



**CBL & ASSOCIATES PROPERTIES, INC.**

**Supplemental Financial and Operating Information**

**For the three months and year ended  
December 31, 2007**

**CBL & Associates Properties, Inc.**  
**Supplemental Financial and Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Consolidated Statements of Operations**

(Unaudited; in thousands, except per share amounts)

|  | Three Months Ended |                  | Year Ended       |                  |
|--|--------------------|------------------|------------------|------------------|
|  | December 31,       |                  | December 31,     |                  |
|  | 2007               | 2006             | 2007             | 2006             |
| <b>REVENUES:</b>   |                    |                  |                  |                  |
| Minimum rents  | \$ 181,592         | \$ 161,486       | \$ 646,383       | \$ 616,147       |
| Percentage rents   | 10,632             | 12,271           | 22,472           | 23,825           |
| Other rents  | 11,179             | 9,623            | 23,121           | 20,061           |
| Tenant reimbursements  | 83,125             | 80,501           | 318,808          | 307,037          |
| Management, development and leasing fees                                 | 1,418              | 1,122            | 7,983            | 5,067            |
| Other  | 6,353              | 6,269            | 21,860           | 23,365           |
| Total revenues   | <u>294,299</u>     | <u>271,272</u>   | <u>1,040,627</u> | <u>995,502</u>   |
| <b>EXPENSES:</b>   |                    |                  |                  |                  |
| Property operating   | 45,817             | 41,913           | 169,688          | 159,827          |
| Depreciation and amortization  | 67,844             | 57,985           | 243,790          | 228,531          |
| Real estate taxes  | 22,577             | 20,768           | 87,610           | 80,316           |
| Maintenance and repairs  | 16,318             | 14,437           | 58,145           | 54,153           |
| General and administrative   | 8,780              | 11,471           | 37,852           | 39,522           |
| Impairment of real estate assets   | -                  | 206              | -                | 480              |
| Other  | 6,437              | 4,808            | 18,525           | 18,623           |
| Total expenses   | <u>167,773</u>     | <u>151,588</u>   | <u>615,610</u>   | <u>581,452</u>   |
| Income from operations   | 126,526            | 119,684          | 425,017          | 414,050          |
| Interest and other income  | 3,305              | 3,397            | 10,923           | 9,084            |
| Interest expense   | (80,154)           | (65,593)         | (287,884)        | (257,067)        |
| Loss on extinguishment of debt   | -                  | -                | (227)            | (935)            |
| Impairment of marketable securities                                      | (18,456)           | -                | (18,456)         | -                |
| Gain on sales of real estate assets                                      | 5,005              | 7,674            | 15,570           | 14,505           |
| Equity in earnings of unconsolidated affiliates                          | 734                | 1,488            | 3,502            | 5,295            |
| Income tax provision   | (4,030)            | (5,902)          | (8,390)          | (5,902)          |
| Minority interest in earnings:   |                    |                  |                  |                  |
| Operating partnership  | (10,360)           | (22,393)         | (46,246)         | (70,323)         |
| Shopping center properties   | (5,797)            | (1,473)          | (12,215)         | (4,136)          |
| Income from continuing operations  | 16,773             | 36,882           | 81,594           | 104,571          |
| Operating income (loss) from discontinued operations                     | (54)               | 640              | 1,497            | 4,538            |
| Gain on disposal of discontinued operations                              | 2,154              | 1,175            | 6,056            | 8,392            |
| Net income   | 18,873             | 38,697           | 89,147           | 117,501          |
| Preferred dividends  | (5,455)            | (7,642)          | (29,775)         | (30,568)         |
| Net income available to common shareholders                              | <u>\$ 13,418</u>   | <u>\$ 31,055</u> | <u>\$ 59,372</u> | <u>\$ 86,933</u> |
| Basic per share data:  |                    |                  |                  |                  |
| Income from continuing operations, net of preferred dividends            | \$ 0.17            | \$ 0.45          | \$ 0.79          | \$ 1.16          |
| Discontinued operations  | 0.03               | 0.03             | 0.12             | 0.20             |
| Net income available to common shareholders                              | <u>\$ 0.20</u>     | <u>\$ 0.48</u>   | <u>\$ 0.91</u>   | <u>\$ 1.36</u>   |
| Weighted average common shares outstanding                               | 65,590             | 64,684           | 65,323           | 63,885           |
| Diluted per share data:  |                    |                  |                  |                  |
| Income from continuing operations, net of preferred dividends            | \$ 0.17            | \$ 0.44          | \$ 0.79          | \$ 1.13          |
| Discontinued operations  | 0.03               | 0.03             | 0.11             | 0.20             |
| Net income available to common shareholders                              | <u>\$ 0.20</u>     | <u>\$ 0.47</u>   | <u>\$ 0.90</u>   | <u>\$ 1.33</u>   |
| Weighted average common and potential dilutive common shares outstanding | 65,952             | 65,913           | 65,913           | 65,269           |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

The Company's calculation of FFO allocable to Company shareholders is as follows (in thousands, except per share data):

|   | Three Months Ended |                   | Year Ended        |                   |
|---|--------------------|-------------------|-------------------|-------------------|
|   | December 31,       |                   | December 31,      |                   |
|   | 2007               | 2006              | 2007              | 2006              |
| Net income available to common shareholders   | \$ 13,418          | \$ 31,055         | \$ 59,372         | \$ 86,933         |
| Minority interest in earnings of operating partnership  | 10,360             | 22,393            | 46,246            | 70,323            |
| Depreciation and amortization expense of:   |                    |                   |                   |                   |
| Consolidated properties   | 67,844             | 57,985            | 243,790           | 228,531           |
| Unconsolidated affiliates   | 6,776              | 3,385             | 17,326            | 13,405            |
| Discontinued operations   | 49                 | 497               | 1,029             | 2,307             |
| Non-real estate assets  | (229)              | (228)             | (919)             | (851)             |
| Minority investors' share of depreciation and amortization  | (322)              | (611)             | (132)             | (2,286)           |
| (Gain) loss on:   |                    |                   |                   |                   |
| Sales of operating real estate assets   | -                  | 32                | -                 | 119               |
| Disposal of discontinued operations   | (2,154)            | (1,175)           | (6,056)           | (8,392)           |
| Income tax provision on disposal of discontinued operations   | 872                | -                 | 872               | -                 |
| Funds from operations of the operating partnership  | <u>\$ 96,614</u>   | <u>\$ 113,333</u> | <u>\$ 361,528</u> | <u>\$ 390,089</u> |
| Funds from operations per diluted share   | <u>\$ 0.83</u>     | <u>\$ 0.97</u>    | <u>\$ 3.10</u>    | <u>\$ 3.34</u>    |
| Weighted average common and potential dilutive common shares outstanding with operating partnership units fully converted | 116,585            | 117,071           | 116,584           | 116,857           |
| <b>Reconciliation of FFO of the operating partnership to FFO allocable to Company shareholders:</b>                       |                    |                   |                   |                   |
| Funds from operations of the operating partnership  | \$ 96,614          | \$ 113,333        | \$ 361,528        | \$ 390,089        |
| Percentage allocable to Company shareholders <sup>(1)</sup>   | <u>56.43%</u>      | <u>55.87%</u>     | <u>56.32%</u>     | <u>55.32%</u>     |
| Funds from operations allocable to Company shareholders   | <u>\$ 54,519</u>   | <u>\$ 63,319</u>  | <u>\$ 203,613</u> | <u>\$ 215,797</u> |

<sup>(1)</sup> Represents the weighted average number of common shares outstanding for the period divided by the sum of the weighted average number of common shares and the weighted average number of operating partnership units outstanding during the period. See the reconciliation of shares and operation partnership units outstanding on page 9.

