

2016 DEVELOPMENT PORTFOLIO



The Shops at Clearfork



Denver Premium Outlets®



Town Center at Sawgrass

More than real estate, we are a company of experiences. For our guests, we provide distinctive shopping, dining, and entertainment. For our retailers, we offer the unique opportunity to thrive in the best retail real estate in the best markets.

The key to our success is diversification. Our portfolio encompasses the entire retail real estate spectrum, including Malls, Simon Premium Outlets®, and The Mills®. With a focus toward creating synergistic platforms, we now have the best retail property mix possible.

With a view to the collective success of Simon, our retail partners, and our neighbors, we are investing in our future. Over the next three years, Simon will invest \$3 billion in new development and redevelopment projects to enhance and expand some of our best properties, thus further diversifying and increasing the quality and reach of our portfolio.

From new projects and redevelopments to acquisitions and mergers, we are continuously evaluating our portfolio to enhance the Simon® experience—places where people choose to shop and retailers want to be.



NEW DEVELOPMENTS

BRICKELL CITY CENTRE

MIAMI, FLORIDA

Opening in Fall 2016 in the heart of Brickell, downtown Miami’s largest concentration of wealth and population, Brickell City Centre will be an impressive 5.4 million-square-foot, mixed-use development.

- Saks Fifth Avenue to anchor 565,000 square feet that will include retail shops, restaurants, and Cinemex
- To include 260,000 square feet of Class A office space
- Will feature 820 luxury condominiums and a 263-room luxury hotel
- Partnership with Swire Properties and Whitman Family Development



Brickell City Centre is located between 7th and 8th Streets, just off Brickell Avenue (US 1) in the heart of Miami.



THE SHOPS AT CLEARFORK

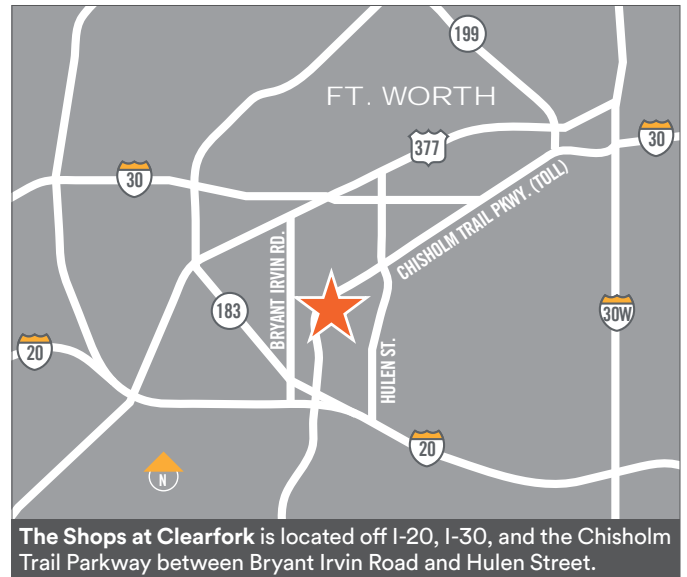
FT. WORTH, TEXAS

This upscale retail component of an exciting new mixed-use development in the heart of Ft. Worth will feature luxury retail, restaurants, and entertainment. Phase 1 is scheduled to open in Spring 2017.

To be anchored by a 90,000-square-foot Neiman Marcus Phase I to include 380,000 square feet featuring luxury and specialty retail, restaurants, and a cinema

Also to feature 125,000 square feet of Class A office space and 392 luxury apartment homes

Partnership with Cassco Development Co.



The Shops at Clearfork is located off I-20, I-30, and the Chisholm Trail Parkway between Bryant Irvin Road and Hulen Street.



THE SHOPS AT SYOSSET PARK

LONG ISLAND (METRO NEW YORK), NEW YORK

Located in the idyllic setting of Oyster Bay, New York, The Shops at Syosset Park will be the retail component of a world-class, master-planned, mixed-use development projected to open Holiday 2018.

- 450,000 square feet of retail shops, restaurants, theatre, and local service retail establishments
- Up to 200,000 square feet of Class A office space
- Seven neighborhoods with approximately 600 condominium flats, townhomes, cottages, and single-family homes
- One select-service, boutique-style hotel and a companion business hotel
- 30-acre “Great Park” will be a regional recreational destination



The Shops at Syosset Park is located just off the Long Island Expressway between Oyster Bay Road and Robbins Lane.

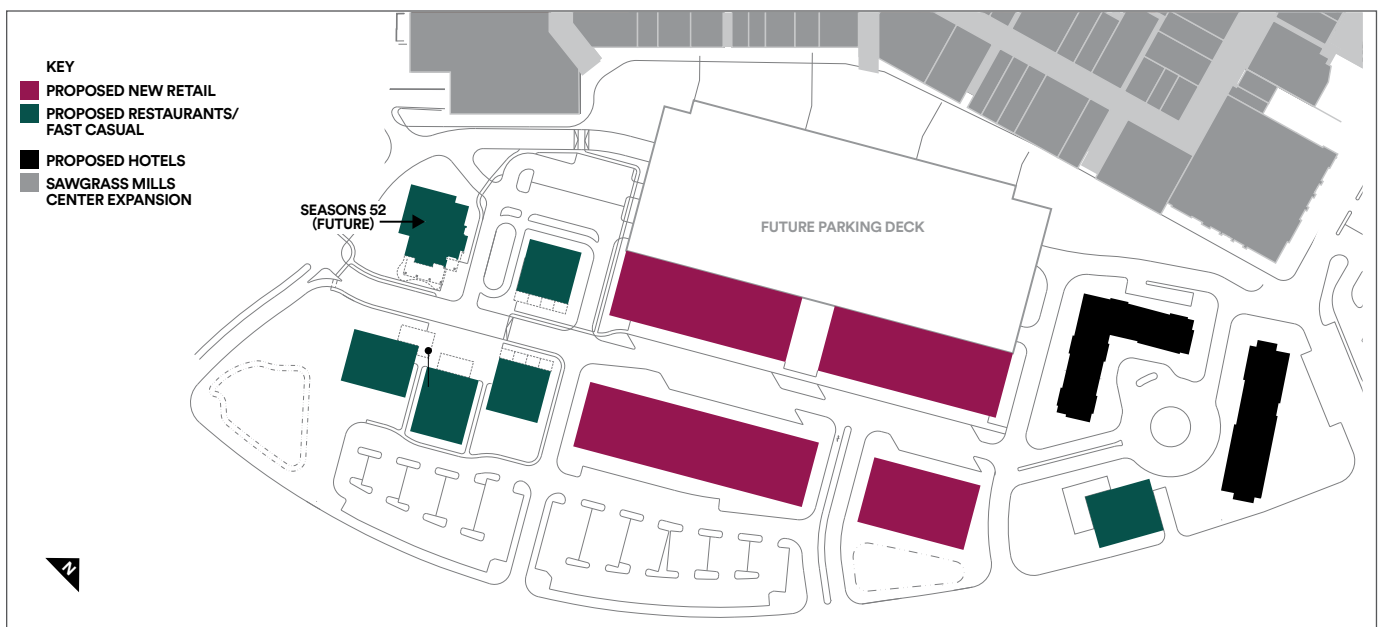


TOWN CENTER AT SAWGRASS

SUNRISE (FT. LAUDERDALE), FLORIDA

This 225,000-square-foot full-price, lifestyle-shopping destination is scheduled to open in Fall 2018 featuring exceptional retail space and a full complement of sit-down restaurants.

Adjacent to Sawgrass Mills® and The Colonnade Outlets at Sawgrass Mills®—Florida's number one shopping destination





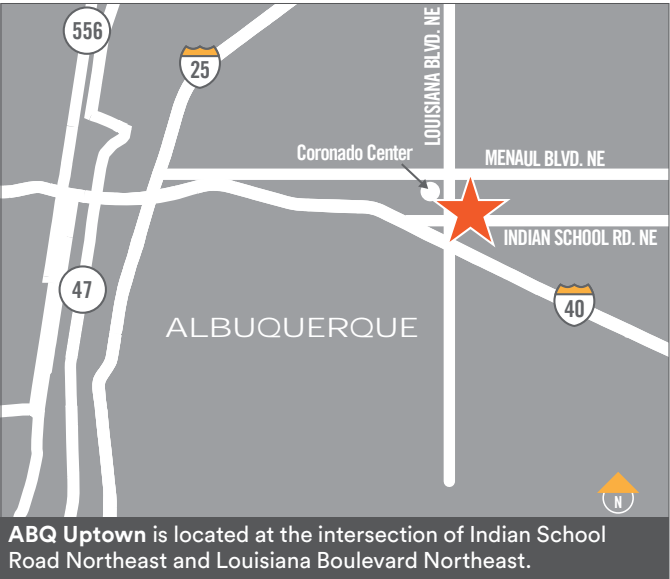
ABQ UPTOWN

ALBUQUERQUE, NEW MEXICO

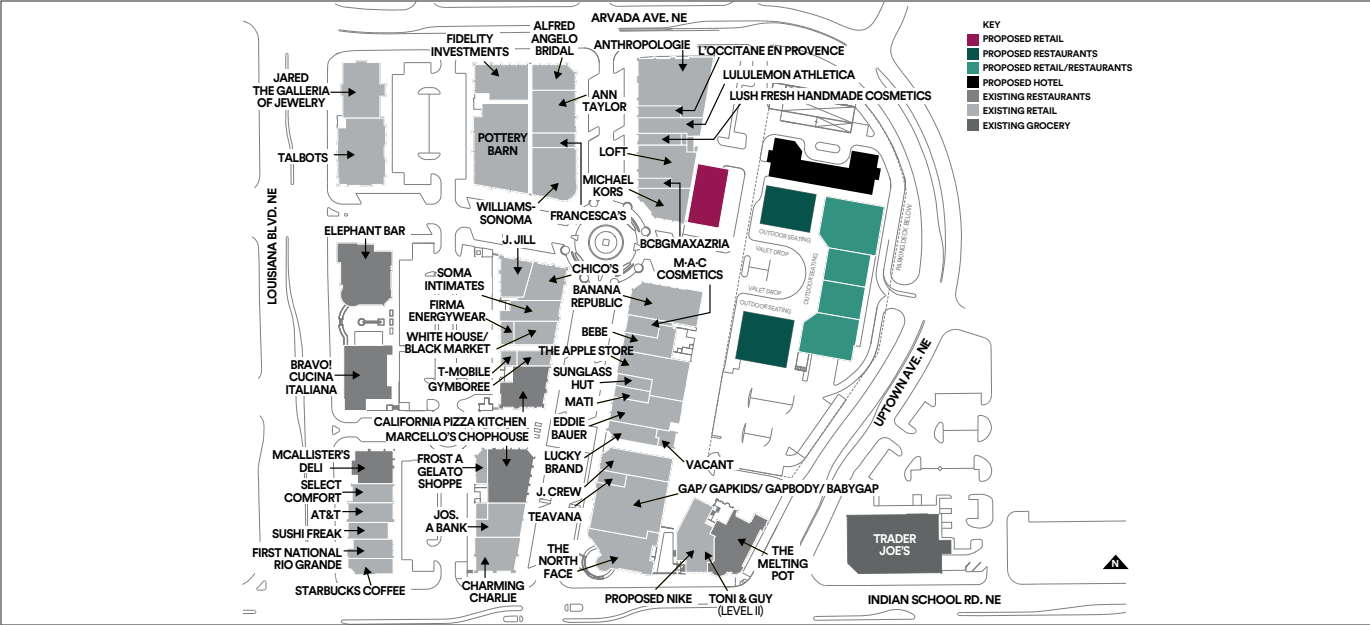
ABQ Uptown is the ultimate shopping destination in New Mexico for upscale fashion, home furnishings, entertainment, and dining.

Nationally renowned retailers and restaurants include The Apple Store, J.Crew, Lucky Brand, lululemon athletica, The North Face, White House | Black Market, Bravo! Cucina Italiana, California Pizza Kitchen, Elephant Bar, and more

To further enhance the tenant mix and strengthen the center's position in the market, plans are currently under way to add another 40,000 square feet of retail and restaurant space as well as a hotel



ABQ Uptown is located at the intersection of Indian School Road Northeast and Louisiana Boulevard Northeast.



AVENTURA MALL

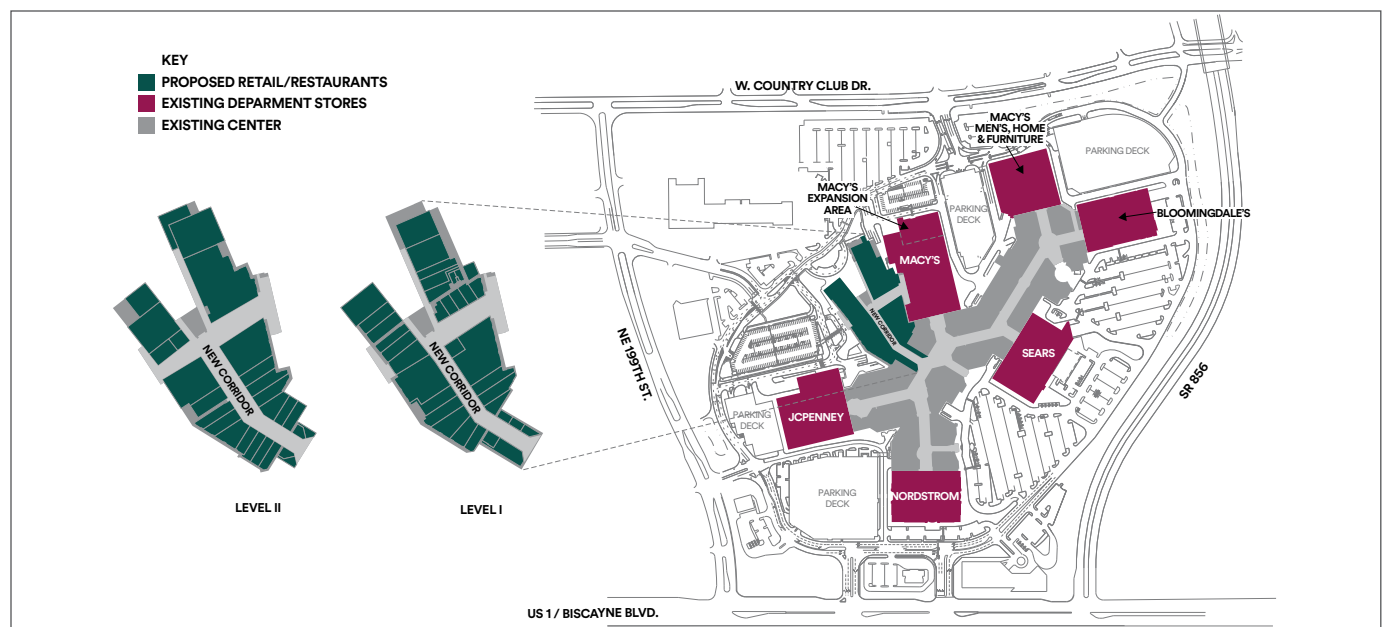
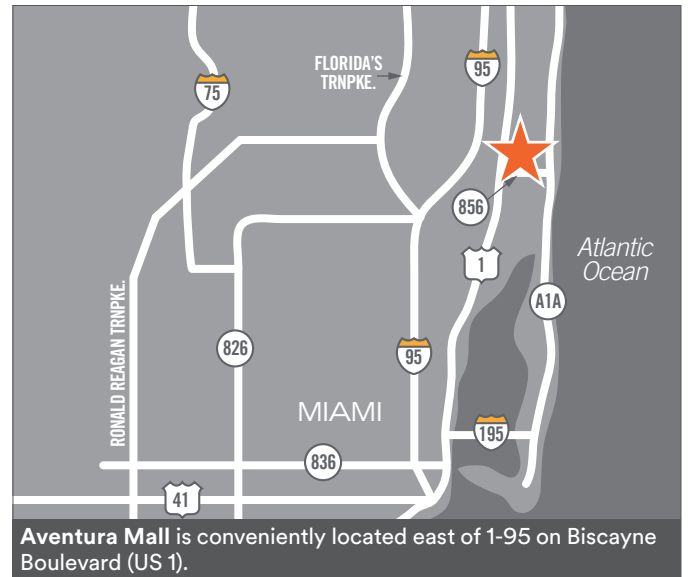
NORTH MIAMI BEACH, FLORIDA

This popular shopping destination is adding 212,000 square feet of retail shops and restaurants. The expansion is targeted to open Holiday 2017.

Anchored by Bloomingdale's, Macy's, Macy's Men's & Home, Nordstrom, JCPenney, and Sears

Expansion to include four restaurants surrounding a new feature piazza, a new food hall with casual food offerings, and a VIP concierge area for shoppers

A new parking deck will be built as part of the project
Managed by Turnberry Associates



CIELO VISTA MALL

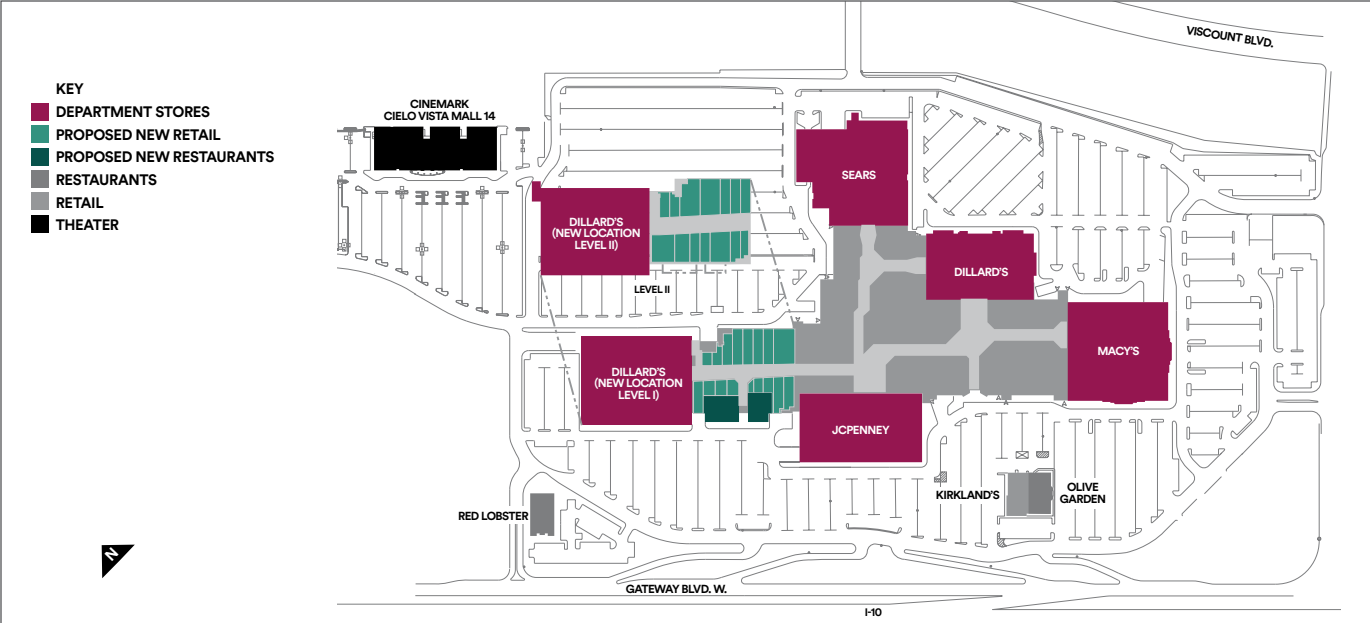
EL PASO, TEXAS

Situated east of the Franklin Mountains, Cielo Vista Mall is El Paso’s main shopping destination, featuring over 140 stores. It serves the nearby Texas communities of Socorro, Fabens, and Ft. Bliss as well as Juarez, Mexico.

