vice president - development for CBL & Associates Properties, Inc. "The project is attracting a great deal of interest and we are looking forward to making additional announcements."

"We are excited to open our first location in Statesboro, introducing our fast service and high-quality food to a brand new family market," said Tim Hilliard, president of Carey Hilliard's. "Statesboro Crossing is a terrific project and we felt it was important to be included in the growth plans for this area."

Statesboro Crossing will be located on an approximately 50-acre site at the southwest corner of Brannen Street Extension and Veteran's Memorial Parkway. The new center will enjoy high-visibility and traffic within Statesboro's established retail corridor as well as from its close proximity to Georgia Southern University.

The architectural firm of Artech Design Group of Chattanooga, TN designed Statesboro Crossing. EMJ Corporation of Chattanooga is the general contractor.

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Statesboro Crossing is a joint venture of CBL & Associates Properties and Ewing Southeast Realty

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Persons interested in learning more about leasing space should contact:

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About Ewing Southeast Realty

Ewing Southeast Realty, LLC is an Atlanta, GA-based retail development company specializing in land and shopping center development. The Company currently has projects under development in Covington, Lovejoy, and Villa Rica, GA as well as a project in Albertville, AL.

About CBL & Associates Properties, Inc.

CBL owns and manages three other regional malls in Georgia including Arbor Place in Douglasville, Georgia Square in Athens, and Walnut Square in Dalton and two associated centers.

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 157 properties, including 86 regional malls/open-air centers. The properties are located in 27 states and total 83.5 million square feet including 2.2 million square feet of non-owned shopping centers managed for third parties. Including Statesboro Crossing, CBL currently has fourteen projects under construction totaling 4.5 million square feet including Pearland Town Center, Houston (Pearland), TX; The Pavilion at Port Orange, Port Orange, FL; Settlers Ridge in Pittsburgh, PA; Hammock Landing in West Melbourne, FL; The Promenade in D'Iberville, MS; two lifestyle/associated centers, and six expansions/redevelopments. 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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