**SUPPLEMENTAL FFO INFORMATION:**

|   |             |            |             |            |
|---|-------------|------------|-------------|------------|
| Lease termination fees  | \$ 612      | \$ 443     | \$ 6,407    | \$ 13,682  |
| Lease termination fees per share                                  | \$ 0.01     | \$ -       | \$ 0.05     | \$ 0.12    |
| Straight-line rental income                                       | \$ 2,143    | \$ 1,301   | \$ 5,876    | \$ 5,329   |
| Straight-line rental income per share                             | \$ 0.02     | \$ 0.01    | \$ 0.05     | \$ 0.05    |
| Gains on outparcel sales  | \$ 5,478    | \$ 8,315   | \$ 16,651   | \$ 16,448  |
| Gains on outparcel sales per share                                | \$ 0.05     | \$ 0.07    | \$ 0.14     | \$ 0.14    |
| Amortization of acquired above- and below-market leases           | \$ 2,304    | \$ 2,842   | \$ 10,584   | \$ 12,572  |
| Amortization of acquired above- and below-market leases per share | \$ 0.02     | \$ 0.02    | \$ 0.09     | \$ 0.11    |
| Amortization of debt premiums                                     | \$ 1,935    | \$ 1,902   | \$ 7,714    | \$ 7,501   |
| Amortization of debt premiums per share                           | \$ 0.02     | \$ 0.02    | \$ 0.07     | \$ 0.06    |
| Income tax provision  | \$ (3,158)  | \$ (5,902) | \$ (7,518)  | \$ (5,902) |
| Income tax provision per share                                    | \$ (0.03)   | \$ (0.05)  | \$ (0.06)   | \$ (0.05)  |
| Impairment of marketable securities                               | \$ (18,456) | \$ -       | \$ (18,456) | \$ -       |
| Impairment of marketable securities                               | \$ (0.16)   | \$ -       | \$ (0.16)   | \$ -       |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Same-Center Net Operating Income**

(Dollars in thousands)

|  | <u>Three Months Ended</u> |                   | <u>Year Ended</u>   |                   |
|--|---------------------------|-------------------|---------------------|-------------------|
|  | <u>December 31,</u>       |                   | <u>December 31,</u> |                   |
|  | <u>2007</u>               | <u>2006</u>       | <u>2007</u>         | <u>2006</u>       |
| Net income   | \$ 18,873                 | \$ 38,697         | \$ 89,147           | \$ 117,501        |
| Adjustments:   |                           |                   |                     |                   |
| Depreciation and amortization  | 67,844                    | 57,985            | 243,790             | 228,531           |
| Depreciation and amortization from unconsolidated affiliates                             | 6,776                     | 3,385             | 17,326              | 13,405            |
| Depreciation and amortization from discontinued operations                               | 49                        | 497               | 1,029               | 2,307             |
| Minority investors' share of depreciation and amortization in shopping center properties | (322)                     | (611)             | (132)               | (2,286)           |
| Interest expense   | 80,154                    | 65,593            | 287,884             | 257,067           |
| Interest expense from unconsolidated affiliates  | 7,904                     | 4,415             | 20,480              | 17,569            |
| Minority investors' share of interest expense in shopping center properties              | (466)                     | (1,223)           | (831)               | (4,850)           |
| Loss on extinguishment of debt   | -                         | -                 | 227                 | 935               |
| Abandoned projects expense   | 1,261                     | 629               | 2,216               | 923               |
| Gain on sales of real estate assets  | (5,005)                   | (7,674)           | (15,570)            | (14,505)          |
| Impairment of marketable securities  | 18,456                    | -                 | 18,456              | -                 |
| Impairment of real estate assets   | -                         | 206               | -                   | 480               |
| Gain on sales of real estate assets of unconsolidated affiliates                         | (473)                     | (596)             | (1,706)             | (2,898)           |
| Minority investors' share of gain on sales of real estate assets                         | -                         | -                 | 621                 | -                 |
| Income tax provision   | 4,030                     | 5,902             | 8,390               | 5,902             |
| Minority interest in earnings of operating partnership                                   | 10,360                    | 22,393            | 46,246              | 70,323            |
| Gain on discontinued operations  | (2,154)                   | (1,175)           | (6,056)             | (8,392)           |
| Operating partnership's share of total NOI   | 207,287                   | 188,423           | 711,517             | 682,012           |
| General and administrative expenses  | 8,780                     | 11,471            | 37,852              | 39,522            |
| Management fees and non-property level revenues  | (5,051)                   | (7,285)           | (27,029)            | (21,697)          |
| Operating partnership's share of property NOI  | 211,016                   | 192,609           | 722,340             | 699,837           |
| NOI of non-comparable centers  | (18,816)                  | (2,359)           | (28,442)            | (9,946)           |
| Total same center NOI  | <u>\$ 192,200</u>         | <u>\$ 190,250</u> | <u>\$ 693,898</u>   | <u>\$ 689,891</u> |
| Malls  | \$ 180,651                | \$ 177,782        | \$ 644,986          | \$ 642,245        |
| Associated centers   | 6,926                     | 7,253             | 28,814              | 29,499            |
| Community centers  | 905                       | 1,032             | 4,226               | 3,997             |
| Other  | 3,718                     | 4,183             | 15,872              | 14,150            |
| Total same center NOI  | 192,200                   | 190,250           | 693,898             | 689,891           |
| Less lease termination fees  | (612)                     | (443)             | (6,407)             | (13,682)          |
| Total same-center NOI, excluding lease termination fees                                  | <u>\$ 191,588</u>         | <u>\$ 189,807</u> | <u>\$ 687,491</u>   | <u>\$ 676,209</u> |
| <b>Percentage Change:</b>  |                           |                   |                     |                   |
| Malls  | 1.6%                      |                   | 0.4%                |                   |
| Associated centers   | -4.5%                     |                   | -2.3%               |                   |
| Community centers  | -12.3%                    |                   | 5.7%                |                   |
| Other  | -11.1%                    |                   | 12.2%               |                   |
| <b>Total same center NOI</b>   | <u>1.0%</u>               |                   | <u>0.6%</u>         |                   |
| <b>Total same-center NOI, excluding lease termination fees</b>                           | <u>0.9%</u>               |                   | <u>1.7%</u>         |                   |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Company's Share of Consolidated and Unconsolidated Debt**