Anchored by Dillard’s, Macy’s, JCPenney, Sears, and Cinemark Theatres

Plans to relocate the existing Dillard’s Women’s store and create new small-shop wing

Relocating the Dillard’s Men’s & Children’s store to the former location of Dillard’s Women’s



COLLEGE MALL

BLOOMINGTON, INDIANA

College Mall is the premier shopping destination in Southern Indiana. The mall is conveniently located near Indiana University, with its student enrollment of approximately 43,000. A mall expansion is scheduled to begin in 2016 and open in Summer 2017.

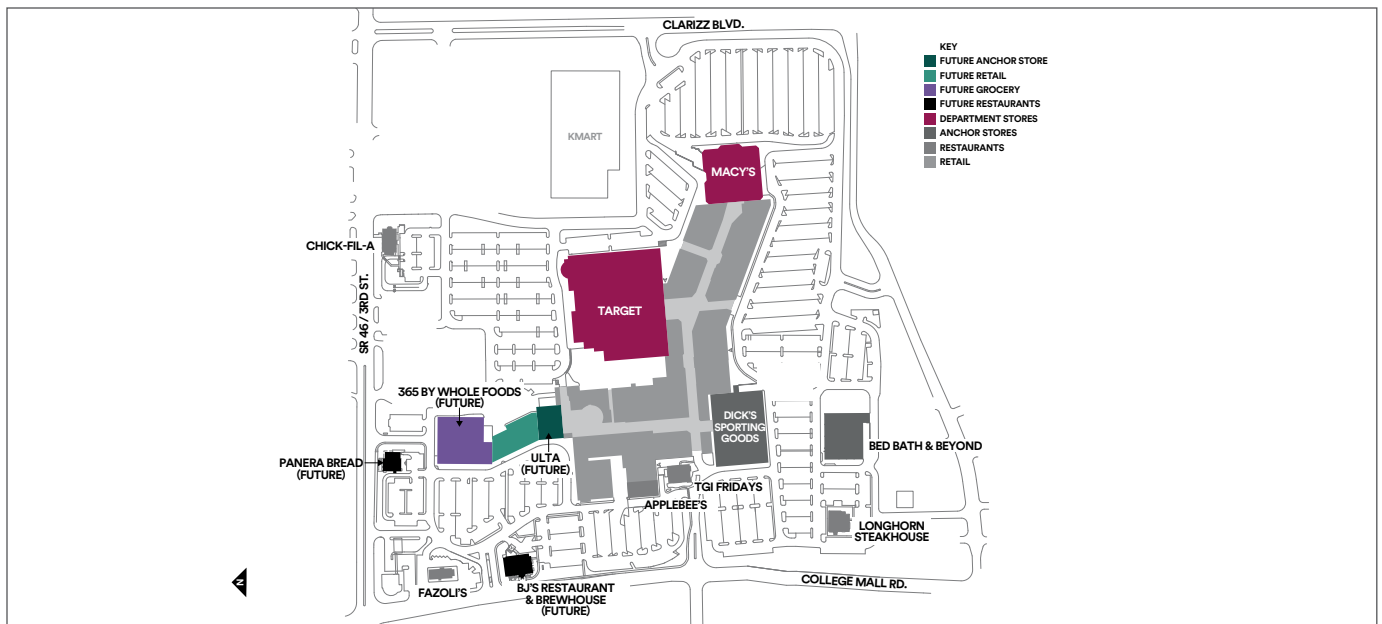
Anchored by Macy's, Target, Dick's Sporting Goods, and Bed Bath & Beyond

75,000-square-foot, open-air component anchored by 365 by Whole Foods Market and ULTA Beauty opening 2017

Adding approximately 17,000 square feet of new small-shop space and renovating another 16,000 square feet

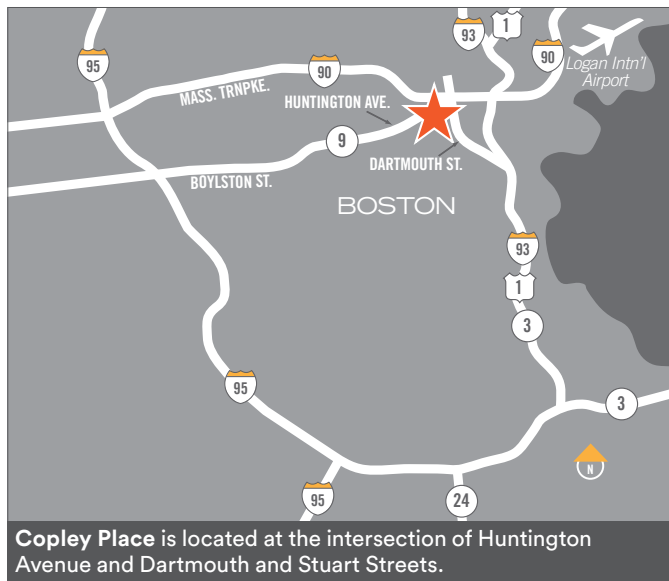
BJ's Restaurant & Brewhouse and Panera Bread coming soon

Making significant site improvements to create a pedestrian-friendly environment



Copley Place is a dazzling complex constructed on 9.5 acres in the heart of Boston's exclusive Back Bay neighborhood.

Also adding a 52-floor apartment/condominium tower with 421 apartments and 121 condominiums



DADELAND MALL

MIAMI, FLORIDA

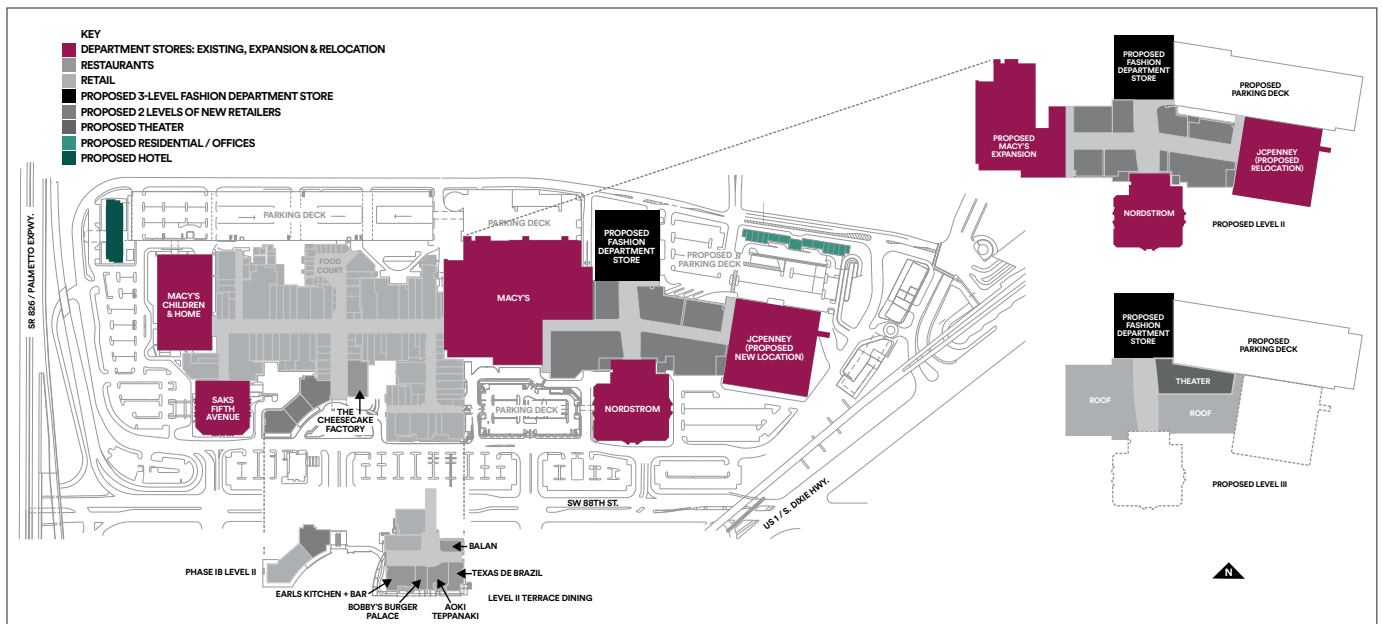
One of the top-performing regional malls in the U.S., Dadeland Mall is known around the world as a premier shopping destination.

Features Nordstrom, Saks Fifth Avenue, Macy's, Macy's Children & Home, and JCPenney

Plans to add a new fashion department store, specialty retail shops, residential units, and a full-service hotel

New Dining Pavilion recently completed

Second level with five new full-service restaurants with outdoor seating overlooking Kendall Drive now open



DEL AMO FASHION CENTER®

TORRANCE (LOS ANGELES), CALIFORNIA

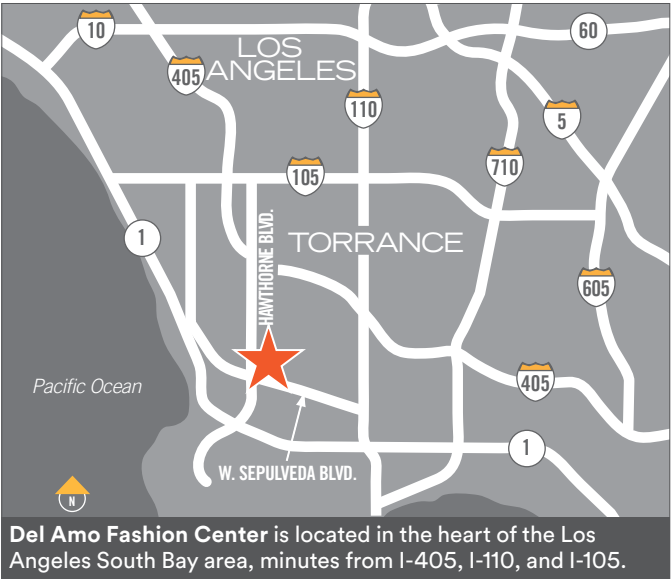
Del Amo Fashion Center is the largest shopping center in the western United States.

Nordstrom and 400,000 square feet of new specialty stores and restaurants, including Great Maple and FRIDA, plus a new upscale, garden-inspired Dining Pavilion now open

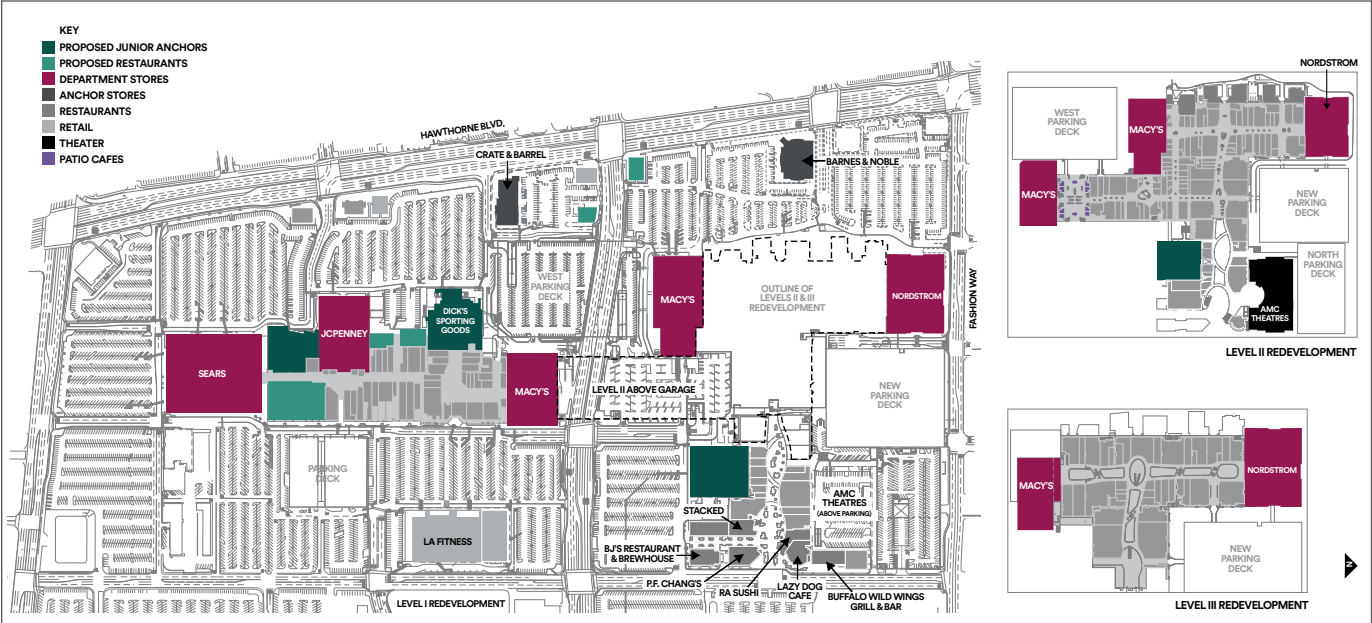
Completed a comprehensive renovation of enclosed mall anchored by Macy's, Macy's Men's & Home, JCPenney, Sears, Barnes & Noble, Crate & Barrel, Arhaus, Zara, AMC Del Amo 18, and LA Fitness

Creating three distinct districts: upscale enclosed mall, value-oriented enclosed mall, and lifestyle/entertainment venue

BRIO Tuscan Grille and EMC Seafood & Raw Bar coming soon; Dick's Sporting Goods opening 2017



Del Amo Fashion Center is located in the heart of the Los Angeles South Bay area, minutes from I-405, I-110, and I-105.



FASHION CENTRE AT PENTAGON CITY

ARLINGTON (METRO WASHINGTON, D.C.), VIRGINIA

Fashion Centre at Pentagon City offers a world-class shopping experience with its stellar lineup of more than 170 stores and restaurants, which includes some of the most sought-after names in retail.

Anchored by Nordstrom, Macy's, the Ritz-Carlton Hotel, and Washington Tower

Expansion and redesign of the Hayes Street entrance to create marquee two-level storefronts for retailers

Complete interior renovation included new flooring, fixtures, soft-seating areas, food court seating, and restroom updates

Recapturing existing GLA and adding aspiring luxury brand Zara plus trendy dining options Shake Shack and matchbox american kitchen+spirit

Projected completion Summer 2016



FASHION VALLEY

SAN DIEGO, CALIFORNIA

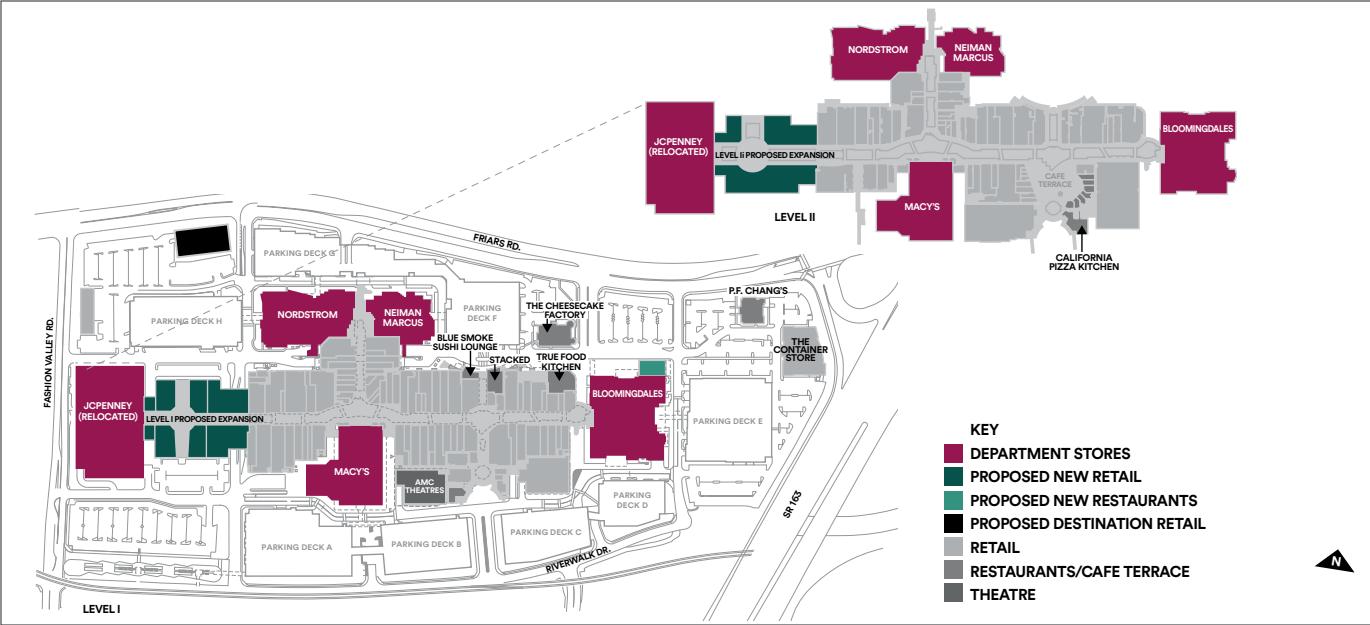
Fashion Valley, Southern California’s trendiest destination, features more than 200 stores as well as international fashion houses like Hermès, Prada, and Salvatore Ferragamo.

Anchored by Neiman Marcus, Nordstrom, Bloomingdale’s, Macy’s, JCPenney, Forever 21, AMC Theatres, The Cheesecake Factory, and True Food Kitchen

Expansion to feature 80,000 square feet of new small shops



Fashion Valley is located off SR 163 and Friars Road.