(Dollars in thousands)

|   | December 31, 2007   |                     |                     |
|---|---------------------|---------------------|---------------------|
|   | Fixed Rate          | Variable Rate       | Total               |
| Consolidated debt                                       | \$ 4,543,515        | \$ 1,325,803        | \$ 5,869,318        |
| Minority investors' share of consolidated debt          | (24,236)            | (2,517)             | (26,753)            |
| Company's share of unconsolidated affiliates' debt      | 335,903             | 49,475              | 385,378             |
| Company's share of consolidated and unconsolidated debt | <u>\$ 4,855,182</u> | <u>\$ 1,372,761</u> | <u>\$ 6,227,943</u> |
| Weighted average interest rate                          | <u>5.79%</u>        | <u>6.14%</u>        | <u>5.87%</u>        |

  

|   | December 31, 2006   |                     |                     |
|---|---------------------|---------------------|---------------------|
|   | Fixed Rate          | Variable Rate       | Total               |
| Consolidated debt                                       | \$ 3,517,710        | \$ 1,046,825        | \$ 4,564,535        |
| Minority investors' share of consolidated debt          | (56,612)            | -                   | (56,612)            |
| Company's share of unconsolidated affiliates' debt      | 218,203             | 27,816              | 246,019             |
| Company's share of consolidated and unconsolidated debt | <u>\$ 3,679,301</u> | <u>\$ 1,074,641</u> | <u>\$ 4,753,942</u> |
| Weighted average interest rate                          | <u>5.97%</u>        | <u>6.27%</u>        | <u>6.03%</u>        |

**Debt-To-Total-Market Capitalization Ratio as of December 31, 2007**

(In thousands, except stock price)

|   | Shares      |                 |                     |
|---|-------------|-----------------|---------------------|
|   | Outstanding | Stock Price (1) | Value               |
| Common stock and operating partnership units          | 116,814     | \$ 23.91        | \$ 2,793,023        |
| 7.75% Series C Cumulative Redeemable Preferred Stock  | 460         | 250.00          | 115,000             |
| 7.375% Series D Cumulative Redeemable Preferred Stock | 700         | 250.00          | 175,000             |
| Preferred Units Sub REIT                              |             |                 | 416,113             |
| Total market equity                                   |             |                 | 3,499,136           |
| Company's share of total debt                         |             |                 | 6,227,943           |
| Total market capitalization                           |             |                 | <u>\$ 9,727,079</u> |
| Debt-to-total-market capitalization ratio             |             |                 | <u>64.0%</u>        |

(1) Stock price for common stock and operating partnership units equals the closing price of the common stock on December 31, 2007.

The stock price for the preferred stock represents the liquidation preference of each respective series of preferred stock.

**Reconciliation of Shares and Operating Partnership Units Outstanding**

(In thousands)

|  | Three Months Ended |                | Year Ended     |                |
|--|--------------------|----------------|----------------|----------------|
|  | December 31,       |                | December 31,   |                |
|  | Basic              | Diluted        | Basic          | Diluted        |
| <b>2007:</b>                                 |                    |                |                |                |
| Weighted average shares - EPS                | 65,590             | 65,952         | 65,323         | 65,913         |
| Weighted average operating partnership units | 50,637             | 50,633         | 50,671         | 50,671         |
| Weighted average shares- FFO                 | <u>116,227</u>     | <u>116,585</u> | <u>115,994</u> | <u>116,584</u> |
| <b>2006:</b>                                 |                    |                |                |                |
| Weighted average shares - EPS                | 64,684             | 65,913         | 63,885         | 65,269         |
| Weighted average operating partnership units | 51,097             | 51,158         | 51,589         | 51,588         |
| Weighted average shares- FFO                 | <u>115,781</u>     | <u>117,071</u> | <u>115,474</u> | <u>116,857</u> |

**Dividend Payout Ratio**

|  | Three Months Ended |            | Year Ended   |            |
|--|--------------------|------------|--------------|------------|
|  | December 31,       |            | December 31, |            |
|  | 2007               | 2006       | 2007         | 2006       |
| Weighted average dividend per share    | \$ 0.55047         | \$ 0.51020 | \$ 2.08260   | \$ 1.90170 |
| FFO per diluted, fully converted share | \$ 0.83            | \$ 0.97    | \$ 3.10      | \$ 3.34    |
| Dividend payout ratio                  | <u>66.3%</u>       | 52.6%      | <u>67.2%</u> | 56.9%      |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Consolidated Balance Sheets**

(Unaudited, in thousands except share data)

|   | <u>December 31,</u><br><u>2007</u> | <u>December 31,</u><br><u>2006</u> |
|---|------------------------------------|------------------------------------|
| <b>ASSETS</b>   |                                    |                                    |
| Real estate assets:   |                                    |                                    |
| Land  | \$ 917,578                         | \$ 779,727                         |
| Buildings and improvements  | <u>7,267,112</u>                   | <u>5,944,476</u>                   |
|   | <b>8,184,690</b>                   | 6,724,203                          |
| Less: accumulated depreciation  | <u>(1,102,767)</u>                 | <u>(924,297)</u>                   |
|   | <b>7,081,923</b>                   | 5,799,906                          |
| Developments in progress  | <u>319,049</u>                     | <u>294,345</u>                     |
| Net investment in real estate assets  | <b>7,400,972</b>                   | 6,094,251                          |
| Cash and cash equivalents   | <b>65,826</b>                      | 28,700                             |
| Receivables:  |                                    |                                    |
| Tenant, net of allowance  | 72,570                             | 71,573                             |
| Other   | <b>10,257</b>                      | 9,656                              |
| Mortgage notes receivable   | <b>135,772</b>                     | 21,559                             |
| Investment in unconsolidated affiliates   | <b>142,550</b>                     | 78,826                             |
| Intangible lease assets and other assets  | <u>273,356</u>                     | <u>214,245</u>                     |
|   | <b>\$ 8,101,303</b>                | <b>\$ 6,518,810</b>                |
| <b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>   |                                    |                                    |
| Mortgage and other notes payable  | \$ 5,869,318                       | \$ 4,564,535                       |
| Accounts payable and accrued liabilities  | <u>394,213</u>                     | <u>309,969</u>                     |
| Total liabilities   | <u>6,263,531</u>                   | <u>4,874,504</u>                   |
| Commitments and contingencies   |                                    |                                    |
| Minority interests  | <u>917,473</u>                     | <u>559,450</u>                     |
| Shareholders' equity:   |                                    |                                    |
| Preferred Stock, \$.01 par value, 15,000,000 shares authorized:   |                                    |                                    |
| 8.75% Series B Cumulative Redeemable Preferred Stock,<br>2,000,000 shares outstanding   | -                                  | 20                                 |
| 7.75% Series C Cumulative Redeemable Preferred Stock,<br>460,000 shares outstanding   | <b>5</b>                           | 5                                  |
| 7.375% Series D Cumulative Redeemable Preferred Stock,<br>700,000 shares outstanding  | <b>7</b>                           | 7                                  |
| Common Stock, \$.01 par value, 180,000,000 shares authorized,<br>65,710,828 and 65,421,311 issued and outstanding in 2007 and<br>2006, respectively | <b>662</b>                         | 654                                |
| Additional paid-in capital  | <b>989,799</b>                     | 1,074,450                          |
| Accumulated other comprehensive (loss) income   | <b>(20)</b>                        | 19                                 |
| (Accumulated deficit) retained earnings   | <u>(70,154)</u>                    | <u>9,701</u>                       |
| Total shareholders' equity  | <u>920,299</u>                     | <u>1,084,856</u>                   |
|   | <b>\$ 8,101,303</b>                | <b>\$ 6,518,810</b>                |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

The Company presents the ratio of earnings before interest, taxes, depreciation and amortization (EBITDA) to interest because the Company believes that the EBITDA to interest coverage ratio, along with cash flows from operating activities, investing activities and financing activities, provides investors an additional indicator of the Company's ability to incur and service debt.