THE FLORIDA MALL®

ORLANDO, FLORIDA

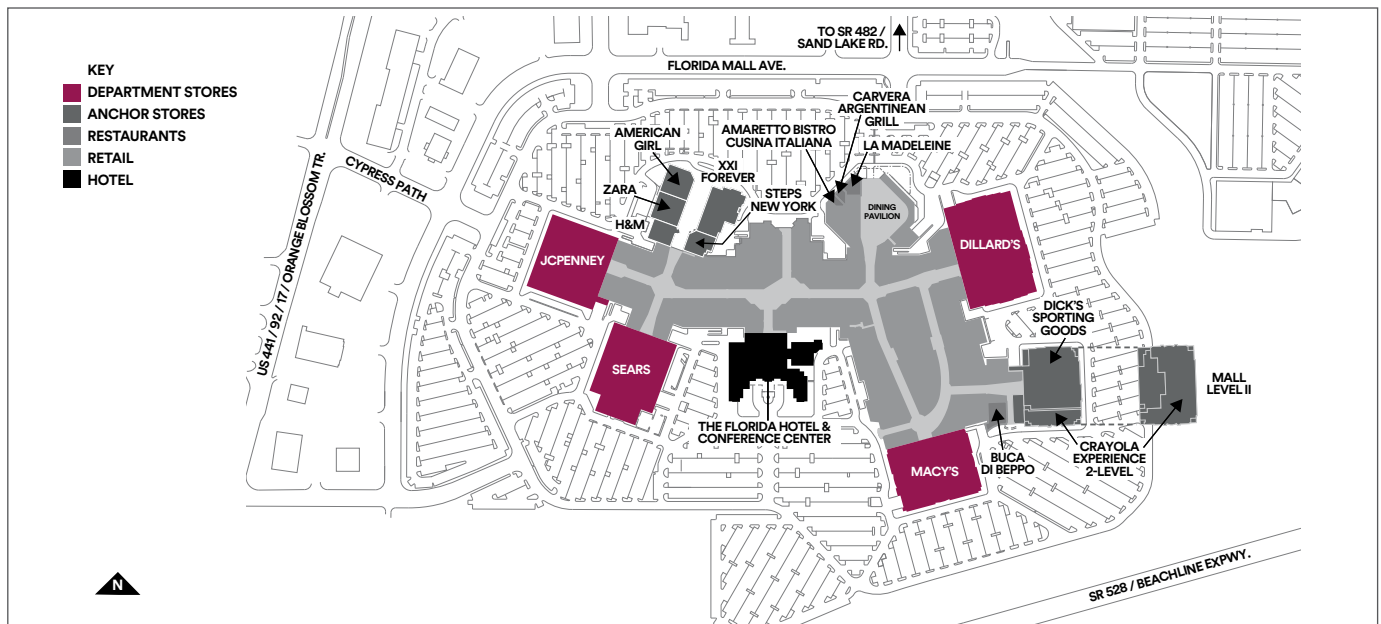
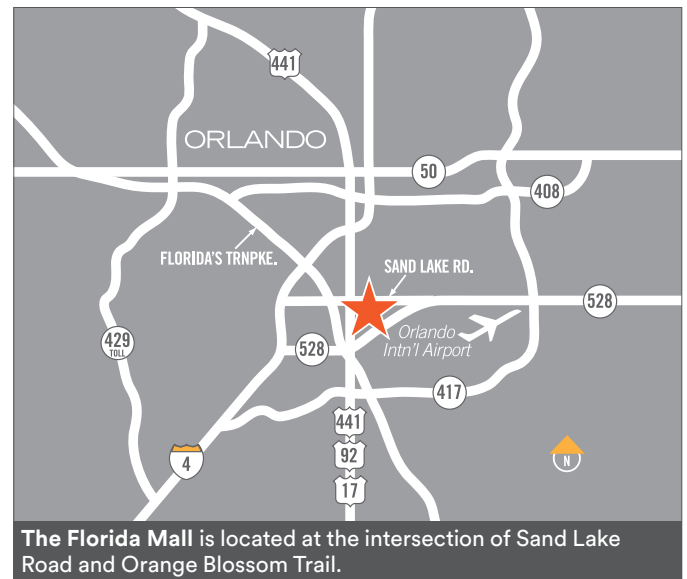
The Florida Mall is Central Florida's premier destination for fine fashion and unlimited shopping. With over 250 specialty stores, it's a shopping experience unparalleled in Central Florida.

New Dining Pavilion features expanded food and retail offerings plus additional fashion-forward retailers

Crayola Experience and Dick's Sporting Goods now open

Anchored by Dillard's, Macy's, JCPenney, and Sears plus M&M's WORLD, XXI Forever, and The Florida Hotel and Conference Center; lifestyle area features Florida's first H&M, Orlando's only American Girl, and a new Zara flagship store

Interior renovation under way includes cosmetic upgrades to floor and ceiling, new lighting and signage, and the addition of a new children's play area



THE GALLERIA

HOUSTON, TEXAS

The Galleria is Houston’s premier shopping and tourist attraction, Texas’s largest shopping domain, and the nation’s fourth-largest shopping center, with 2.0 million square feet of retail space.

New Saks Fifth Avenue two-story, 198,000-square-foot, state-of-the-art flagship store opened April 2016, joining anchors Neiman Marcus, Nordstrom, and Macy’s

Converting existing Saks Fifth Avenue to a two-level wing connecting the new Saks Fifth Avenue, Neiman Marcus, and luxury retailers; adding 35 luxury retailers and feature restaurants, including FIG & OLIVE and Nobu

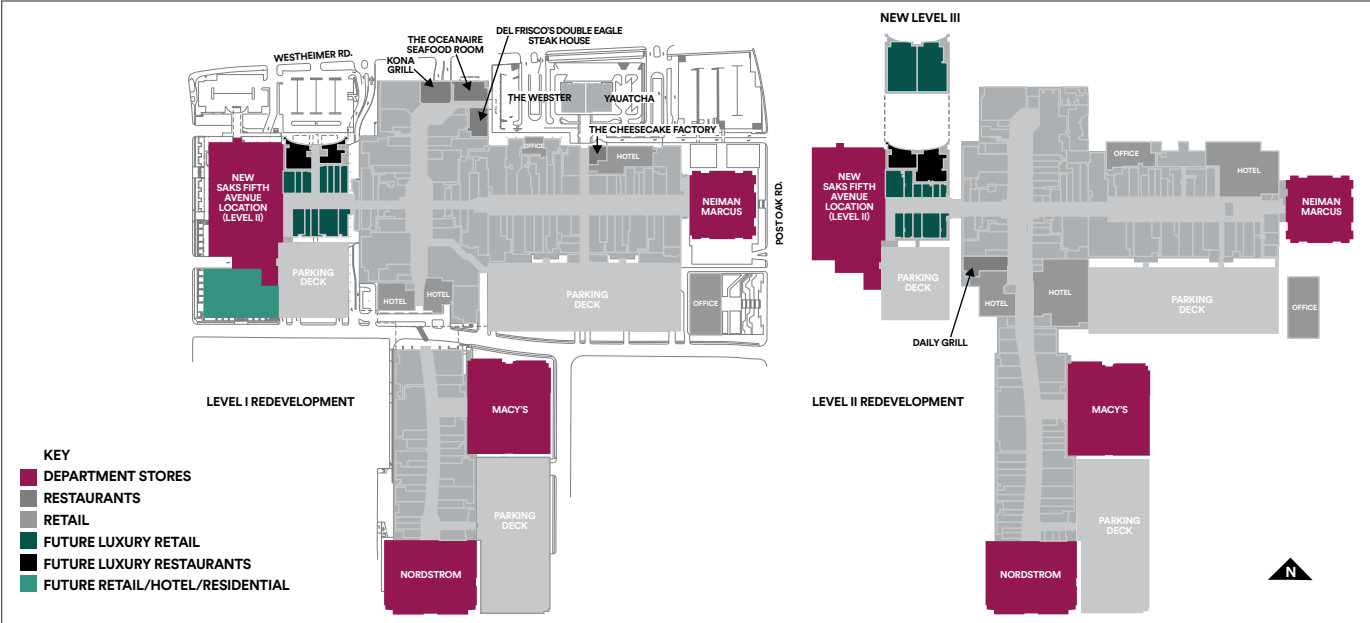
New luxury building on Westheimer Road features The Webster, with Shake Shack and Yauatcha opening Fall 2016

Upgrading interior, exterior, and parking decks

Adjacent luxury hotel and residential high-rise planned



The Galleria is located at the intersection of Westheimer Road and Post Oak Boulevard.



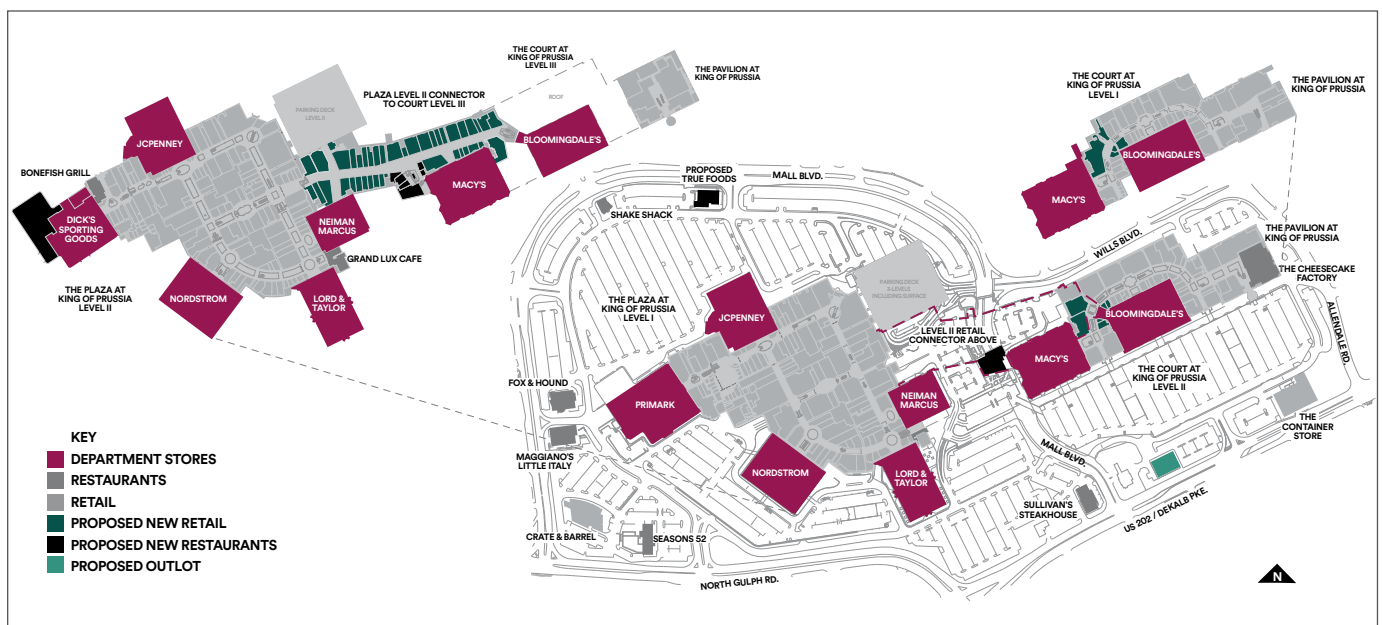
KING OF PRUSSIA®

KING OF PRUSSIA (PHILADELPHIA), PENNSYLVANIA

A crown jewel in the Simon portfolio, King of Prussia boasts more retail space than any other shopping attraction in America and is consistently ranked among the top 10 shopping centers in the country.

Anchored by Neiman Marcus, Nordstrom, Bloomingdale's, Lord & Taylor, Macy's, Primark, JCPenney, Arhaus, The Container Store, Crate & Barrel, Dick's Sporting Goods, and Grand Lux Cafe, with Yard House, True Food Kitchen, and Outback Steakhouse coming soon

150,000-square-foot enclosed retail connection linking The Plaza and The Court to be completed in Summer 2016, featuring approximately 50 new retailers, several restaurants, an upscale Dining Pavilion, and a customer lounge



LA PLAZA MALL

MCALLEN, TEXAS

One of Simon’s highest-grossing malls in the U.S., La Plaza Mall benefits from the robust buying power of thousands of Mexican nationals living just minutes away.

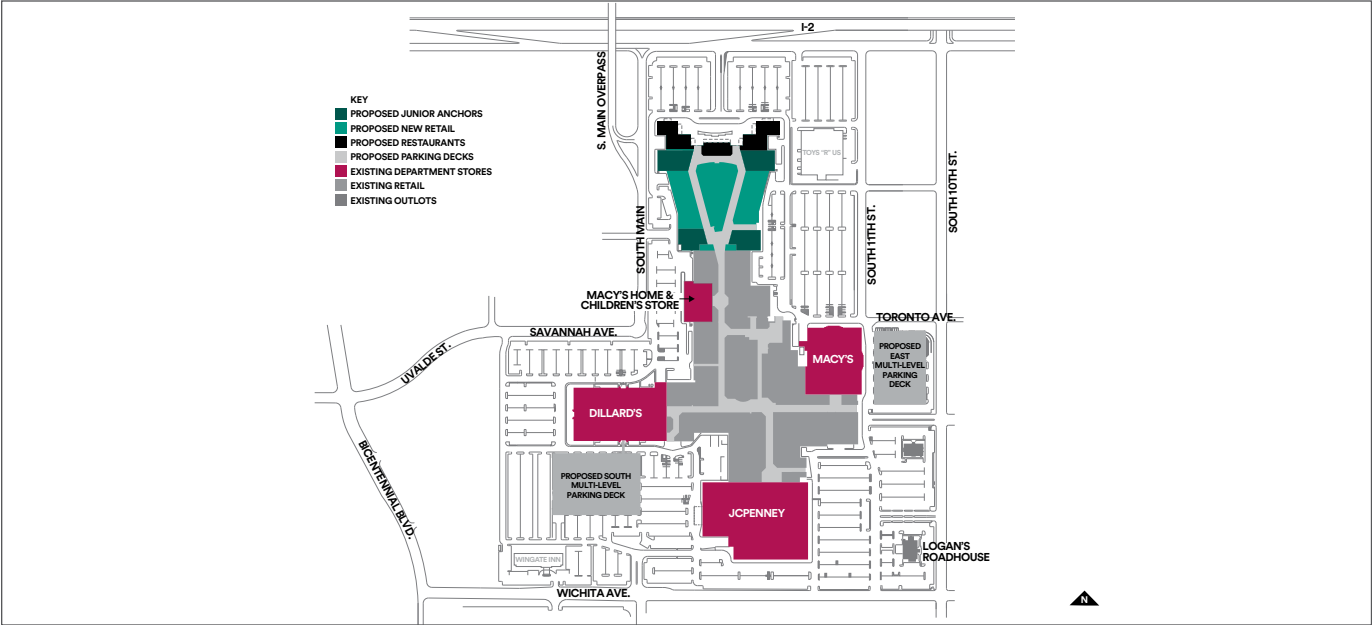
Anchored by Dillard’s, Macy’s, Macy’s Home & Children’s Store, and JCPenney

220,000-square-foot expansion under construction will open Fall 2017 and include new retailers along with four signature restaurants

Complete interior and exterior renovation with the addition of two parking garages



La Plaza Mall is located at the intersection of the US 83 Expressway and 10th Street.



MEADOWOOD MALL®

RENO, NEVADA

Meadowood Mall is the only enclosed mall in the Reno/Sparks/Tahoe trade area.

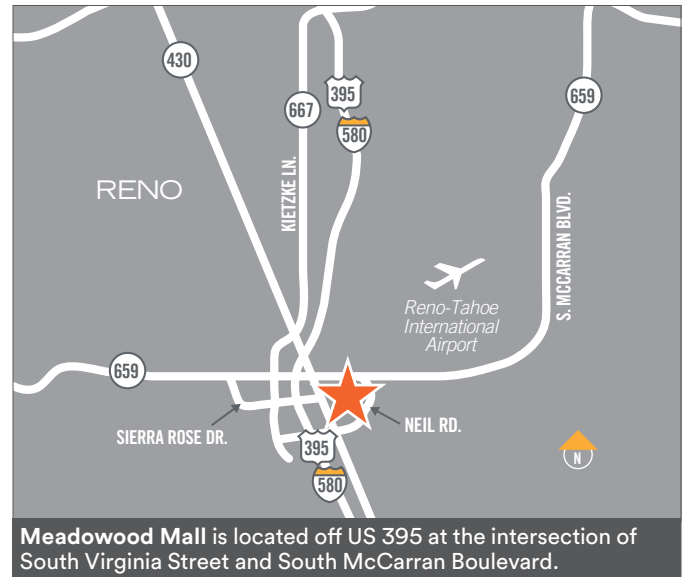
Anchored by Macy's, JCPenney, and Sears

Renovation recently completed

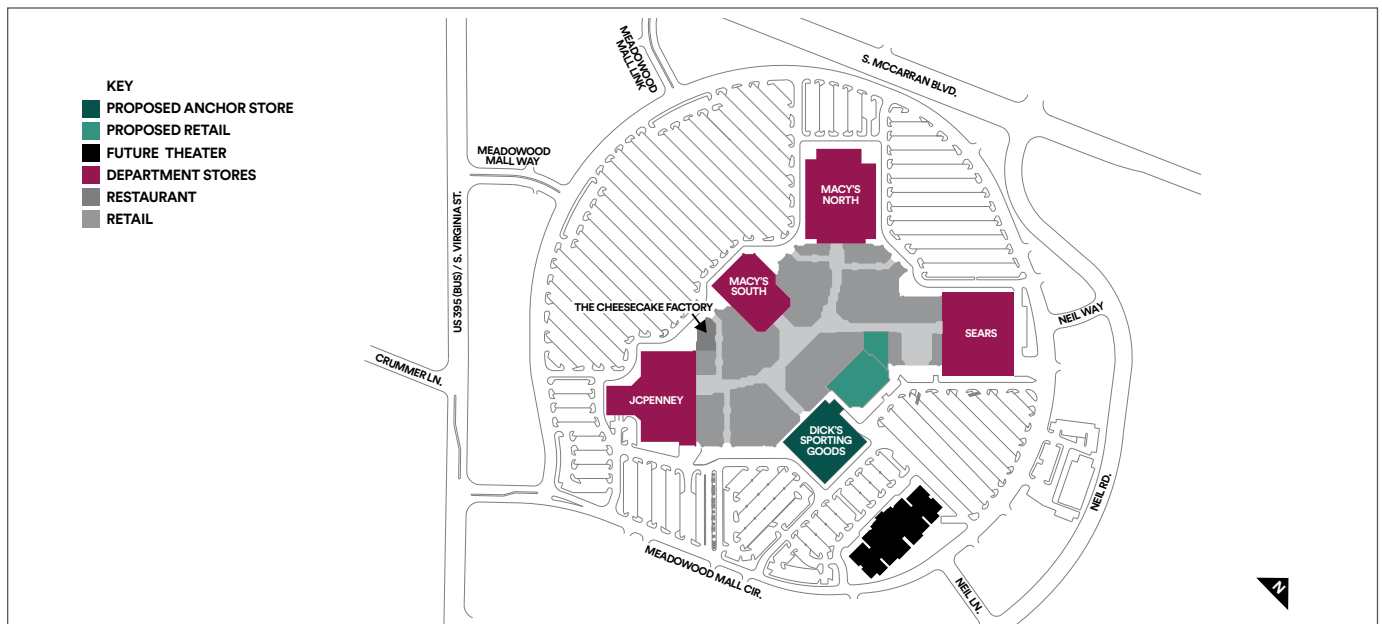
The Cheesecake Factory now open

New retailers include H&M, Coach, PINK, Fans, and Forever 21

Dick's Sporting Goods opening Fall 2016



Meadowood Mall is located off US 395 at the intersection of South Virginia Street and South McCarran Boulevard.



MENLO PARK MALL

EDISON (METRO NEW YORK), NEW JERSEY

Edison, 20 miles south of Manhattan, is home to an upscale, affluent population. Within five miles of Menlo Park Mall, more than 300,000 people and 28,000 households have an average annual household income over \$100,000.

Anchored by Nordstrom, Macy's, Fortunoff Backyard Store, Barnes & Noble, AMC Dine-In Theatres, Havana Central, and Seasons 52

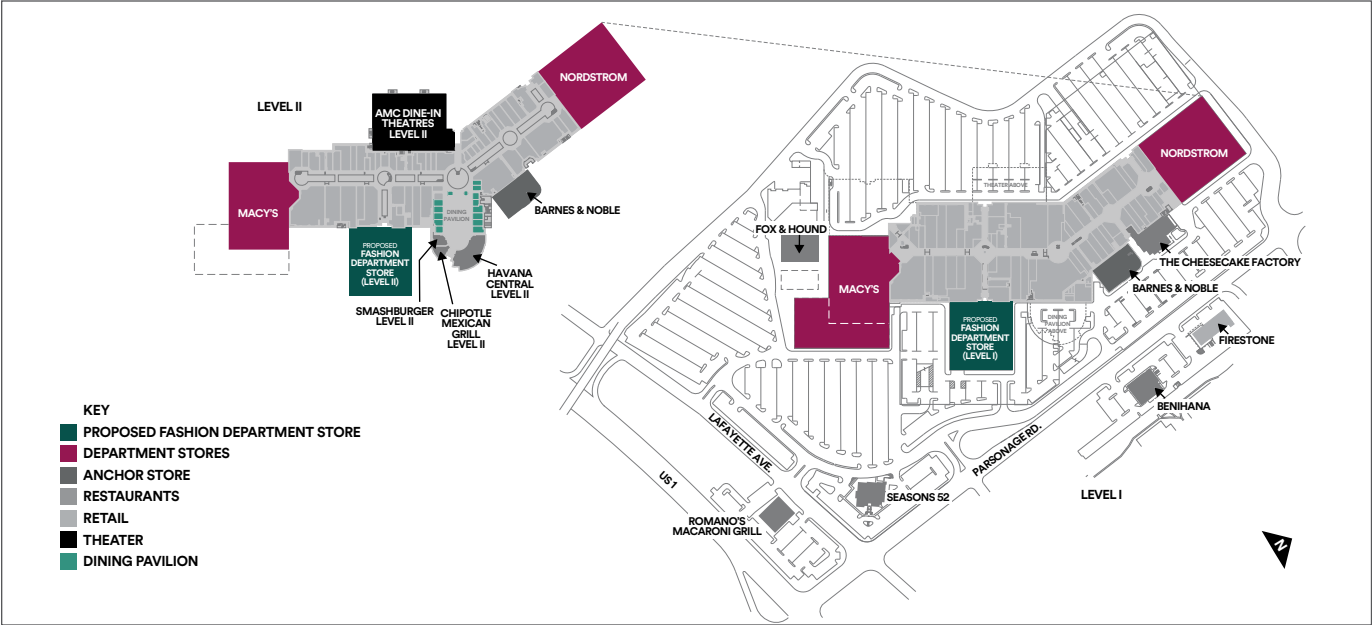
Proposed new fashion department store

The recently completed renovation updated mall entrances with new stone pavers, signage, flooring, lighting, and landscaping and added a spectacular new Dining Pavilion

Mall upgrades included Center Court soft seating, charging stations, and elevator; new restroom finishes, fixtures, and lighting; carpeted soft-seating areas throughout; and new natural stone and porcelain tile flooring and carpeting



Menlo Park Mall is located just off US 1 near I-287, the Garden State Parkway, Outerbridge Crossing, and the NJ Turnpike.



MONTGOMERY MALL®

NORTH WALES (PHILADELPHIA), PENNSYLVANIA

Montgomery Mall is a super-regional, two-level indoor shopping center serving the heart of Philadelphia's affluent northern suburbs.

Renovation of mall entrance/exterior façade between Wegmans and Macy's; relocation of existing tenants

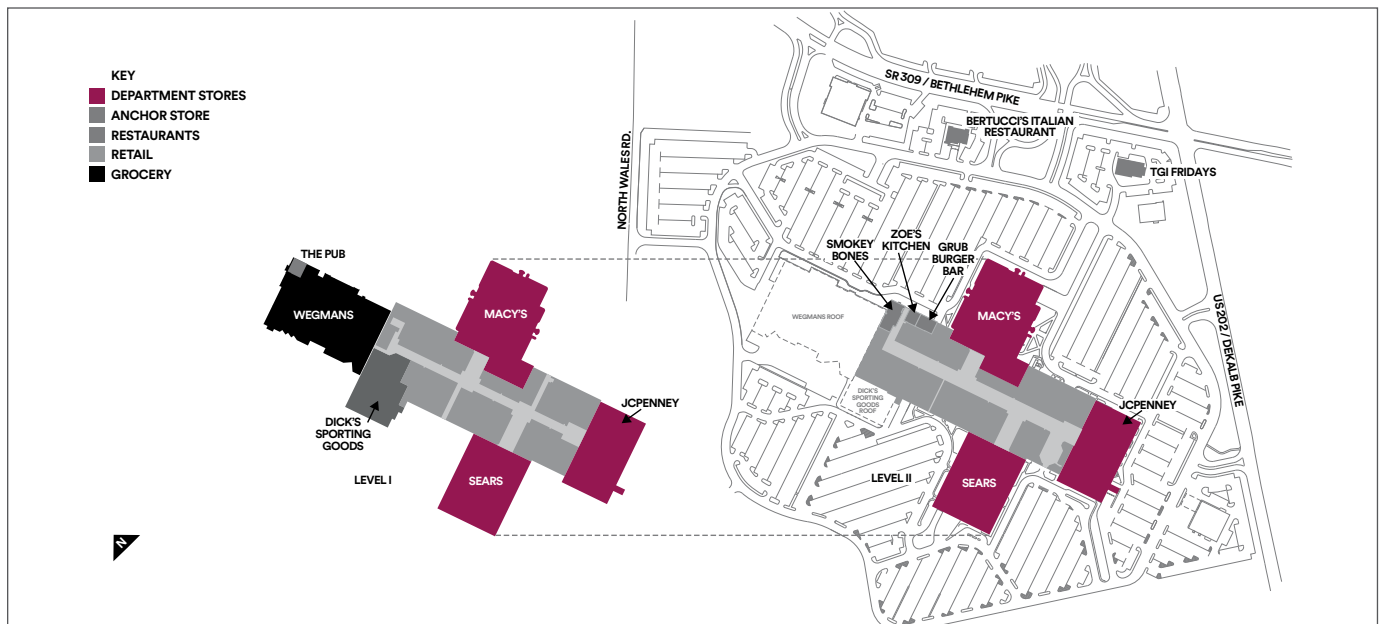
Small-shop space and common area redevelopment to accommodate new retail; adding exterior-facing restaurant and two fast-casual tenants

Recently completed common area improvements include a new escalator and updated restrooms, lighting, landscaping, and children's play area

Anchored by Macy's, JCPenney, Sears, Dick's Sporting Goods, and Wegmans



Montgomery Mall is located at the intersection of US 202 and SR 309 in the heart of Philadelphia's affluent northern suburbs.

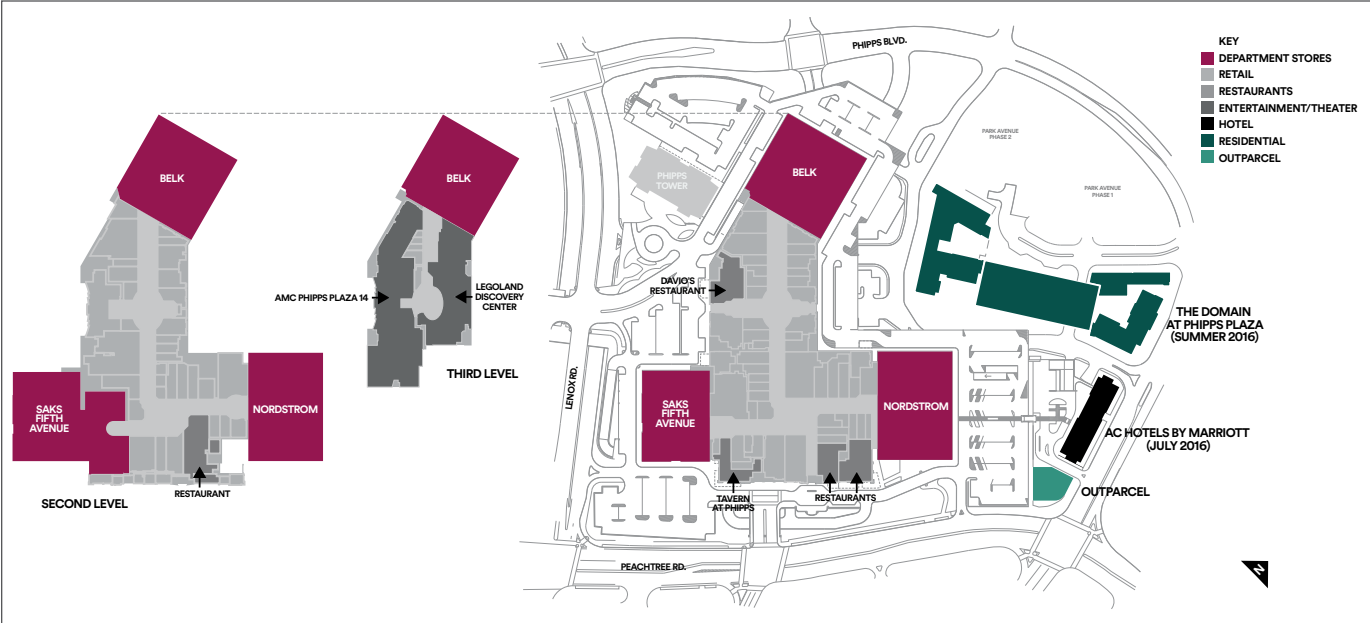


PHIPPS PLAZA

ATLANTA, GEORGIA

Phipps Plaza, combined with Lenox Square, is *the* destination for upscale shopping in Atlanta.

- New exterior façade on Peachtree Road completed
- Comprehensive interior renovation completed
- Anchored by Nordstrom, Saks Fifth Avenue, Belk, a new Arhaus, and a recently renovated AMC Theatres
- The Domain at Phipps Plaza will open Summer 2016 with 320 residential units
- AC Hotels by Marriott is currently under construction and will open July 2016



ROOSEVELT FIELD®

LONG ISLAND (METRO NEW YORK), NEW YORK

Roosevelt Field is an iconic American shopping mall and a signature asset within the Simon portfolio.

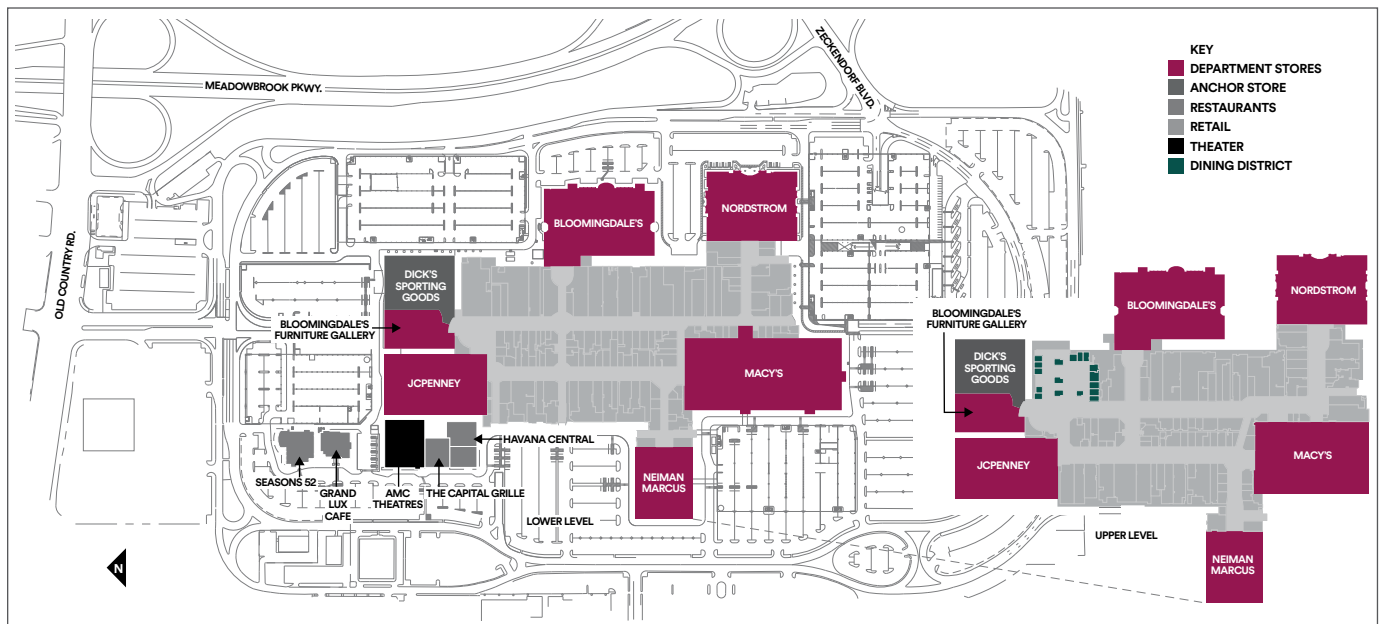
Long Island's only Neiman Marcus and additional small shops recently opened, joining Nordstrom, Bloomingdale's, Bloomingdale's Furniture Gallery, Macy's, JCPenney, Dick's Sporting Goods, XSport Fitness, and AMC Theatres

Bobby's Burger Palace, The Capital Grille, Grand Lux Cafe, Havana Central, and Seasons 52 now open

New Dining District with 17 units and 1,325 seats now open

Renovation of interior, exterior, and garages completed

The full renovation of AMC Theatres to a luxury experience with new seating is now open



THE SHOPS AT RIVERSIDE®

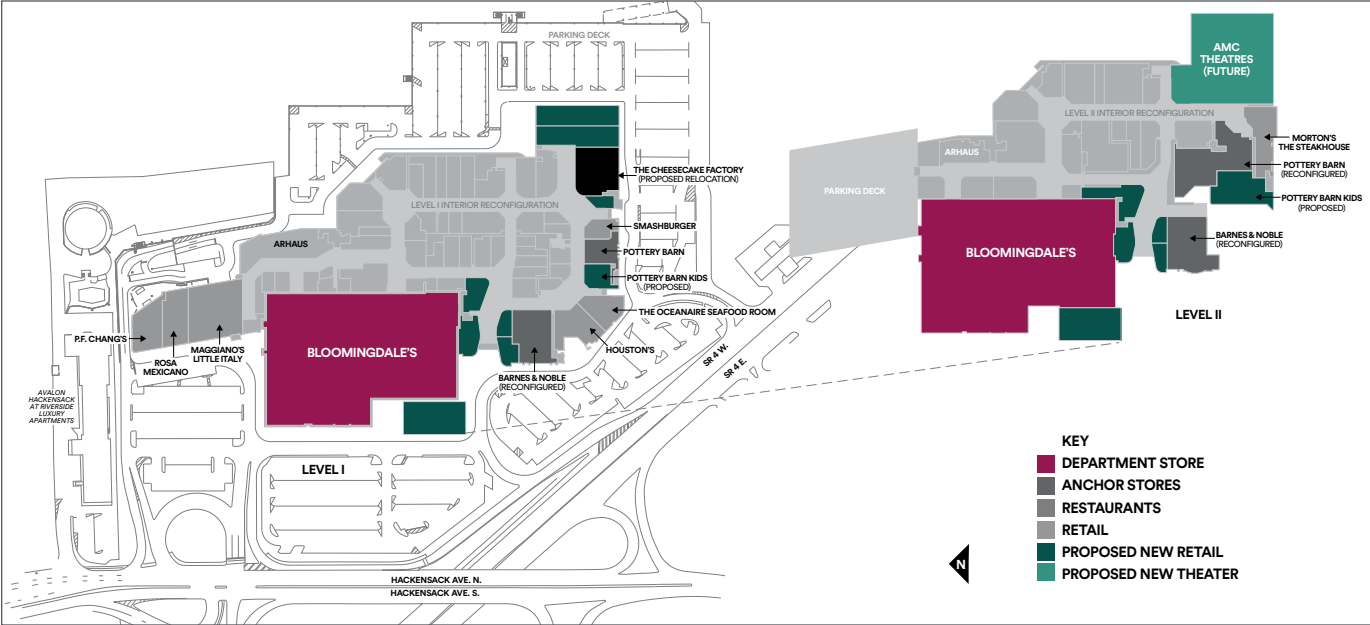
HACKENSACK (METRO NEW YORK), NEW JERSEY

Fall 2016 completion of a transformative redevelopment will establish three distinctive environments—The Collection, a spectacular luxury oasis; lifestyle and home furnishings; and entertainment and dining—creating one exceptional shopping destination that reflects the area’s refined lifestyle.

- Anchored by Bloomingdale’s, Arhaus, Barnes & Noble, and Pottery Barn
- Renovation of the luxury collection portion of the property to feature new vertical transportation, vaulted ceilings, and lush amenities
- Restaurants include The Cheesecake Factory, Houston’s, Maggiano’s Little Italy, Morton’s The Steakhouse, The Oceanaire Seafood Room, P.F. Chang’s, and Rosa Mexicano
- Redevelopment of former department store to include AMC Theatres and exclusive shops and restaurants



The Shops at Riverside is minutes from Manhattan at the junction of heavily traveled Route 4 and Hackensack Avenue.



STANFORD SHOPPING CENTER

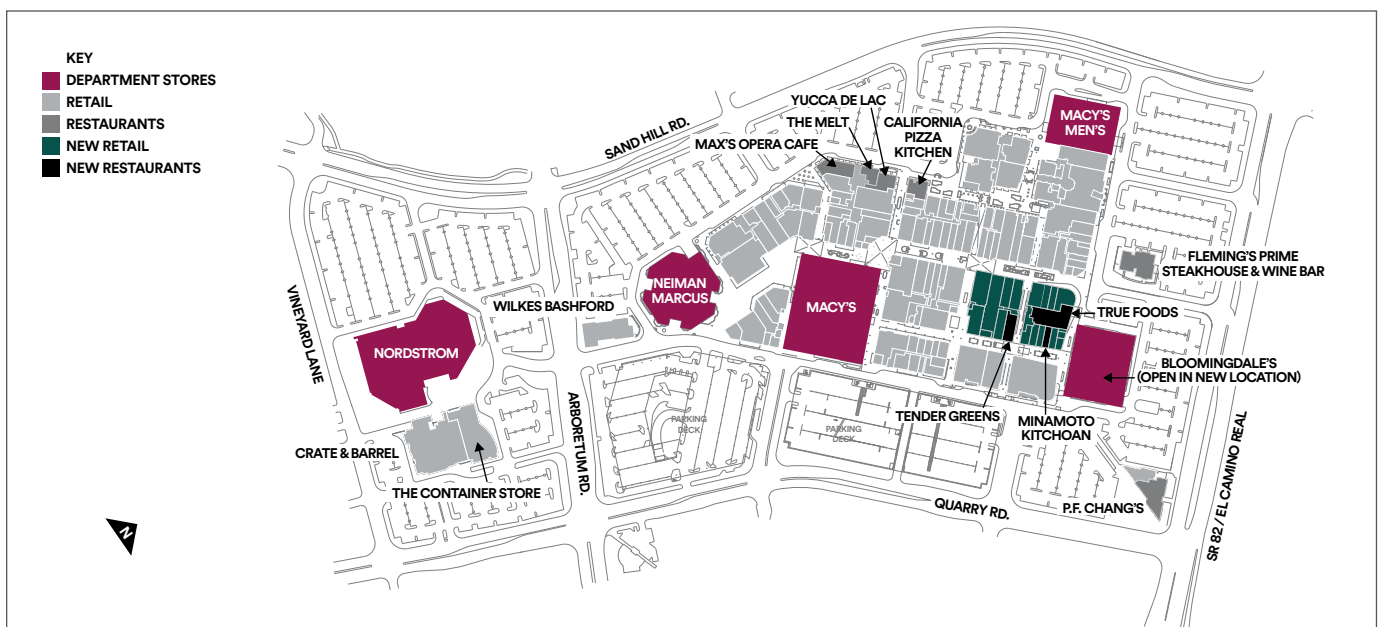
PALO ALTO (SAN JOSE), CALIFORNIA

One of Palo Alto's premier shopping and dining destinations, attracting visitors from well beyond Silicon Valley, Stanford Shopping Center is undergoing a comprehensive renovation.