**Ratio of EBITDA to Interest Expense**

(Dollars in thousands)

|  | <b>Three Months Ended</b> |                   | <b>Year Ended</b>   |                   |
|--|---------------------------|-------------------|---------------------|-------------------|
|  | <b>December 31,</b>       |                   | <b>December 31,</b> |                   |
|  | <b>2007</b>               | <b>2006</b>       | <b>2007</b>         | <b>2006</b>       |
| <b>EBITDA:</b>   |                           |                   |                     |                   |
| Net Income   | \$ 18,873                 | \$ 38,697         | \$ 89,147           | \$ 117,501        |
| Adjustments:   |                           |                   |                     |                   |
| Depreciation and amortization  | 67,844                    | 57,985            | 243,790             | 228,531           |
| Depreciation and amortization from unconsolidated affiliates                             | 6,776                     | 3,385             | 17,326              | 13,405            |
| Depreciation and amortization from discontinued operations                               | 49                        | 497               | 1,029               | 2,307             |
| Minority investors' share of depreciation and amortization in shopping center properties | (322)                     | (611)             | (132)               | (2,286)           |
| Interest expense   | 80,154                    | 65,593            | 287,884             | 257,067           |
| Interest expense from unconsolidated affiliates  | 7,904                     | 4,415             | 20,480              | 17,569            |
| Minority investors' share of interest expense in shopping center properties              | (466)                     | (1,223)           | (831)               | (4,850)           |
| Loss on extinguishment of debt   | -                         | -                 | 227                 | 935               |
| Abandoned projects expense   | 1,261                     | 629               | 2,216               | 923               |
| Impairment of real estate assets   | -                         | 206               | -                   | 480               |
| Income taxes   | 4,271                     | 6,195             | 10,570              | 8,875             |
| Loss on sales of operating real estate assets  | -                         | 32                | -                   | 119               |
| Minority interest in earnings of operating partnership                                   | 10,360                    | 22,393            | 46,246              | 70,323            |
| Gain on disposal of discontinued operations  | (2,154)                   | (1,175)           | (6,056)             | (8,392)           |
| Company's share of total EBITDA  | <u>\$ 194,550</u>         | <u>\$ 197,018</u> | <u>\$ 711,896</u>   | <u>\$ 702,507</u> |
| <b>Interest Expense:</b>   |                           |                   |                     |                   |
| Interest expense   | \$ 80,154                 | \$ 65,593         | \$ 287,884          | \$ 257,067        |
| Interest expense from unconsolidated affiliates  | 7,904                     | 4,415             | 20,480              | 17,569            |
| Minority investors' share of interest expense in shopping center properties              | (466)                     | (1,223)           | (831)               | (4,850)           |
| Company's share of total interest expense  | <u>\$ 87,592</u>          | <u>\$ 68,785</u>  | <u>\$ 307,533</u>   | <u>\$ 269,786</u> |
| <b>Ratio of EBITDA to Interest Expense</b>   | <u>2.22</u>               | <u>2.86</u>       | <u>2.31</u>         | <u>2.60</u>       |

**Reconciliation of EBITDA to Cash Flows Provided By Operating Activities**

(In thousands)

|   | <b>Three Months Ended</b> |                   | <b>Year Ended</b>   |                   |
|---|---------------------------|-------------------|---------------------|-------------------|
|   | <b>December 31,</b>       |                   | <b>December 31,</b> |                   |
|   | <b>2007</b>               | <b>2006</b>       | <b>2007</b>         | <b>2006</b>       |
| Company's share of total EBITDA   | \$ 194,550                | \$ 197,018        | \$ 711,896          | \$ 702,507        |
| Interest expense  | (80,154)                  | (65,593)          | (287,884)           | (257,067)         |
| Minority investors' share of interest expense in shopping center properties                             | 466                       | 1,223             | 831                 | 4,850             |
| Income taxes  | (4,271)                   | (6,195)           | (10,570)            | (8,875)           |
| Amortization of deferred financing costs and non real estate depreciation included in operating expense | 1,806                     | 1,556             | 7,270               | 7,014             |
| Amortization of debt premiums   | (1,935)                   | (1,902)           | (7,714)             | (7,501)           |
| Amortization of above and below market leases   | (2,304)                   | (2,842)           | (10,584)            | (12,572)          |
| Depreciation and interest expense from unconsolidated affiliates  | (14,680)                  | (7,800)           | (37,806)            | (30,974)          |
| Minority investors' share of depreciation and amortization in shopping center properties                | 322                       | 611               | 132                 | 2,286             |
| Minority interest in earnings - shopping center properties  | 5,797                     | 1,473             | 12,215              | 4,136             |
| Gains on outparcel sales  | (5,005)                   | (7,706)           | (15,570)            | (14,624)          |
| Realized gain on available for sale securities  | -                         | (1,073)           | -                   | (1,073)           |
| Impairment of marketable securities   | 18,456                    | -                 | 18,456              | -                 |
| Income tax benefit from stock options   | 1,892                     | 5,750             | 6,031               | 5,750             |
| Equity in earnings of unconsolidated affiliates   | (734)                     | (1,488)           | (3,502)             | (5,295)           |
| Distributions from unconsolidated affiliates  | 2,526                     | 5,768             | 9,450               | 12,285            |
| Share-based compensation expense  | 2,327                     | 1,256             | 6,854               | 6,190             |
| Changes in operating assets and liabilities   | 34,902                    | 206               | 64,232              | (18,126)          |
| Cash flows provided by operating activities   | <u>\$ 153,961</u>         | <u>\$ 120,262</u> | <u>\$ 463,737</u>   | <u>\$ 388,911</u> |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Schedule of Mortgage and Other Notes Payable as of December 31, 2007**