Features Neiman Marcus, Nordstrom, Bloomingdale's, Macy's, and more than 140 world-class specialty shops and restaurants

The Apple Store new flagship store, American Girl, and The Container Store now open

Redesign of former Bloomingdale's space to add 132,000 square feet of new retail and restaurants opening Spring/Summer 2016, including Anthropologie, BOSS Hugo Boss, Luisa Spagnoli, lululemon athletica, Minamoto Kitchoan, Tender Greens, and True Food Kitchen



THE WESTCHESTER

WHITE PLAINS (METRO NEW YORK), NEW YORK

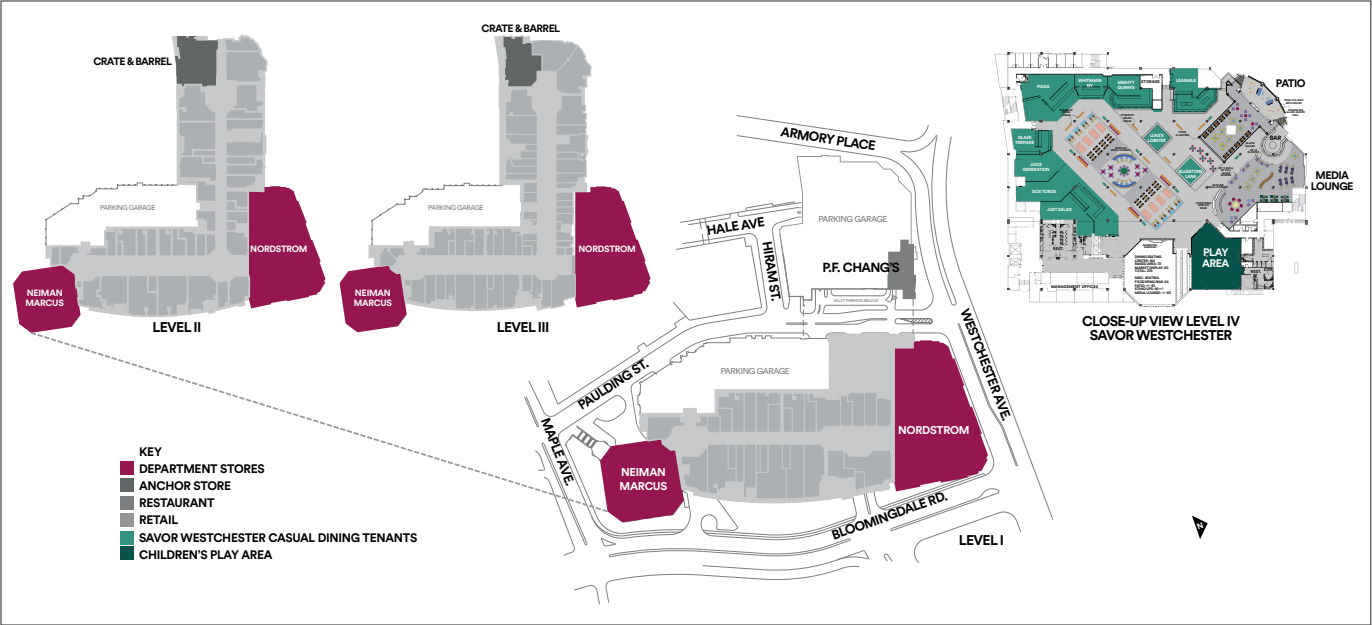
The Westchester offers all the amenities of New York City’s 5th Avenue to affluent Westchester County shoppers seeking true luxury.

Anchored by Neiman Marcus, Nordstrom, and Crate & Barrel

Comprehensive interior and exterior renovation includes new entrance façades and sliding glass doors; new carpeting, lighting, and soft seating; renovation of existing restrooms; and updated customer amenities

Redevelopment of former food court to SAVOR Westchester will include customer amenities such as a new children’s play area and a media area, plus restaurants and a dining terrace with outdoor seating

Valet parking upgrade and new wayfinding signage



WOODFIELD MALL

SCHAUMBURG (CHICAGO), ILLINOIS

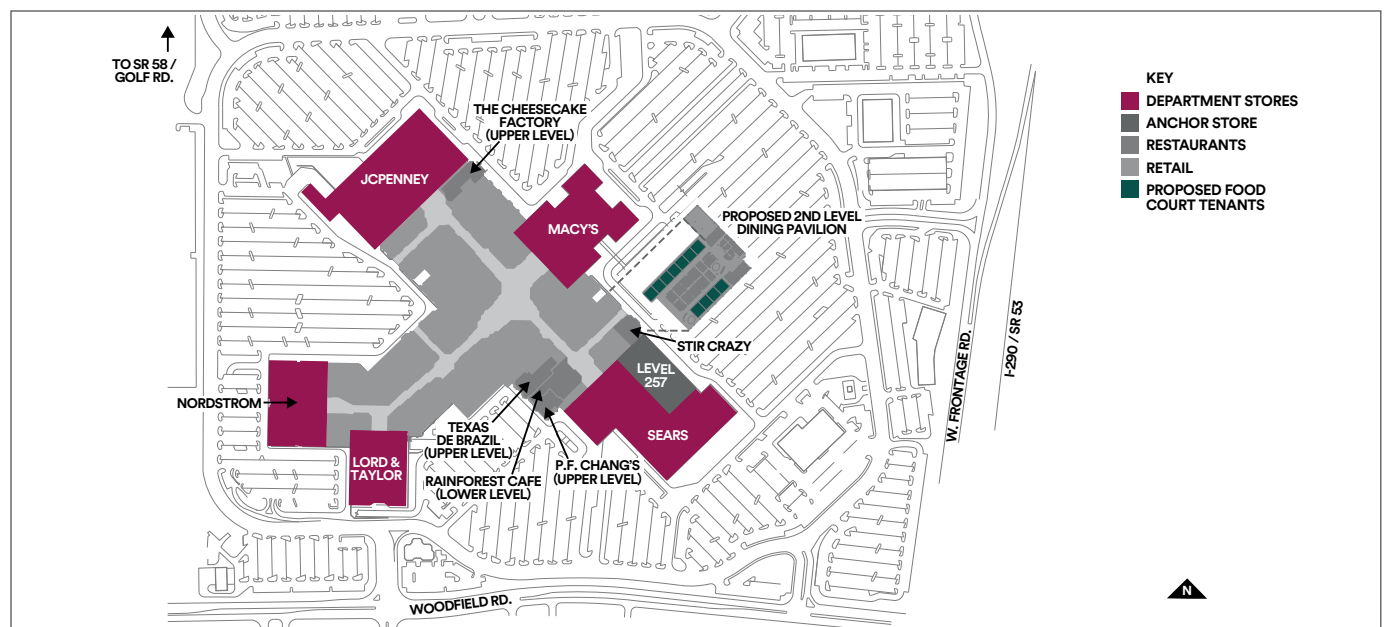
Offering the most distinctive collection of shopping, dining, and entertainment in the Great Lakes region, Woodfield Mall features more than 300 stores and restaurants.

Anchored by Nordstrom, Macy's, Lord & Taylor, JCPenney, Sears, and Arhaus

Level 257—a multifaceted, urban-chic space combining dining, entertainment, and social experience—is now open

Interior renovation of the mall is now complete

Addition of a new Dining Pavilion in 2017





SIMONSM

PREMIUM OUTLETS

NEW DEVELOPMENTS

ANN ARBOR PREMIUM OUTLETS®

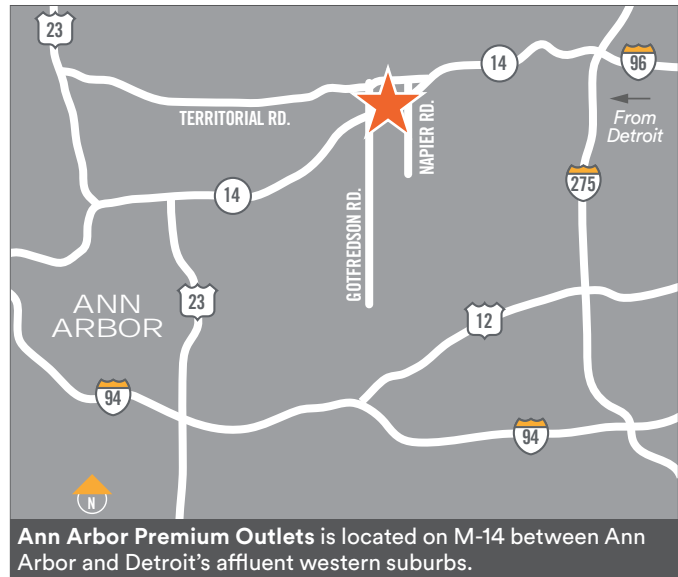
SALEM (ANN ARBOR), MICHIGAN

320,000-square-foot center featuring 80 designer and name-brand outlets scheduled to open in 2018 to serve Ann Arbor and Detroit's affluent western suburbs.

In close proximity to Detroit's affluent western suburbs, including Novi, Salem, Northville, Livonia, Plymouth and Canton, and easily accessible to the northern suburbs such as Commerce, Bloomfield Hills and Birmingham

Population within a 30-mile radius is 3.4 million, with an average household income of \$69,000

Site's average daily traffic count is 60,000 vehicles



Ann Arbor Premium Outlets is located on M-14 between Ann Arbor and Detroit's affluent western suburbs.



CLARKSBURG PREMIUM OUTLETS®

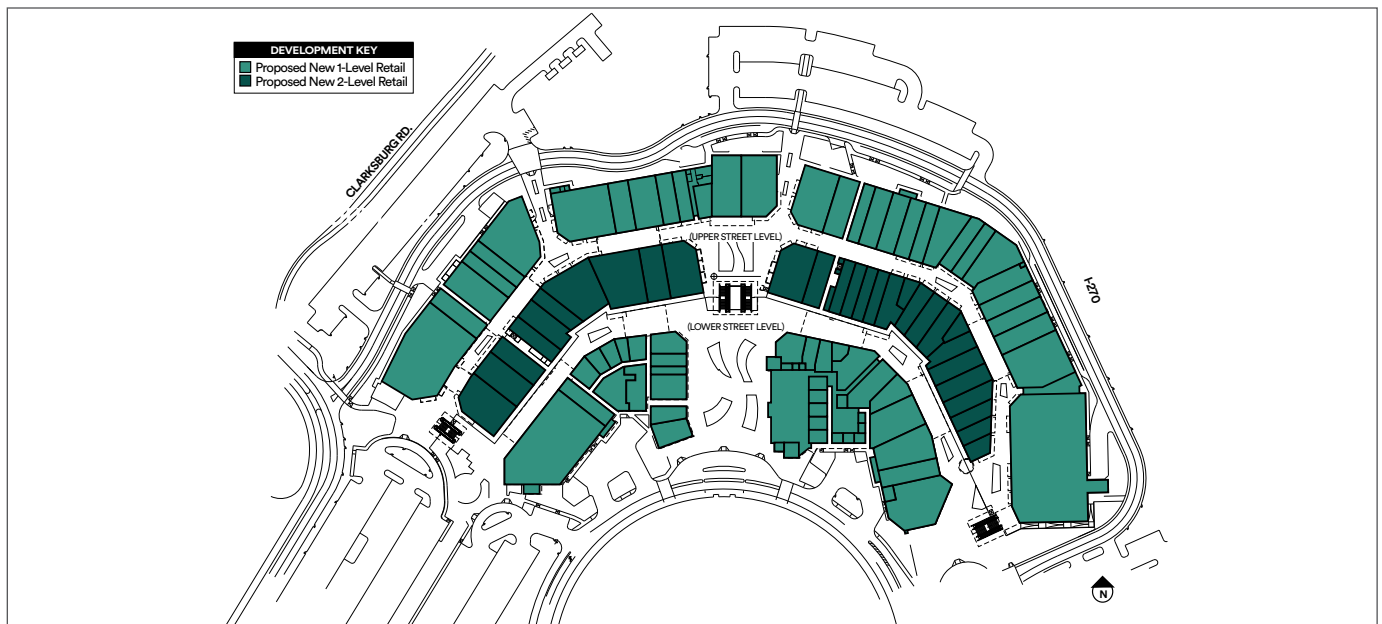
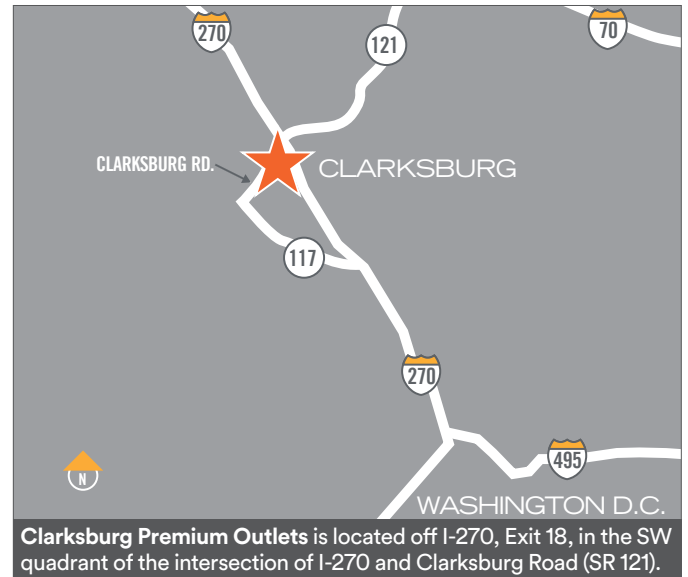
CLARKSBURG (WASHINGTON, D.C.), MARYLAND

This 390,000-square-foot center is scheduled to open in October 2016 with 100 designer and name-brand outlets and will serve the affluent suburban Maryland/Washington, D.C. market.

Located in one of the most affluent, highest-growth corridors in the country, just outside the nation's capital

Four of the top 10 wealthiest counties in the country are within 30 miles of the site

Joint venture with New England Development



DENVER PREMIUM OUTLETS®

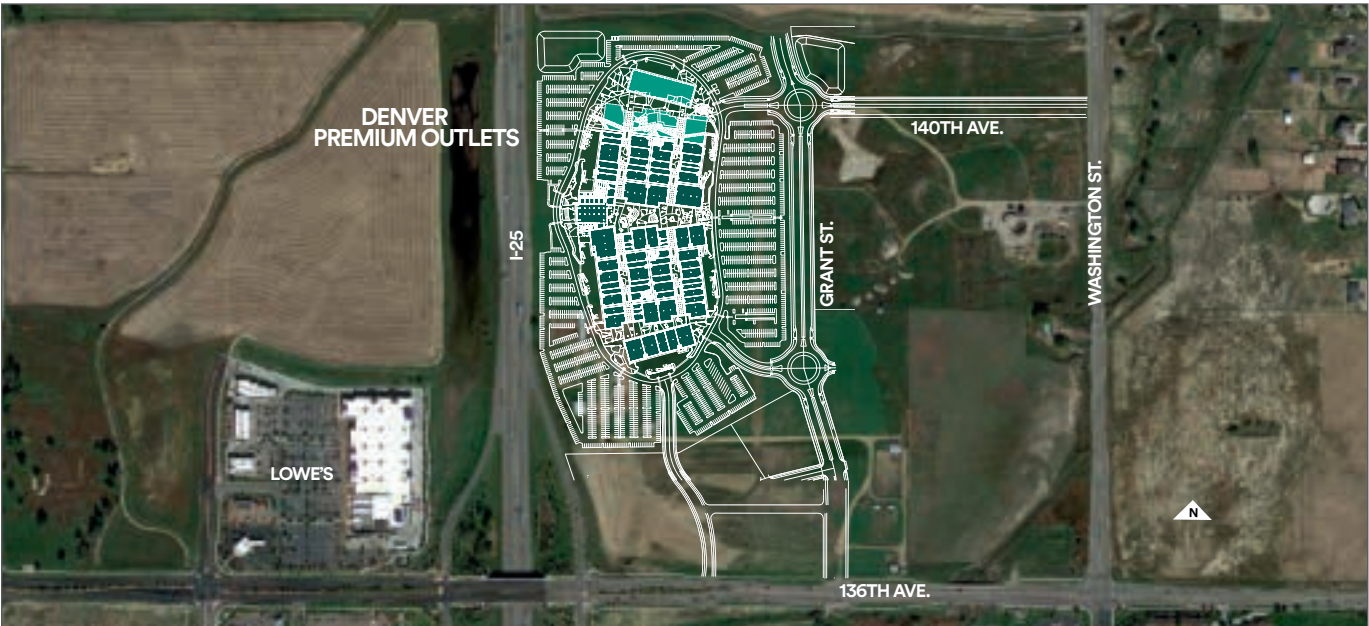
THORNTON (DENVER), COLORADO

320,000-square-foot center featuring 80 designer and name-brand outlets opening in October 2017 to serve the Denver metropolitan market.

Located 10 miles north of downtown Denver on I-25
Adjacent to Cabela's



Denver Premium Outlets is located off I-25/US 87 at the E 136th Avenue Exit.

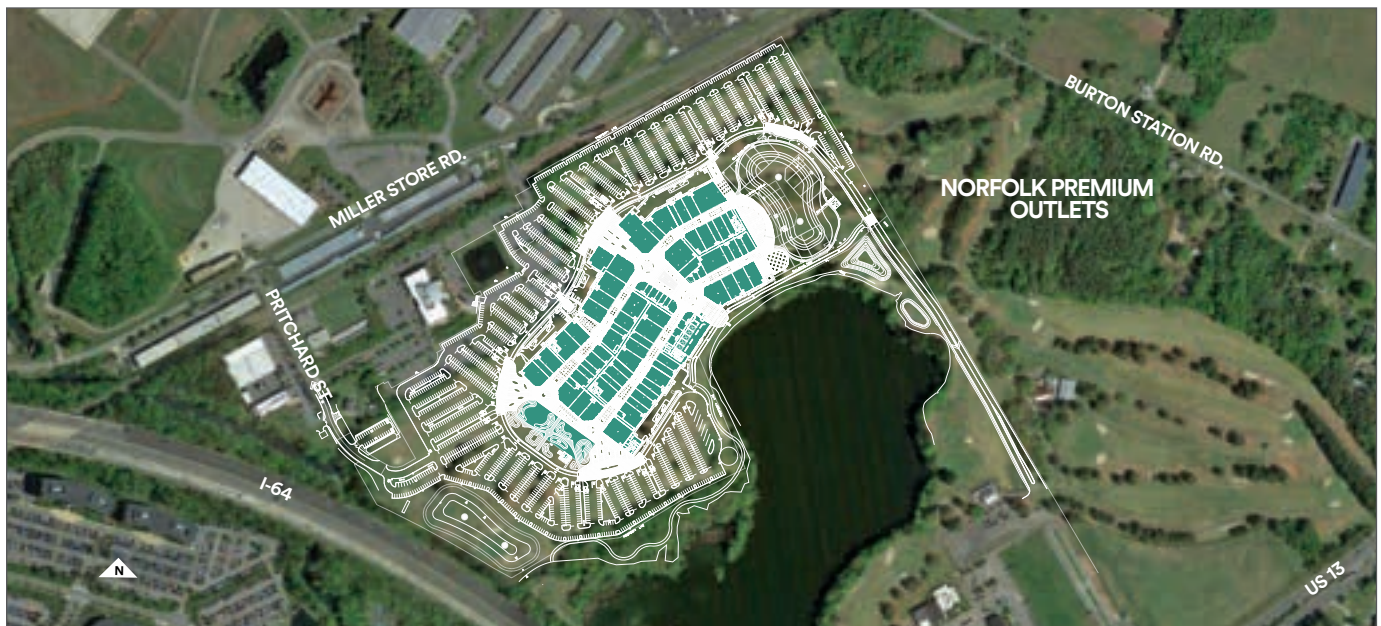


NORFOLK PREMIUM OUTLETS®

NORFOLK (VIRGINIA BEACH), VIRGINIA

This 332,000-square-foot center featuring 80 designer and name-brand outlets is scheduled to open in June 2017 to serve Norfolk, Virginia Beach, Chesapeake, and the entire Hampton Roads area.

Centrally located at the major crossroads of I-64 and US 13 (leading to the Chesapeake Bay Bridge/Tunnel) adjacent to Norfolk International Airport



PREMIUM OUTLET COLLECTION EDMONTON

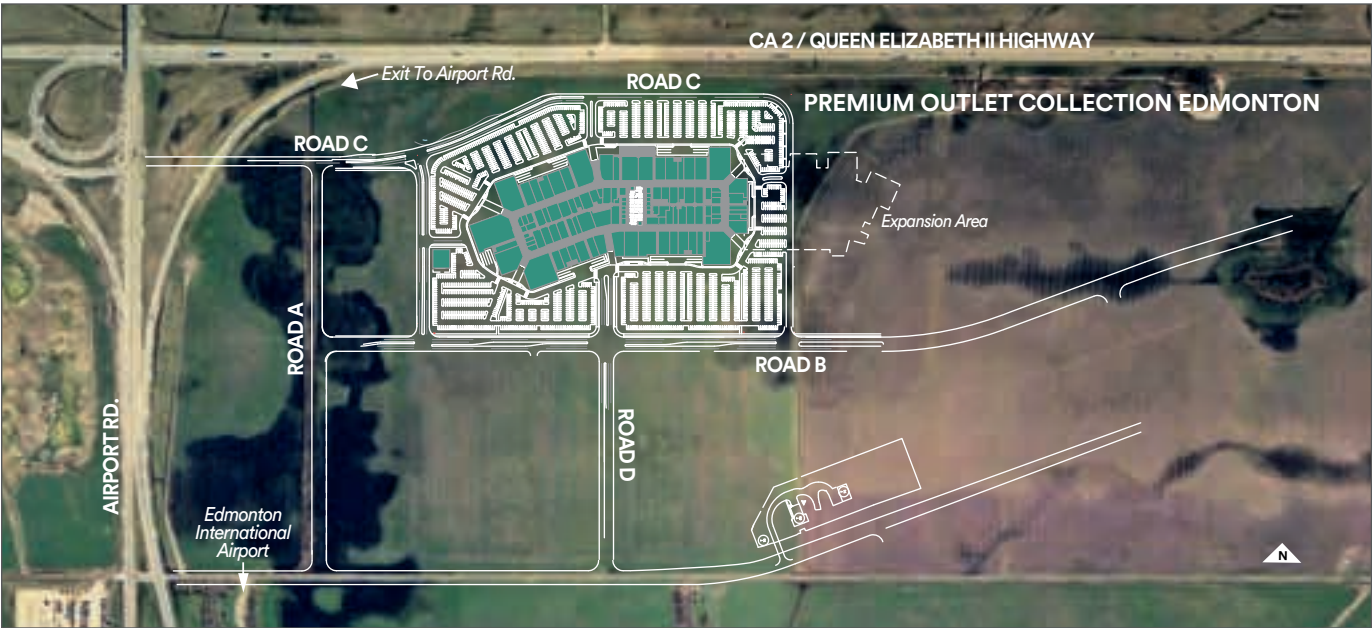
EDMONTON (CALGARY), ALBERTA, CANADA

428,000-square-foot center featuring 100 designer and name-brand outlets opening in October 2017 at the Edmonton International Airport to serve the Edmonton (Calgary) region.

Edmonton is at the center of Canada’s sixth-largest census metropolitan area (CMA) and a major hub for the oil and gas industry

A popular destination for tourists, Edmonton welcomes 6.5 million visitors annually

Joint venture with Ivanhoé Cambridge



TANGER OUTLETS—COLUMBUS

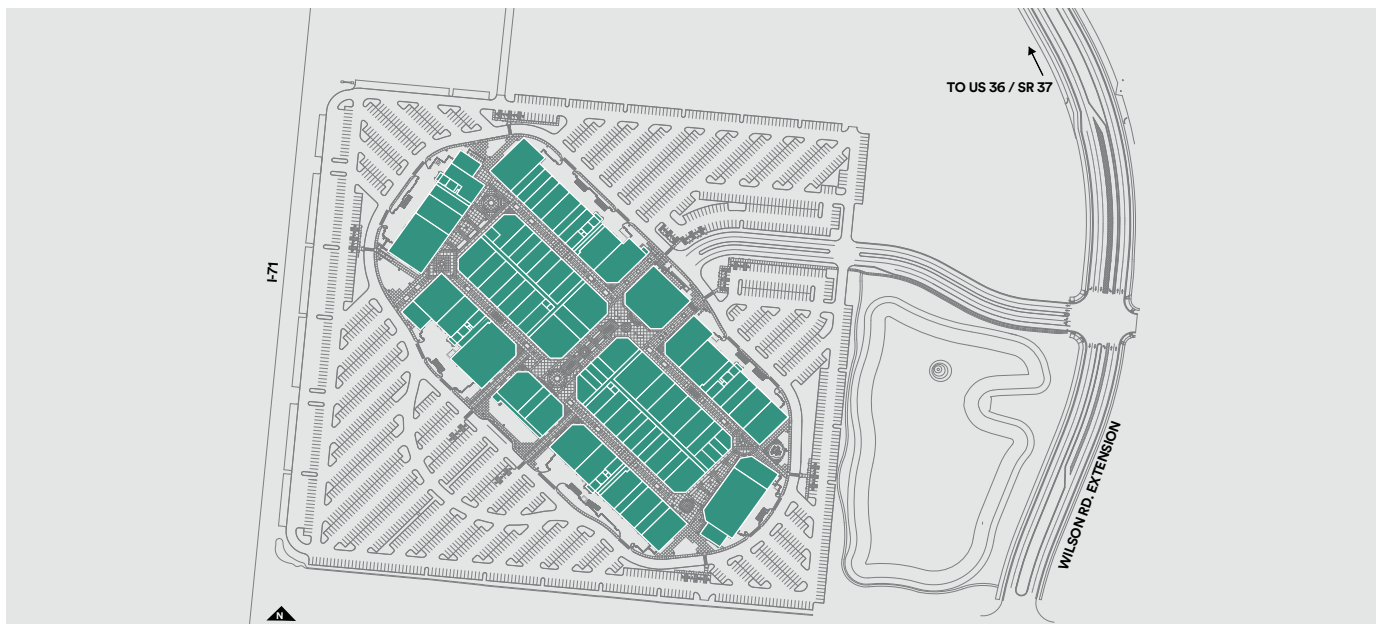
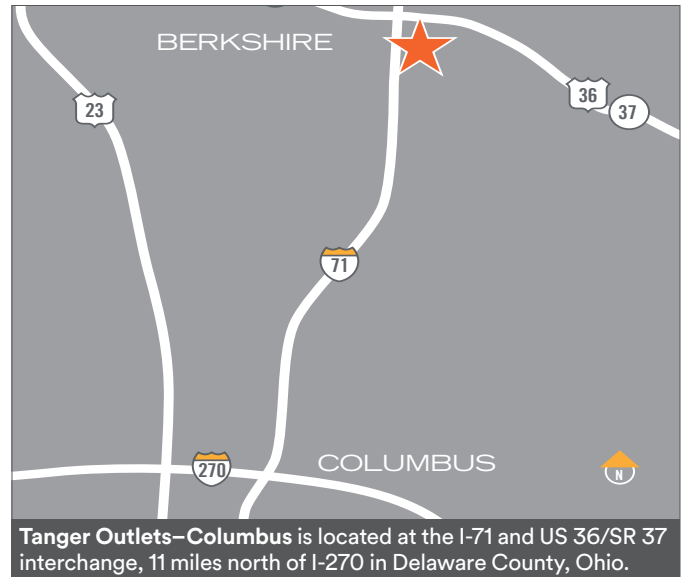
COLUMBUS, OHIO

355,000-square-foot center featuring 90 designer and name-brand outlets opening in June 2016.

Strategic location in close proximity to Columbus City Center

Easily accessible from the I-71 and US 36 interchange

Joint venture with Tanger Outlets

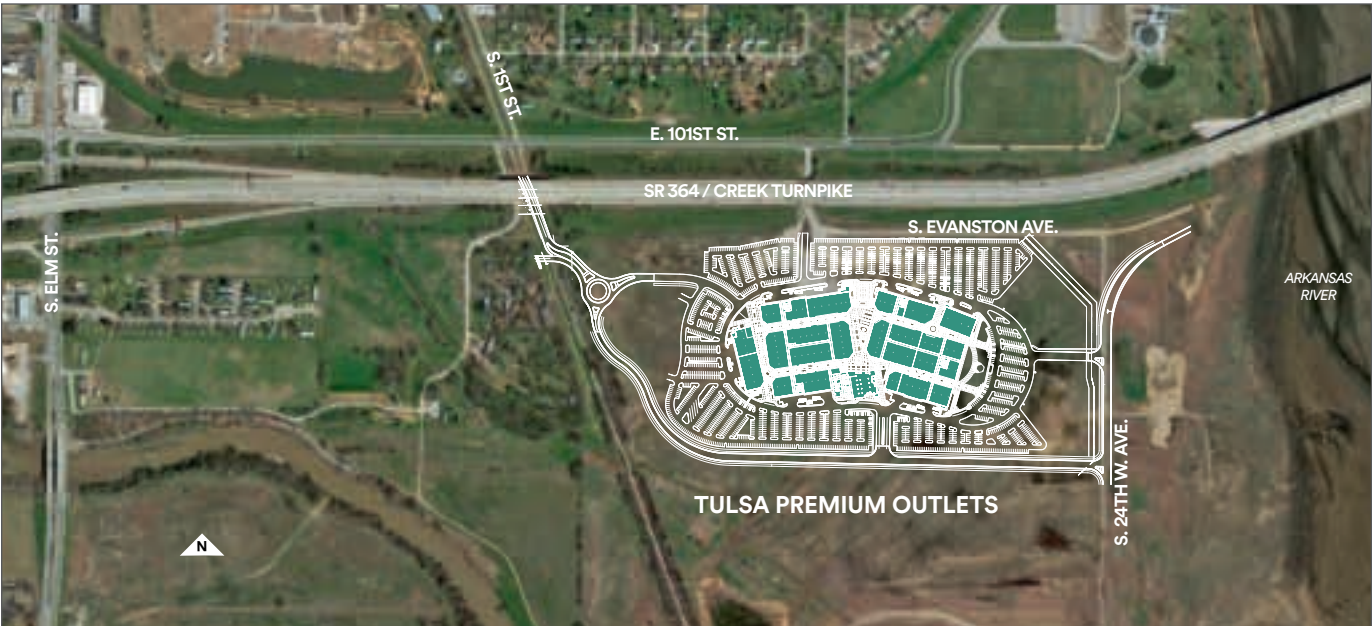
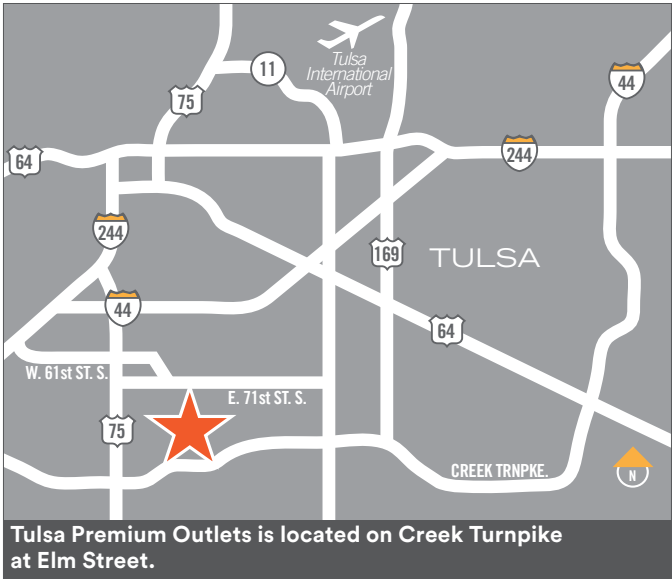


TULSA PREMIUM OUTLETS®

JENKS (TULSA), OKLAHOMA

325,000-square-foot center featuring 80 designer and name-brand outlets opening June 2018 to serve the Tulsa metropolitan area of approximately one million.

Located south of downtown Tulsa on Creek Turnpike in the affluent city of Jenks





SIMONSM

PREMIUM OUTLETS

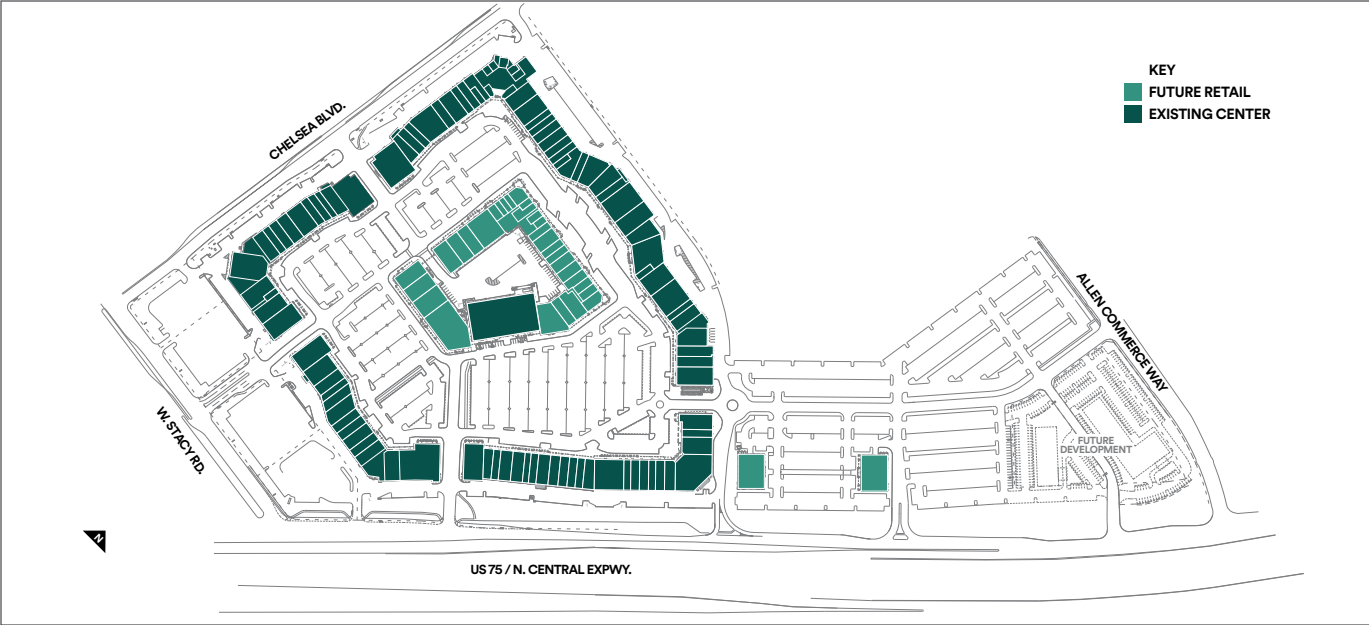
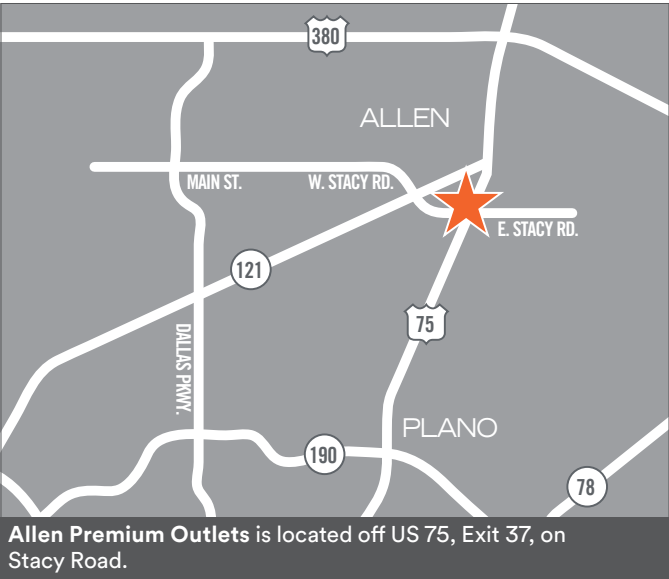
EXPANSIONS

ALLEN PREMIUM OUTLETS®

ALLEN (DALLAS), TEXAS

Situated just north of Dallas, this upscale outlet center features more than 100 designer and name-brand outlets. A 102,000-square-foot expansion is opening in 2017.

Major retailers include Neiman Marcus Last Call, Ann Taylor, Brooks Brothers, Coach, Cole Haan Outlet, J.Crew, Kenneth Cole, Michael Kors, Nike, Polo Ralph Lauren, Talbots, Tommy Hilfiger, and Under Armour



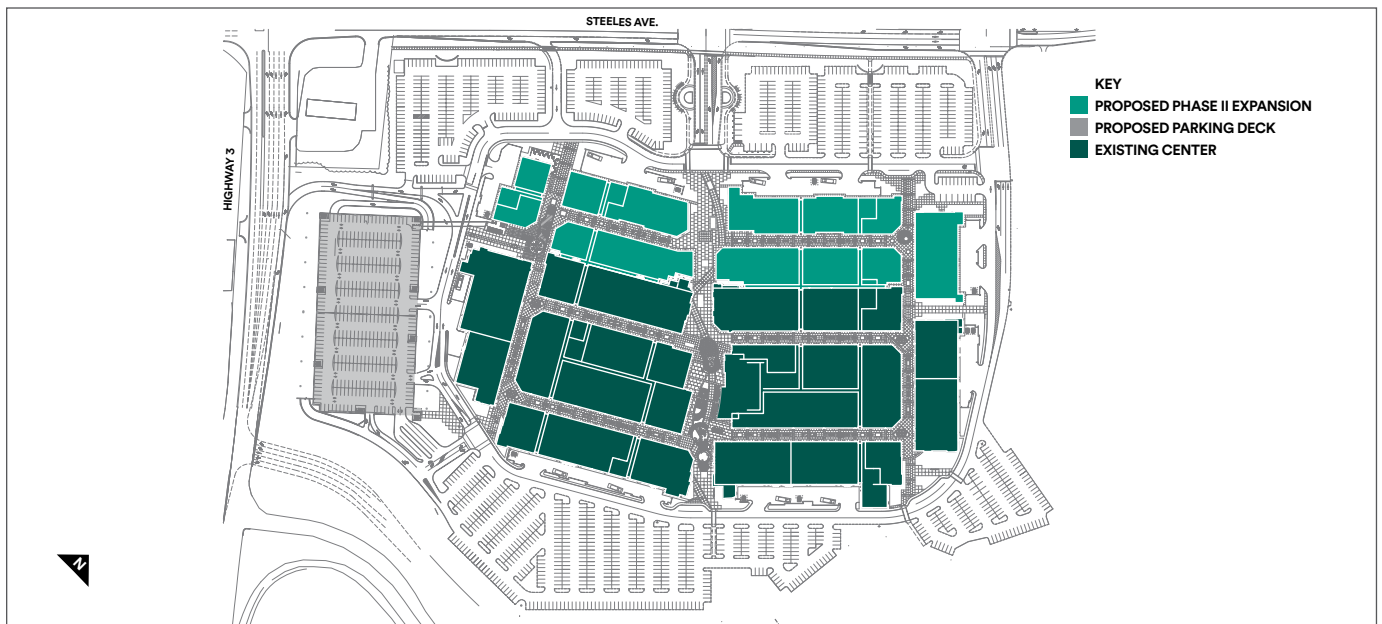
TORONTO PREMIUM OUTLETS®

HALTON HILLS (TORONTO), ONTARIO, CANADA

Canada's first upscale outlet shopping destination and one of the highest-performing outlet centers in North America, Toronto Premium Outlets will open a 140,000-square-foot Phase 2 expansion in 2018.