(Dollars in thousands )

| Location                     | Property                             | Maturity Date | Interest Rate | Balance    | Balance   |          |
|------------------------------|--------------------------------------|---------------|---------------|------------|-----------|----------|
|                              |                                      |               |               |            | Fixed     | Variable |
| <b>Operating Properties:</b> |                                      |               |               |            |           |          |
| High Point, NC               | Oak Hollow Mall                      | Feb-08        | 7.31%         | \$ 39,723  | \$ 39,723 | \$ -     |
| Winston-Salem, NC            | Hanes Mall                           | Jul-08        | 7.31%         | 99,598     | 99,598    | -        |
| Nashville, TN                | Hickory Hollow Mall                  | Aug-08        | 6.77%         | 82,254     | 82,254    | -        |
| Nashville, TN                | The Courtyard At Hickory Hollow Mall | Aug-08        | 6.77%         | 3,829      | 3,829     | -        |
| Nashville, TN                | Rivergate Mall                       | Aug-08        | 6.77%         | 66,477     | 66,477    | -        |
| Nashville, TN                | The Village At Rivergate             | Aug-08        | 6.77%         | 3,140      | 3,140     | -        |
| Lansing, MI                  | Meridian Mall                        | Oct-08        | 4.52%         | 86,288     | 86,288    | -        |
| Stillwater, OK               | Lakeview Pointe                      | Nov-08        | 5.97%         | 19,239     | -         | 19,239   |
| Cary, NC                     | Cary Towne Center                    | Mar-09        | 6.85%         | 83,597     | 83,597    | -        |
| Daytona Beach, FL            | Volusia Mall                         | Mar-09        | 4.75%         | 52,314     | 52,314    | -        |
| Fairview Heights, IL         | St. Clair Square                     | Apr-09        | 7.00%         | 61,810     | 61,810    | -        |
| Terre Haute, IN              | Honey Creek Mall                     | May-09        | 4.75%         | 31,002     | 31,002    | -        |
| Burlington, NC               | Alamance Crossing                    | Sep-09        | 6.20%         | 62,528     | -         | 62,528   |
| Meridian, MS                 | Bonita Lakes Mall                    | Oct-09        | 6.82%         | 24,199     | 24,199    | -        |
| Meridian, MS                 | Bonita Lakes Crossing                | Oct-09        | 6.82%         | 7,582      | 7,582     | -        |
| Cincinnati, OH               | Eastgate Mall                        | Dec-09        | 4.55%         | 54,374 (a) | 54,374    | -        |
| Little Rock, AR              | Park Plaza Mall                      | May-10        | 4.90%         | 39,885     | 39,885    | -        |
| Spartanburg, SC              | WestGate Crossing                    | Jul-10        | 8.42%         | 9,272      | 9,272     | -        |
| Burnsville, MN               | Burnsville Center                    | Aug-10        | 8.00%         | 65,164     | 65,164    | -        |
| Roanoke, VA                  | Valley View Mall                     | Sep-10        | 5.10%         | 42,567     | 42,567    | -        |
| Beaumont, TX                 | Parkdale Mall                        | Sep-10        | 5.01%         | 51,581     | 51,581    | -        |
| Beaumont, TX                 | Parkdale Crossing                    | Sep-10        | 5.01%         | 8,144      | 8,144     | -        |
| Nashville, TN                | CoolSprings Galleria                 | Sep-10        | 6.22%         | 125,161    | 125,161   | -        |
| Stroud, PA                   | Stroud Mall                          | Dec-10        | 8.42%         | 30,581     | 30,581    | -        |
| Wausau, WI                   | Wausau Center                        | Dec-10        | 6.70%         | 12,133     | 12,133    | -        |
| York, PA                     | York Galleria                        | Dec-10        | 8.34%         | 48,874     | 48,874    | -        |
| Lexington, KY                | Fayette Mall                         | Jul-11        | 7.00%         | 90,220     | 90,220    | -        |
| St. Peters, MO               | Mid Rivers Mall                      | Jul-11        | 5.66%         | 78,748     | 78,748    | -        |
| Panama City, FL              | Panama City Mall                     | Aug-11        | 7.30%         | 38,290     | 38,290    | -        |
| Asheville, NC                | Asheville Mall                       | Sep-11        | 6.98%         | 65,757     | 65,757    | -        |
| Ft. Smith, AR                | Massard Crossing                     | Feb-12        | 7.54%         | 5,657      | 5,657     | -        |
| Houston, TX                  | Willowbrook Plaza                    | Feb-12        | 7.54%         | 28,945     | 28,945    | -        |
| Vicksburg, MS                | Pemberton Plaza                      | Feb-12        | 7.54%         | 1,933      | 1,933     | -        |
| Fayetteville, NC             | Cross Creek Mall                     | Apr-12        | 5.00%         | 60,983     | 60,983    | -        |
| Colonial Heights, VA         | Southpark Mall                       | May-12        | 5.10%         | 35,067     | 35,067    | -        |
| Asheboro, NC                 | Randolph Mall                        | Jul-12        | 6.50%         | 14,072     | 14,072    | -        |
| Douglasville, GA             | Arbor Place                          | Jul-12        | 6.51%         | 73,058     | 73,058    | -        |
| Douglasville, GA             | The Landing At Arbor Place           | Jul-12        | 6.51%         | 8,247      | 8,247     | -        |
| Jackson, TN                  | Old Hickory Mall                     | Jul-12        | 6.51%         | 32,271     | 32,271    | -        |
| Louisville, KY               | Jefferson Mall                       | Jul-12        | 6.51%         | 40,697     | 40,697    | -        |
| North Charleston, SC         | Northwoods Mall                      | Jul-12        | 6.51%         | 58,267     | 58,267    | -        |
| Racine, WI                   | Regency Mall                         | Jul-12        | 6.51%         | 31,913     | 31,913    | -        |
| Saginaw, MI                  | Fashion Square                       | Jul-12        | 6.51%         | 55,937     | 55,937    | -        |
| Spartanburg, SC              | WestGate Mall                        | Jul-12        | 6.50%         | 50,551     | 50,551    | -        |
| Chattanooga, TN              | CBL Center                           | Aug-12        | 6.25%         | 13,922     | 13,922    | -        |
| Livonia, MI                  | Laurel Park Place                    | Dec-12        | 5.00%         | 48,881     | 48,881    | -        |
| Monroeville, PA              | Monroeville Mall                     | Jan-13        | 5.30%         | 124,050    | 124,050   | -        |
| Greensburg, PA               | Westmoreland Mall                    | Jan-13        | 5.05%         | 75,895     | 75,895    | -        |
| St. Louis, MO                | West County Center                   | Apr-13        | 5.82%         | 158,209    | 158,209   | -        |
| Columbia, SC                 | Columbia Place                       | Sep-13        | 5.45%         | 30,945     | 30,945    | -        |
| St. Louis, MO                | South County Center                  | Oct-13        | 5.50%         | 80,514     | 80,514    | -        |