Center features Hudson's Bay Outlet, Armani, Banana Republic, Brooks Brothers, Burberry, Coach, GUESS, HUGO BOSS, J.Crew, kate spade new york, LACOSTE, Michael Kors, NikeFactoryStore, Polo Ralph Lauren, Ports 1961, Restoration Hardware, Ted Baker, and Tory Burch

Joint venture with Calloway Real Estate Investment Trust



WOODBURY COMMON PREMIUM OUTLETS®

CENTRAL VALLEY (METRO NEW YORK), NEW YORK

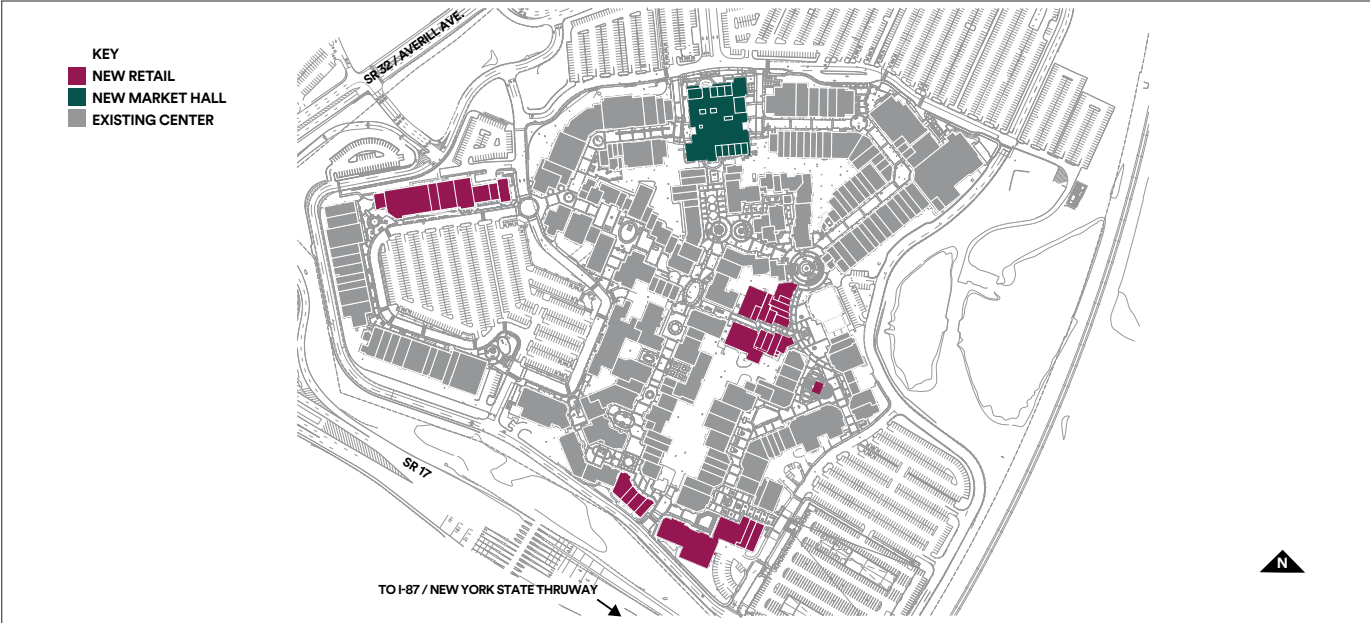
A full center enhancement started in 2013 will be completed in 2017, along with a 60,000-square-foot expansion. The center serves the Metro New York market as well as a significant international tourist market.

Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, Armani, Balenciaga, Brioni, Brunello Cucinelli, Burberry, Canali, Coach, Diane von Furstenberg, Dior, Fendi, Gucci, HUGO BOSS, Jimmy Choo, Longchamp, Loro Piana, Moncler, Oscar de la Renta, Prada, Salvatore Ferragamo, Theory, Tod's, Tom Ford, Tory Burch, Valentino, and Versace

New state-of-the-art Market Hall opened in 2015 featuring Chipotle Mexican Grill, Pret A Manger, and 10 other food concepts; other new food operators include Le Pain Quotidien, Shake Shack, and YO! Sushi



Woodbury Common Premium Outlets is located on SR 32 in Central Valley, New York, one hour north of New York City.





EXPANSIONS

CONCORD MILLS®

CONCORD (CHARLOTTE), NORTH CAROLINA

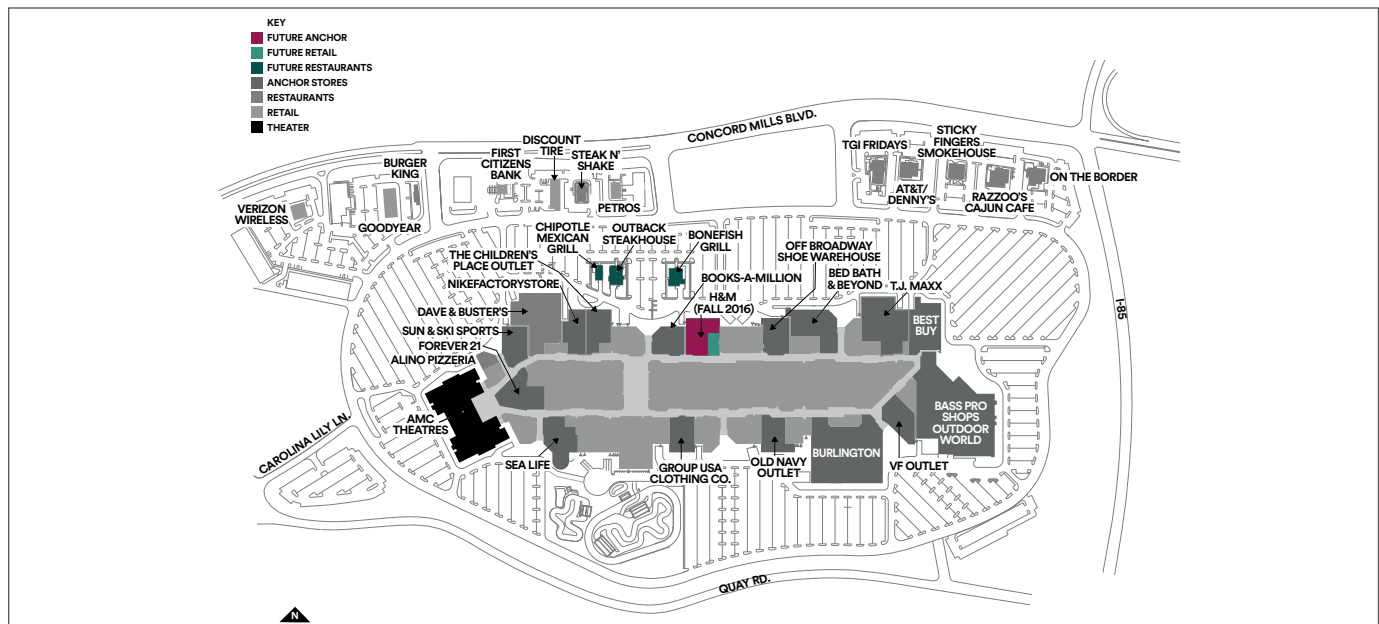
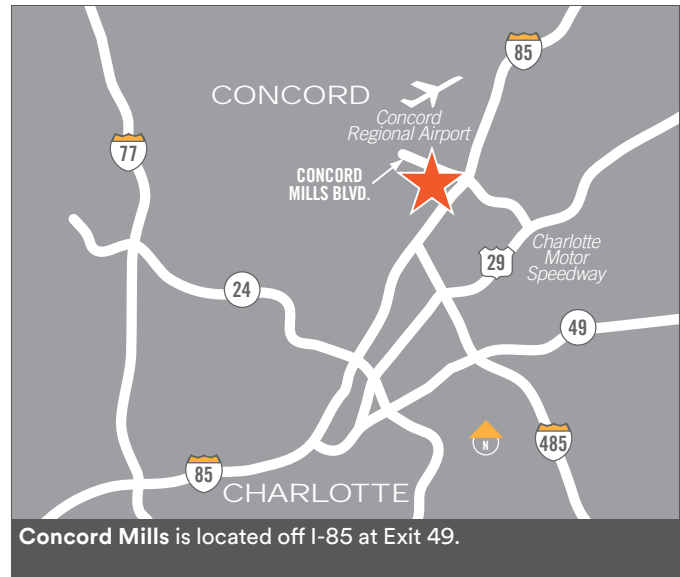
Concord Mills is the largest shopping and entertainment destination in the Carolinas, serving Cabarrus, Mecklenburg, and other surrounding counties.

An expansion featuring freestanding sit-down restaurants, including Bonefish Grill, Chipotle Mexican Grill, and Outback Steakhouse, is under way

Comprehensive interior renovation to be completed in 2016; exterior renovation will be completed in 2017

16 anchors include Bass Pro Shops Outdoor World, Burlington, Forever 21, NikeFactoryStore, and SEA LIFE

H&M opening Fall 2016



GRAPEVINE MILLS®

GRAPEVINE (DALLAS), TEXAS

Grapevine Mills features more than 1.7 million square feet and 180 shopping, entertainment, and dining options.

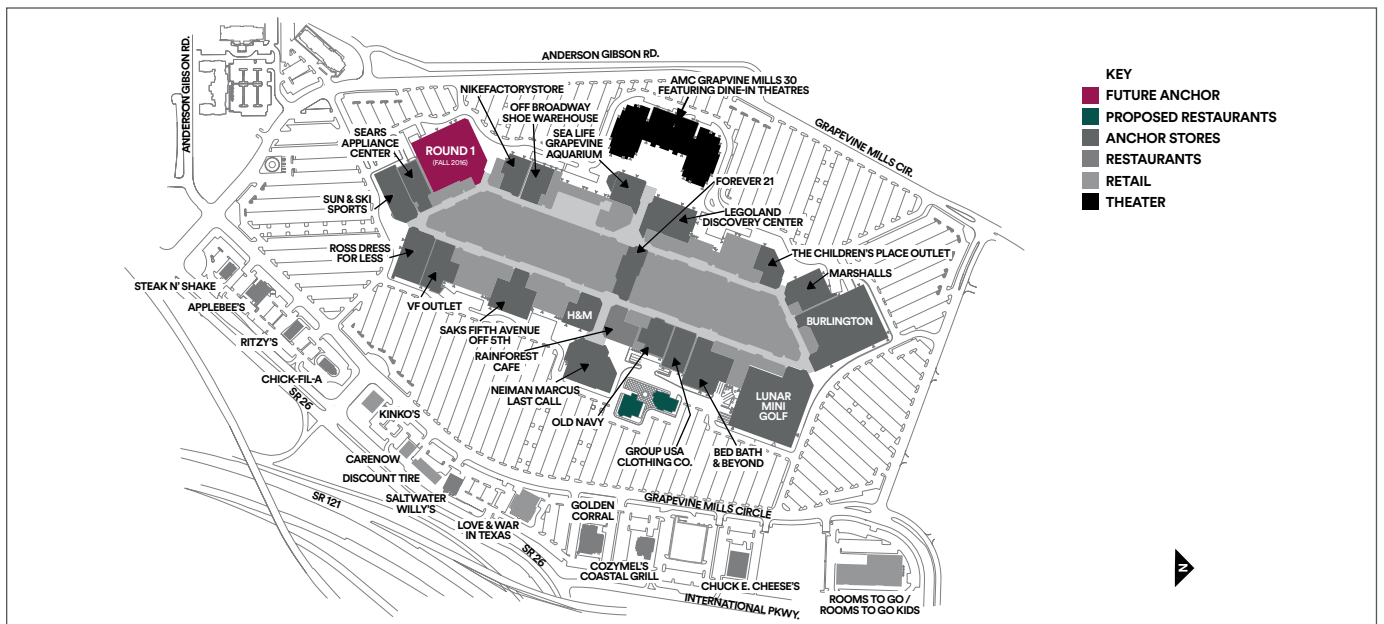
Recently completed common area renovation has created a new upscale, timeless look

New fashion district entry feature and valet station have been completed

22 anchors include Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, Forever 21, and NikeFactoryStore

Recently added H&M, LEGOLAND Discovery Center, and SEA LIFE Grapevine Aquarium

Round 1 opening Summer 2016



THE MILLS AT JERSEY GARDENS

ELIZABETH (METRO NEW YORK), NEW JERSEY

The planned expansion of The Mills at Jersey Gardens will add new outlet brands, dining, and entertainment to the center's already impressive footprint of more than 200 stores and 1.3 million square feet.

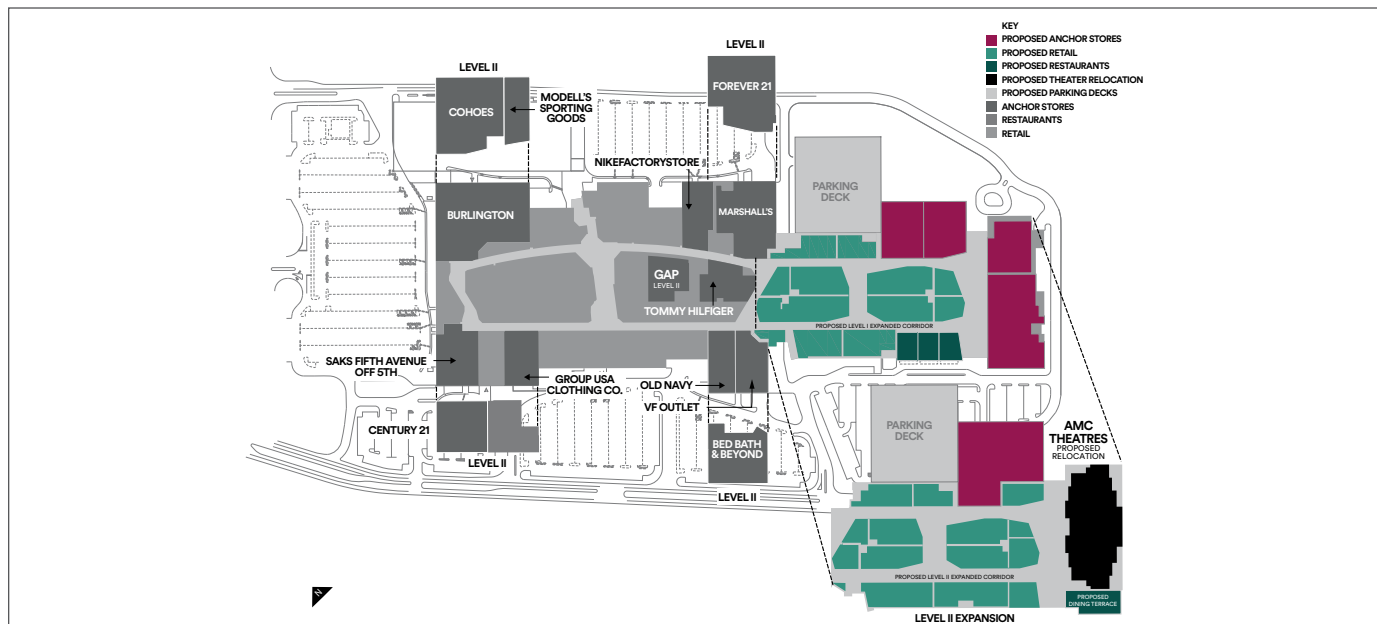
503,000-square-foot expansion to include a relocated AMC Theatres and the addition of approximately 365,000 square feet of small shops, several new anchor boxes, three restaurants, a new dining pavilion, and two parking decks

Construction to start in 2017; opening projected for Holiday 2019

Current anchors include Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, and Century 21 Department Store



The Mills at Jersey Gardens is located off the Jersey Turnpike, minutes away from Newark Liberty International Airport.



ONTARIO MILLS®

ONTARIO, CALIFORNIA

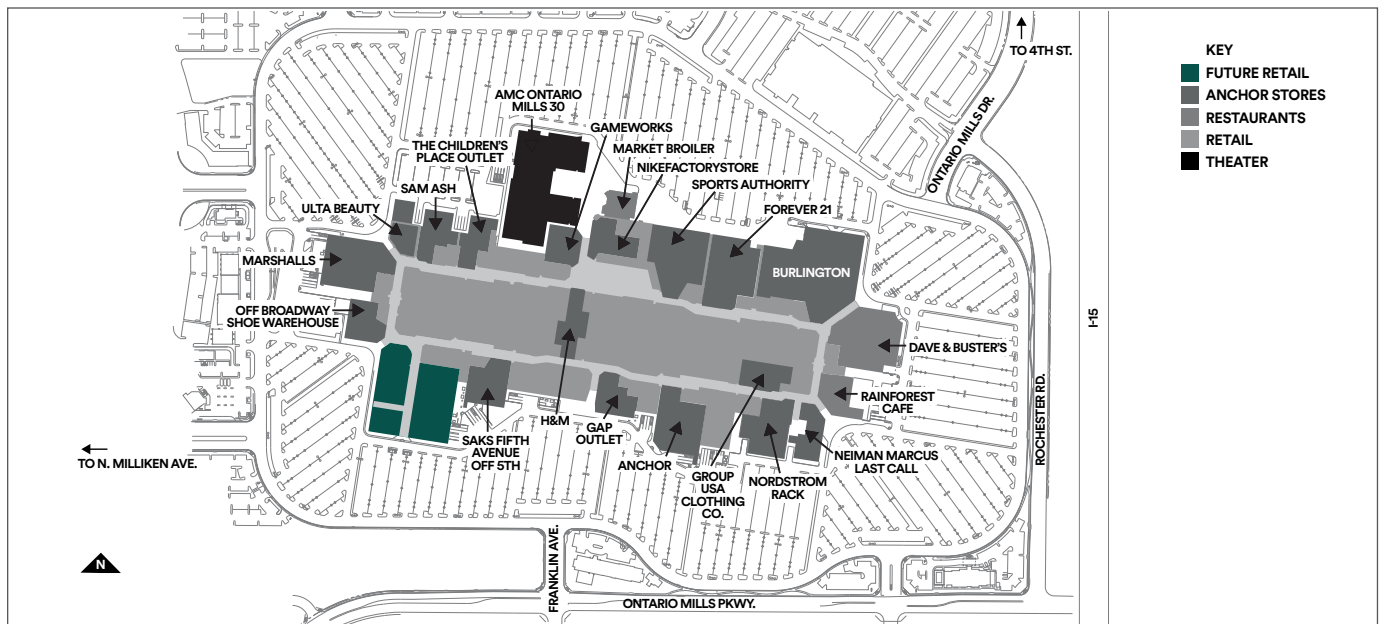
Ontario Mills is California's largest outlet and value shopping center.