| Location   | Property                        | Maturity |               | Balance             | Fixed               | Variable         |
|--|---------------------------------|----------|---------------|---------------------|---------------------|------------------|
|  |                                 | Date     | Interest Rate |                     |                     |                  |
| Joplin, MO   | Northpark Mall                  | Mar-14   | 5.50%         | 38,991              | 38,991              | -                |
| Laredo, TX   | Mall del Norte                  | Dec-14   | 5.04%         | 113,400             | 113,400             | -                |
| Rockford, IL   | CherryVale Mall                 | Oct-15   | 5.00%         | 90,905              | 90,905              | -                |
| Brookfield, IL   | Brookfield Square               | Nov-15   | 5.08%         | 101,726             | 101,726             | -                |
| Madison, WI  | East Towne Mall                 | Nov-15   | 5.00%         | 77,473              | 77,473              | -                |
| Madison, WI  | West Towne Mall                 | Nov-15   | 5.00%         | 109,430             | 109,430             | -                |
| Bloomington, IL  | Eastland Mall                   | Dec-15   | 5.85%         | 59,400              | 59,400              | -                |
| Decatur, IL  | Hickory Point Mall              | Dec-15   | 5.85%         | 32,288              | 32,288              | -                |
| Overland Park, KS  | Oak Park Mall                   | Dec-15   | 5.85%         | 275,700             | 275,700             | -                |
| Janesville, WI   | Janesville Mall                 | Apr-16   | 8.38%         | 11,115              | 11,115              | -                |
| Akron, OH  | Chapel Hill Mall                | Aug-16   | 6.10%         | 75,750              | 75,750              | -                |
| Chattanooga, TN  | Hamilton Place                  | Aug-16   | 5.86%         | 115,014             | 115,014             | -                |
| Chesapeake, VA   | Greenbrier Mall                 | Aug-16   | 5.91%         | 83,570              | 83,570              | -                |
| Midland, MI  | Midland Mall                    | Aug-16   | 6.10%         | 37,383              | 37,383              | -                |
| St. Louis, MO  | Chesterfield Mall               | Sep-16   | 5.96%         | 140,000             | 140,000             | -                |
| Southaven, MS  | Southaven Towne Center          | Jan-17   | 5.50%         | 45,434              | 45,434              | -                |
| Charleston, SC   | Citadel Mall                    | Apr-17   | 5.68%         | 74,553              | 74,553              | -                |
| Chattanooga, TN  | Hamilton Corner                 | Apr-17   | 5.67%         | 16,904              | 16,904              | -                |
| Fairview Heights, IL   | The Shoppes at St. Clair Square | Apr-17   | 5.67%         | 22,306              | 22,306              | -                |
| Lafayette, LA  | Mall of Acadiana                | Apr-17   | 5.67%         | 149,102             | 149,102             | -                |
| Layton, UT   | Layton Hills Mall               | Apr-17   | 5.66%         | 106,571             | 106,571             | -                |
| Lexington, KY  | The Plaza at Fayette Mall       | Apr-17   | 5.67%         | 44,017              | 44,017              | -                |
| Cincinnati, OH   | Eastgate Crossing               | May-17   | 5.66%         | 16,594              | 16,594              | -                |
|  | <b>SUBTOTAL</b>                 |          |               | <u>\$ 4,351,971</u> | <u>\$ 4,270,204</u> | <u>\$ 81,767</u> |
| Weighted average interest rate                               |                                 |          |               | 5.94%               | 5.93%               | 6.15%            |
| <b>Debt Premiums:</b>  |                                 |          |               |                     |                     |                  |
| Daytona Beach, FL  | Volusia Mall                    | Mar-09   | 4.75%         | \$ 1,225            | \$ 1,225            | \$ -             |
| Terre Haute, IN  | Honey Creek Mall                | Apr-09   | 4.75%         | 919                 | 919                 | -                |
| Little Rock, AR  | Park Plaza Mall                 | May-10   | 4.90%         | 3,208               | 3,208               | -                |
| Roanoke, VA  | Valley View Mall                | Sep-10   | 5.10%         | 3,750               | 3,750               | -                |
| St. Peters, MO   | Mid Rivers Mall                 | Jul-11   | 5.66%         | 4,603               | 4,603               | -                |
| Fayetteville, NC   | Cross Creek Mall                | Apr-12   | 5.00%         | 5,502               | 5,502               | -                |
| Colonial Heights, VA   | Southpark Mall                  | May-12   | 5.10%         | 2,483               | 2,483               | -                |
| Livonia, MI  | Laurel Park Place               | Dec-12   | 5.00%         | 7,153               | 7,153               | -                |
| Monroeville, PA  | Monroeville Mall                | Jan-13   | 5.30%         | 2,234               | 2,234               | -                |
| St. Louis, MO  | West County Center              | Apr-13   | 5.82%         | (4,338)             | (4,338)             | -                |
| St. Louis, MO  | South County Center             | Oct-13   | 5.50%         | (1,949)             | (1,949)             | -                |
| Joplin, MO   | Northpark Mall                  | Mar-14   | 5.50%         | 471                 | 471                 | -                |
| St. Louis, MO  | Chesterfield Mall               | Sep-16   | 5.96%         | (2,334)             | (2,334)             | -                |
|  | <b>SUBTOTAL</b>                 |          |               | <u>\$ 22,927</u>    | <u>\$ 22,927</u>    | <u>\$ -</u>      |
| Weighted average interest rate                               |                                 |          |               | 4.87%               | 4.87%               |                  |
| <b>Total Loans On Operating Properties And Debt Premiums</b> |                                 |          |               | <u>4,374,898</u>    | <u>4,293,131</u>    | <u>81,767</u>    |
| Weighted average interest rate                               |                                 |          |               | 5.93%               | 5.93%               | 6.15%            |
| <b>Construction Loans:</b>                                   |                                 |          |               |                     |                     |                  |
| Port Orange, FL  | The Pavilion At Port Orange     | Jun-08   | 6.38%         | 6,059               | -                   | 6,059            |
| West Melbourne, FL   | Hammock Landing                 | Jun-08   | 6.38%         | 2,999               | -                   | 2,999            |
| Milford, CT  | Milford Marketplace             | Dec-08   | 6.06%         | 16,257              | -                   | 16,257           |
| Chattanooga, TN  | CBL Center II                   | Aug-09   | 6.49%         | 7,503               | -                   | 7,503            |

| Location   | Property                       | Maturity Date | Interest Rate              | Balance             | Fixed               | Variable            |
|--|--------------------------------|---------------|----------------------------|---------------------|---------------------|---------------------|
| Pearland, TX   | Pearland Town Center           | Jul-10        | 6.21%                      | 42,992              | -                   | 42,992              |
| Pittsburgh, PA   | Settler's Ridge                | Dec-10        | 5.54%                      | 3,194               | -                   | 3,194               |
|  | <b>SUBTOTAL</b>                |               |                            | <u>79,004</u>       | <u>-</u>            | <u>79,004</u>       |
| <b>Lines Of Credit</b>   |                                |               | 5.04%                      | <u>1,415,032</u>    | <u>250,000</u>      | <u>1,165,032</u>    |
| <b>Other</b>   |                                |               |                            | <u>384</u>          | <u>384</u>          | <u>-</u>            |
| <b>Total Consolidated Debt</b>                                 |                                |               |                            | <b>\$ 5,869,318</b> | <b>\$ 4,543,515</b> | <b>\$ 1,325,803</b> |
| Weighted average interest rate                                 |                                |               |                            | 5.88%               | 5.80%               | 6.13%               |
| <b>Plus CBL's Share Of Unconsolidated Affiliates' Debt:</b>    |                                |               |                            |                     |                     |                     |
| Huntsville, AL   | Parkway Place                  | Jun-08        | 6.10%                      | \$ 26,600           | \$ -                | \$ 26,600           |
| Lee's Summit, MO   | Summit Fair                    | Jun-10        | 7.19%                      | 5,371 (b)           | -                   | 5,371               |
| Del Rio, TX  | Plaza del Sol                  | Aug-10        | 9.15%                      | 949                 | 949                 | -                   |
| York, PA   | York Town Center               | Oct-11        | 6.50%                      | 17,504              | -                   | 17,504              |
| Myrtle Beach, SC   | Coastal Grand-Myrtle Beach     | Oct-14        | 5.09%                      | 46,592 (c)          | 46,592              | -                   |
| El Centro, CA  | Imperial Valley Mall           | Sep-15        | 4.99%                      | 34,812              | 34,812              | -                   |
| Raleigh, NC  | Triangle Town Center           | Dec-15        | 5.74%                      | 100,000             | 100,000             | -                   |
| Clarksville, TN  | Governor's Square Mall         | Sep-16        | 8.23%                      | 13,540              | 13,540              | -                   |
| Paducah, KY  | Kentucky Oaks Mall             | Jan-17        | 5.27%                      | 14,611              | 14,611              | -                   |
| Greensboro, NC   | Shops at Friendly Center       | Jan-17        | 5.90%                      | 22,242              | 22,242              | -                   |
| Harrisburg, PA   | High Pointe Commons            | May-17        | 5.74%                      | 7,757               | 7,757               | -                   |
| Ft. Myers, FL  | Gulf Coast Town Center Phase I | Jul-17        | 5.60%                      | 95,400              | 95,400              | -                   |
|  | <b>SUBTOTAL</b>                |               |                            | <u>\$ 385,378</u>   | <u>\$ 335,903</u>   | <u>\$ 49,475</u>    |
| <b>Less Minority Interests' Share Of Consolidated Debt:</b>    |                                |               |                            |                     |                     |                     |
|  |                                |               | <b>Minority Interest %</b> |                     |                     |                     |
| Chattanooga, TN  | CBL Center                     | 8.00%         | 6.25%                      | \$ (1,114)          | \$ (1,114)          | \$ -                |
| Chattanooga, TN  | CBL Center II                  | 8.00%         | 6.49%                      | (600)               | -                   | (600)               |
| Pittsburgh, PA   | Settler's Ridge                | 60.00%        | 5.54%                      | (1,917)             | -                   | (1,917)             |
| Chattanooga, TN  | Hamilton Corner                | 10.00%        | 5.67%                      | (1,690)             | (1,690)             | -                   |
| Chattanooga, TN  | Hamilton Place                 | 10.00%        | 5.86%                      | (11,501)            | (11,501)            | -                   |
| Highpoint, NC  | Oak Hollow Mall                | 25.00%        | 7.31%                      | (9,931)             | (9,931)             | -                   |
|  | <b>SUBTOTAL</b>                |               |                            | <u>(26,753)</u>     | <u>(24,236)</u>     | <u>(2,517)</u>      |
| <b>Company's Share Of Consolidated And Unconsolidated Debt</b> |                                |               |                            | <b>\$ 6,227,943</b> | <b>\$ 4,855,182</b> | <b>\$ 1,372,761</b> |
| Weighted average interest rate                                 |                                |               |                            | 5.87%               | 5.79%               | 6.14%               |
| <b>Total Debt of Unconsolidated Affiliates:</b>                |                                |               |                            |                     |                     |                     |
| Huntsville, AL   | Parkway Place                  | Jun-08        | 6.10%                      | \$ 53,200           | \$ -                | \$ 53,200           |
| Del Rio, TX  | Plaza del Sol                  | Aug-10        | 9.15%                      | 1,876               | 1,876               | -                   |
| York, PA   | York Town Center               | Oct-11        | 6.50%                      | 35,008              | -                   | 35,008              |
| Myrtle Beach, SC   | Coastal Grand-Myrtle Beach     | Oct-14        | 5.09%                      | 93,184              | 93,184              | -                   |
| El Centro, CA  | Imperial Valley Mall           | Sep-15        | 4.99%                      | 58,019              | 58,019              | -                   |
| Raleigh, NC  | Triangle Town Center           | Dec-15        | 5.74%                      | 200,000             | 200,000             | -                   |
| Clarksville, TN  | Governor's Square Mall         | Sep-16        | 8.23%                      | 28,506              | 28,506              | -                   |
| Paducah, KY  | Kentucky Oaks Mall             | Jan-17        | 5.27%                      | 29,222              | 29,222              | -                   |
| Greensboro, NC   | Shops at Friendly Center       | Jan-17        | 5.90%                      | 44,485              | 44,485              | -                   |
| Harrisburg, PA   | High Pointe Commons            | May-17        | 5.74%                      | 15,513              | 15,513              | -                   |
| Ft. Myers, FL  | Gulf Coast Town Center Phase I | Jul-17        | 5.60%                      | 190,800             | 190,800             | -                   |
|  |                                |               |                            | <u>\$ 749,813</u>   | <u>\$ 661,605</u>   | <u>\$ 88,208</u>    |
| Weighted average interest rate                                 |                                |               |                            | 5.72%               | 5.65%               | 6.26%               |

(a) Represents a first mortgage securing the property. In addition to the first mortgage, there is also a \$7,750 B-note that is held by the Company.

(b) Represents the 27% share of the outstanding balance of the construction financing that the Company has guaranteed. The maximum amount that the Company has guaranteed is \$31,554.

(c) Represents a first mortgage securing the property. In addition to the first mortgage, there is also \$18,000 of B-notes that are payable to the Company and its joint venture partner, each of which hold \$9,000.

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**New and Renewal Leasing Activity of Same Small Shop Space Less Than 10,000 Square Feet**

| Property Type                            | Square Feet      | Prior Gross<br>Rent PSF | New Initial<br>Gross Rent<br>PSF | % Change<br>Initial | New Average<br>Gross Rent<br>PSF <sup>(2)</sup> | % Change<br>Average |
|--|------------------|-------------------------|----------------------------------|---------------------|---|---------------------|
| <b>Quarter:</b>                          |                  |                         |                                  |                     |   |                     |
| <b>All Property Types <sup>(1)</sup></b> | <b>764,458</b>   | <b>\$ 34.59</b>         | <b>\$ 37.33</b>                  | <b>7.9%</b>         | <b>\$ 38.06</b>                                 | <b>10.0%</b>        |
| Stabilized malls                         | 727,735          | 35.41                   | 38.23                            | 8.0%                | 38.98   | 10.1%               |
| New leases                               | 236,566          | 38.26                   | 44.41                            | 16.1%               | 45.72   | 19.5%               |
| Renewal leases                           | 491,169          | 34.04                   | 35.26                            | 3.6%                | 35.73   | 5.0%                |
| <b>Year to Date:</b>                     |                  |                         |                                  |                     |   |                     |
| <b>All Property Types <sup>(1)</sup></b> | <b>2,857,412</b> | <b>\$ 34.23</b>         | <b>\$ 36.77</b>                  | <b>7.4%</b>         | <b>\$ 37.52</b>                                 | <b>9.6%</b>         |
| Stabilized malls                         | 2,674,937        | 35.33                   | 38.01                            | 7.6%                | 38.76   | 9.7%                |
| New leases                               | 972,808          | 37.58                   | 44.27                            | 17.8%               | 45.56   | 21.2%               |
| Renewal leases                           | 1,702,129        | 34.05                   | 34.44                            | 1.1%                | 34.88   | 2.4%                |