21 anchors include Neiman Marcus Last Call, Nordstrom Rack, Saks Fifth Avenue OFF 5TH, and NikeFactoryStore

100,000-square-foot expansion now open with new small shops and restaurants, including Calvin Klein Underwear, The North Face, Original Penguin, Tommy Hilfiger, and Blaze Pizza

UNIQLO opening August 2016

Tilt and ULTA Beauty opening Fall 2016



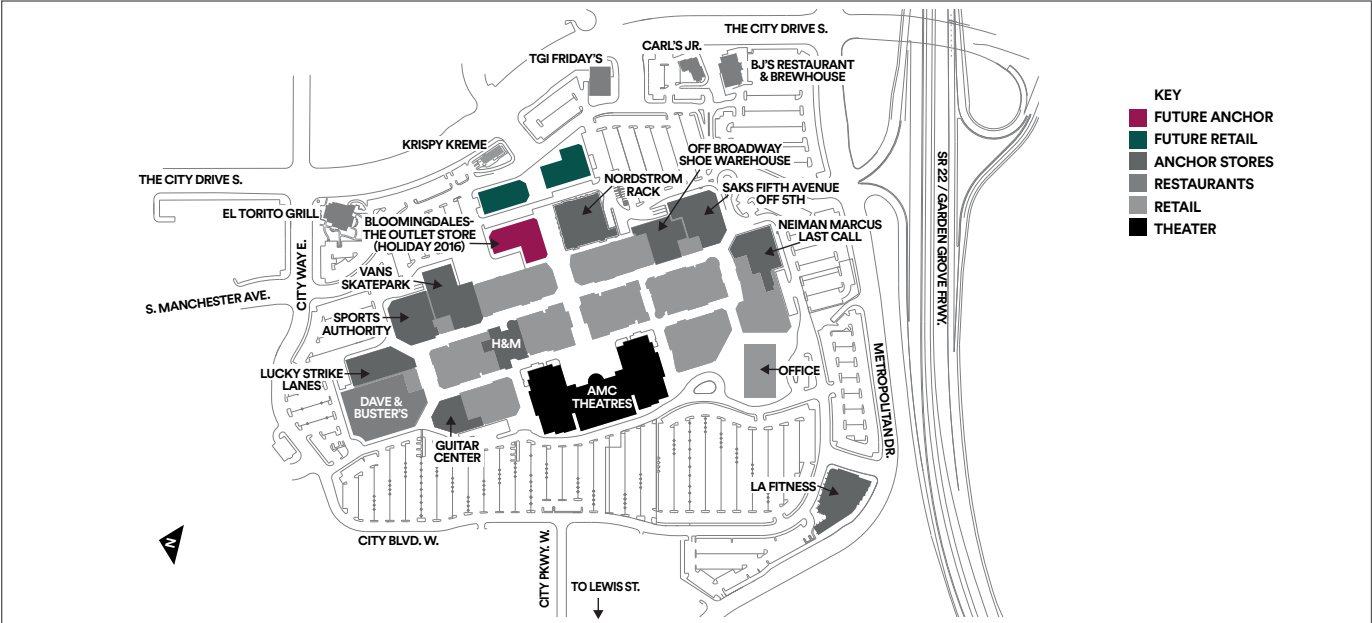
THE OUTLETS AT ORANGE™

ORANGE (LOS ANGELES), CALIFORNIA

The Outlets at Orange is Orange County’s premier outlet shopping destination. It is located a short distance from Disneyland and the Anaheim Convention Center, and more than 90 hotels and resorts are within a three-mile radius.

Eleven anchors include Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, and H&M

Phase 2 expansion to open Holiday 2016 with 60,000 square feet of new shops as well as Bloomingdale’s–The Outlet Store, Gap Outlet, and Timberland Factory Store



SAWGRASS MILLS®

SUNRISE (FT. LAUDERDALE), FLORIDA

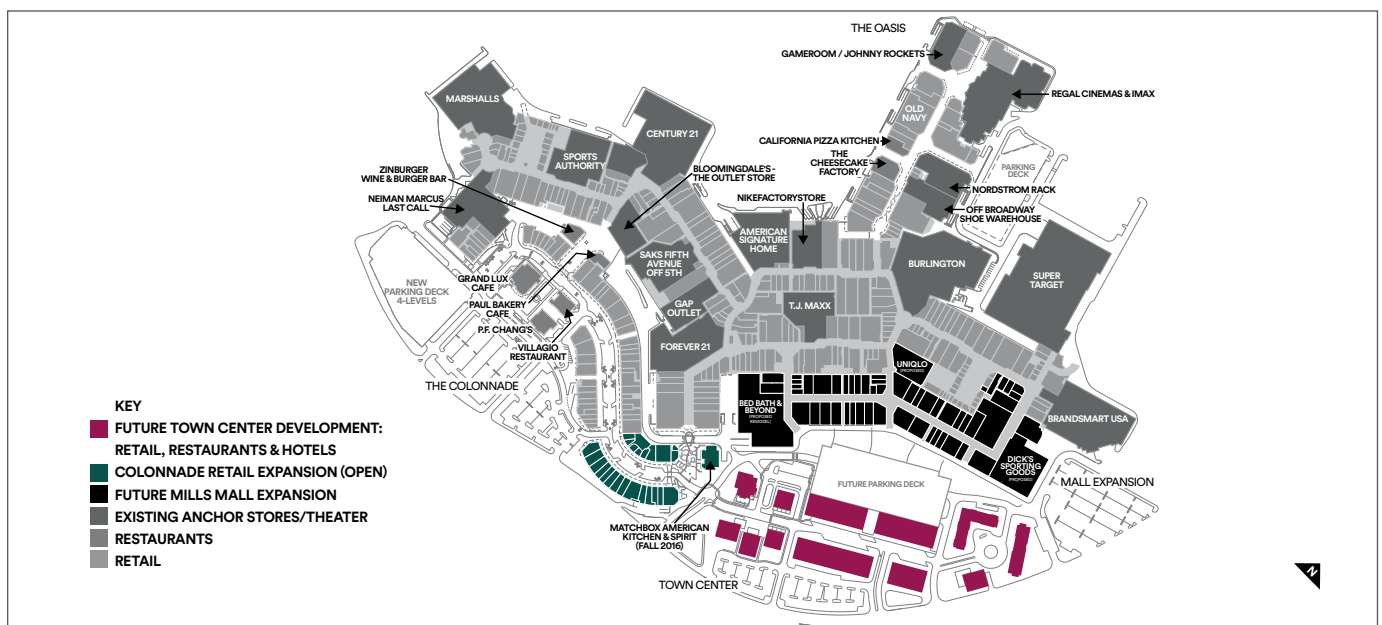
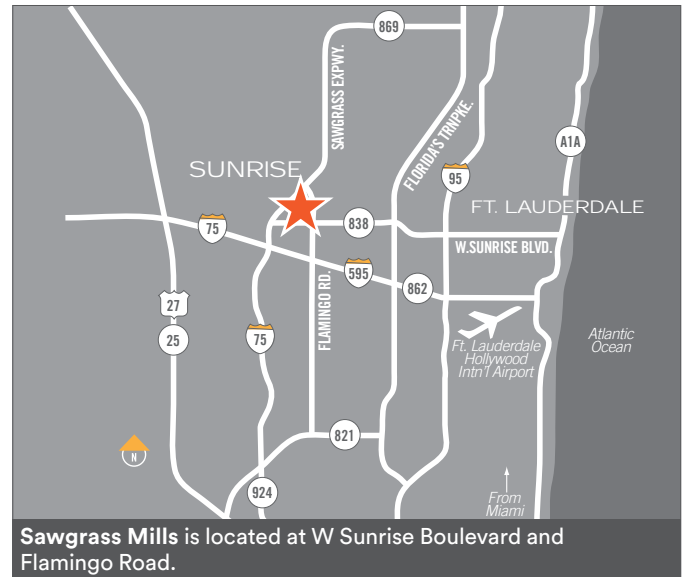
Sawgrass Mills is Florida's largest outlet, value retail, and entertainment destination, attracting shoppers from around the world.

Century 21 Department Store opening November 2016; H&M opening Summer 2017

24 anchors include Bloomingdale's-The Outlet Store, Neiman Marcus Last Call, Nordstrom Rack, and Saks Fifth Avenue OFF 5TH

Parking deck opening July 2016; renovation of Oasis common areas and storefronts by Holiday 2016; second parking deck to open Spring 2018; multiphase interior common area renovation to be complete by 2019

350,000-square-foot expansion in predevelopment to include new retail, restaurants, and a hotel in 2019



THE COLONNADE OUTLETS AT SAWGRASS MILLS®

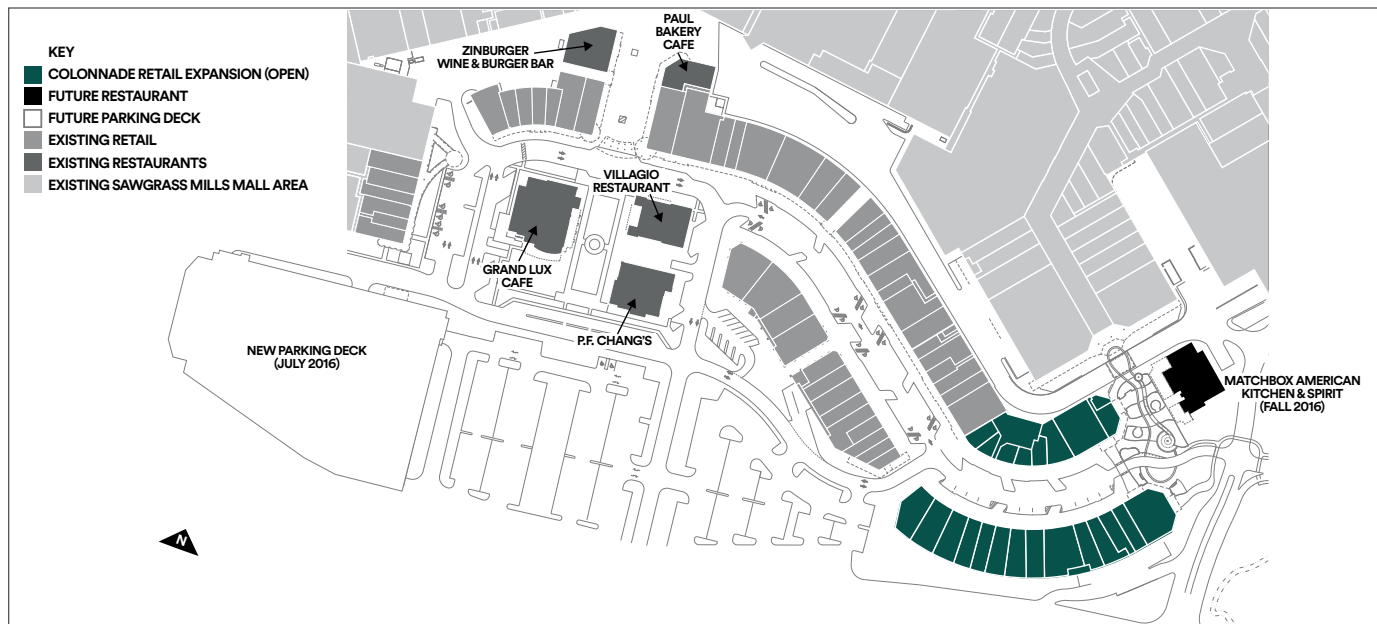
SUNRISE (FT. LAUDERDALE), FLORIDA

The Colonnade Outlets at Sawgrass Mills features an exclusive upscale collection of style-defining outlet stores and elegant dining in a foliated, open-air promenade.

New 80,000-square-foot expansion opened December 2015 and includes Alexis Bittar, CH Carolina Herrera, Furla, Helmut Lang, John Varvatos, La Perla, Loro Piana, Marc Jacobs, Michael Kors Mens, Montblanc, PHILIPP PLEIN, rag & bone, SAINT LAURENT PARIS, Ted Baker London, Tod's, Tory Burch, Vince., Zwilling J.A. Henckels

1,700-car parking deck opens July 2016

Opening of matchbox american kitchen+spirit scheduled for Fall 2016







Haywood Mall
Greenville, South Carolina

Comprehensive renovation

New entrances

Upgraded Dining Pavilion

New lighting, flooring

Renovated restrooms

New interior graphics, signage, and landscaping

The Cheesecake Factory opening May 31, 2016



The Mall at Rockingham Park
Salem (Boston), New Hampshire

Comprehensive renovation

New entrances

Upgraded Dining Pavilion

New lighting, flooring

Renovated restrooms

New interior graphics, signage, and landscaping

Dick’s Sporting Goods now open



The Shops at Chestnut Hill
Chestnut Hill (Boston), Massachusetts

New exterior façade and entrances



MALLS — REINVESTING



SouthPark
Charlotte, North Carolina

Comprehensive renovation

New soft-seating areas

New lighting, flooring

Enhanced valet area

Addition of exterior
fireplace units

Upgraded Dining Pavilion
furnishings

American Girl® and H&M
now open



Town Center at Boca Raton®
Boca Raton, Florida

Valet parking improvements

Interior renovation near the
Palm Court





ANCHOR
ADDITIONS

MALLS



Barton Creek Square
Austin, Texas

The Cheesecake Factory
now open

PRIMARK®

Burlington Mall®
Burlington (Boston), Massachusetts

Primark opening Fall 2016



Coddington Mall
Santa Rosa, California

Nordstrom Rack
opening Fall 2016



College Mall
Bloomington, Indiana

BJ's Restaurant & Brewhouse
and Panera Bread coming soon

365 by Whole Foods Market
and ULTA Beauty opening 2017



Columbia Center
Kennewick, Washington

DSW now open

HomeGoods opening Fall 2016

ANCHOR ADDITIONS



Del Amo Fashion Center® Torrance (Los Angeles), California

Nordstrom now open

BRIO Tuscan Grille and EMC Seafood
& Raw Bar coming soon

Dick's Sporting Goods opening 2017



The Domain® Austin, Texas

Arhaus, Punch Bowl Social,
and Shake Shack now open



The Florida Mall® Orlando, Florida

Crayola Experience and Dick's
Sporting Goods now open

New Dining Pavilion now open



The Galleria Houston, Texas

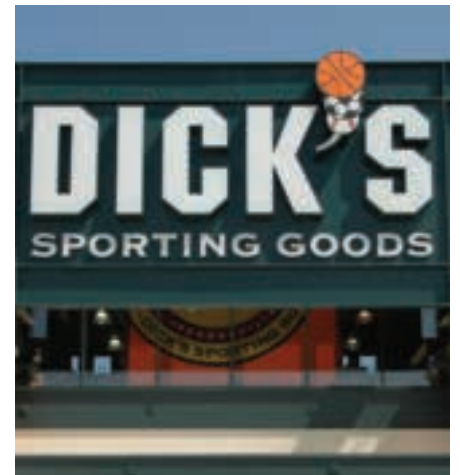
New Saks Fifth Avenue
flagship store now open

Shake Shack and Yauatcha
opening Fall 2016



Haywood Mall Greenville, South Carolina

The Cheesecake Factory
opening May 31, 2016



Independence Center® Independence (Kansas City), Missouri

Dick's Sporting Goods now open

ANCHOR ADDITIONS



King of Prussia®
King of Prussia (Philadelphia),
Pennsylvania

Primark now open

Outback Steakhouse,
True Food Kitchen, and
Yard House coming soon



Lincoln Plaza
Langhorne (Philadelphia),
Pennsylvania

Nordstrom Rack
opening Fall 2016



The Mall at Rockingham Park
Salem (Boston), New Hampshire

Dick's Sporting Goods
now open



Mall of Georgia
Buford (Atlanta), Georgia

Von Maur opening Fall 2016



McCain Mall
North Little Rock, Arkansas

BJ's Restaurant & Brewhouse
now open



Meadowood Mall®
Reno, Nevada

Dick's Sporting Goods
opening Fall 2016

ANCHOR ADDITIONS



Newport Centre
Jersey City (Metro New York),
New Jersey

The Cheesecake Factory
now open

Zara opening Fall 2016



Prien Lake Mall
Lake Charles, Louisiana

ULTA Beauty now open



Roosevelt Field*
Long Island (Metro New York),
New York

Neiman Marcus now open



The Shops at Riverside*
Hackensack (Metro New York),
New Jersey

AMC Theatres coming soon



Smith Haven Mall
Lake Grove (Metro New York),
New York

L.L.Bean opening Spring 2017



South Hills Village
Bethel Park (Pittsburgh),
Pennsylvania

Dick's Sporting Goods,
DSW, Target, and ULTA
Beauty now open

BJ's Restaurant & Brewhouse
coming soon

ANCHOR ADDITIONS

PRIMARK®

South Shore Plaza*
Braintree (Boston), Massachusetts

Primark opening 2017



SouthPark
Charlotte, North Carolina

American Girl® and H&M
now open



Stanford Shopping Center
Palo Alto (San Jose), California

Opening Spring/Summer 2016:
Anthropologie
BOSS Hugo Boss
Luisa Spagnoli
lululemon athletica
Minamoto Kitchoan
Tender Greens
True Food Kitchen



Summit Mall
Akron, Ohio

BJ's Restaurant & Brewhouse
now open



Tacoma Mall
Tacoma, Washington

Dick's Sporting Goods
opening Fall 2017



Tyrone Square
St. Petersburg, Florida

Cobb Tyrone Luxury 10 now open

ANCHOR ADDITIONS



Wolfchase Galleria®
Memphis, Tennessee

The Cheesecake Factory
now open

THE MILLS®



Arizona Mills®
Tempe (Phoenix), Arizona

LEGOLAND Discovery
Center now open

Tilt opening Summer 2016



Concord Mills®
Concord (Charlotte),
North Carolina

H&M opening Fall 2016



Grapevine Mills®
Grapevine (Dallas), Texas

Round 1 opening
Summer 2016



Gurnee Mills®
Gurnee (Chicago), Illinois

Floor & Décor opening
end of 2016

ANCHOR ADDITIONS



Ontario Mills®

Ontario, California

UNIQLO opening August 2016

Tilt and ULTA Beauty
opening Fall 2016



Opry Mills®

Nashville, Tennessee

Madame Tussauds
opening Spring 2017



The Outlets at Orange™

Orange (Los Angeles), California

Bloomingdale's—The Outlet Store,
Gap Outlet, and Timberland Factory
Store opening Holiday 2016



Sawgrass Mills®

Sunrise (Ft. Lauderdale), Florida

Camille La Vie now open

Century 21 Department Store
opening November 2016

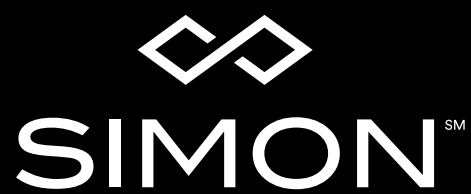
H&M opening Summer 2017



Sugarloaf Mills®

Lawrenceville (Atlanta), Georgia

H&M opening Fall 2016



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INFORMATION

CORPORATE INFORMATION

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Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).