**Average Annual Base Rents Per Square Foot By Property Type of Small Shop Space Less Than 10,000 Square Feet**

|                      | As of December 31, |          |
|----------------------|--------------------|----------|
|                      | 2007               | 2006     |
| Stabilized malls     | \$ 29.20           | \$ 28.03 |
| Non-stabilized malls | 26.70              | 27.77    |
| Associated centers   | 11.78              | 11.32    |
| Community centers    | 11.76              | 14.21    |
| Other                | 17.08              | 19.48    |

<sup>(1)</sup> Includes Stabilized malls, Associated centers, Community centers and Other.

<sup>(2)</sup> Average Gross Rent does not incorporate future annual increases for common area maintenance expense reimbursements.

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Top 25 Tenants Based On Percentage Of Total Revenues For The Year Ended December 31, 2007:**

| <u>Tenant</u>                            | <u>Number of<br/>Stores</u> | <u>Square Feet</u> | <u>Annual Gross<br/>Rentals (1)</u> | <u>Percentage of<br/>Total Revenues</u> |
|--|-----------------------------|--------------------|-------------------------------------|---|
| 1 Limited Brands, LLC                    | 162                         | 803,523            | \$31,329,844                        | 3.01%                                   |
| 2 Foot Locker, Inc.                      | 198                         | 760,640            | 31,021,076                          | 2.98%                                   |
| 3 The Gap Inc.                           | 107                         | 1,116,668          | 27,450,816                          | 2.64%                                   |
| 4 Abercrombie & Fitch, Co.               | 90                          | 608,047            | 22,689,087                          | 2.18%                                   |
| 5 AE Outfitters Retail Company           | 80                          | 462,375            | 20,551,015                          | 1.97%                                   |
| 6 Signet Group plc (2)                   | 122                         | 204,473            | 19,282,615                          | 1.85%                                   |
| 7 Finish Line, Inc.                      | 89                          | 446,013            | 17,123,420                          | 1.65%                                   |
| 8 Zale Corporation                       | 151                         | 157,038            | 16,255,012                          | 1.56%                                   |
| 9 Luxottica Group, S.P.A. (3)            | 155                         | 340,917            | 16,216,445                          | 1.56%                                   |
| 10 Genesco Inc. (4)                      | 183                         | 249,437            | 14,737,664                          | 1.42%                                   |
| 11 New York & Company, Inc.              | 56                          | 397,360            | 14,540,697                          | 1.40%                                   |
| 12 JC Penney Co. Inc. (5)                | 74                          | 8,424,596          | 14,516,094                          | 1.39%                                   |
| 13 Express Fashions                      | 46                          | 398,762            | 13,709,803                          | 1.32%                                   |
| 14 Dick's Sporting Goods, Inc.           | 15                          | 902,638            | 12,913,156                          | 1.24%                                   |
| 15 The Regis Corporation                 | 211                         | 249,598            | 12,566,224                          | 1.21%                                   |
| 16 The Children's Place Retail Store (6) | 70                          | 292,355            | 11,937,328                          | 1.15%                                   |
| 17 Pacific Sunwear of California         | 80                          | 286,286            | 10,936,043                          | 1.05%                                   |
| 18 Charming Shoppes, Inc. (7)            | 58                          | 341,837            | 10,867,992                          | 1.04%                                   |
| 19 Charlotte Russe Holding, Inc.         | 46                          | 318,334            | 10,812,545                          | 1.04%                                   |
| 20 Christopher & Banks, Inc.             | 87                          | 297,170            | 10,805,405                          | 1.04%                                   |
| 21 Aeropostale, Inc.                     | 74                          | 250,666            | 10,275,445                          | 0.99%                                   |
| 22 Sun Capital Partners, Inc. (8)        | 57                          | 732,572            | 9,743,391                           | 0.94%                                   |
| 23 The Buckle, Inc.                      | 49                          | 242,120            | 9,140,201                           | 0.88%                                   |
| 24 Claire's Stores, Inc.                 | 121                         | 142,552            | 8,734,815                           | 0.84%                                   |
| 25 Hallmark Cards, Inc.                  | 68                          | 269,551            | 8,618,394                           | 0.82%                                   |
|  | 2,449                       | 18,695,527         | \$386,774,527                       | 37.17%                                  |

(1) Includes annual minimum rent and tenant reimbursements based on amounts in effect at December 31, 2007.

(2) Signet Group PLC operates Kay Jewelers, Marks & Morgan, JB Robinson, Shaw's Jewelers, Osterman's Jewelers, LeRoy's Jewelers, Jared Jewelers, Belden Jewelers, & Rogers Jewelers.

(3) Luxottica Group, S.P.A. operates Lenscrafters, Sunglass Hut, and Pearl Vision.

(4) Genesco Inc. operates Journey's, Jarman, Underground Station, Hat World, Lids, Hat Zone, and Cap Factory stores.

(5) JC Penney Co. Inc. owns 30 of these stores.

(6) The Children's Place Retail Stores, Inc. also operates The Disney Stores.

(7) Charming Shoppes, Inc. operates Lane Bryant, Fashion Bug, and Catherine's.

(8) SunCapital Partners, Inc. operates Anchor Blue, Fazoli's, Friendly's, Life Uniform, Mattress Firm, Mervyn's, Shopko, Smokey Bones, Souper Salad, and The Limited.

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For the Three Months and Year Ended December 31, 2007**

**Capital Expenditures for Three Months and Year Ended December 31, 2007**

(In thousands)

|   | <u>Three Months</u> | <u>Year</u>       |
|---|---------------------|-------------------|
| Tenant allowances                       | \$ 19,811           | \$ 65,165         |
| Renovations                             | 9,289               | 41,362            |
| Deferred maintenance:                   |                     |                   |
| Parking lot and parking lot lighting    | 5,635               | 7,870             |
| Roof repairs and replacements           | 9,159               | 21,957            |
| Other capital expenditures              | 2,734               | 8,064             |
| Total deferred maintenance expenditures | <u>17,528</u>       | <u>37,891</u>     |
| Total capital expenditures              | <u>\$ 46,628</u>    | <u>\$ 144,418</u> |

The capital expenditures incurred for maintenance such as parking lot repairs, parking lot lighting and roofs are classified as deferred maintenance expenditures. These expenditures are billed to tenants as common area maintenance expense and the majority is recovered over a five to fifteen year period. Renovation capital expenditures are for remodelings and upgrades to enhance our competitive position in the market area. A portion of these expenditures covering items such as new floor coverings, painting, lighting and new seating areas are also recovered through tenant billings. The costs of other items such as new entrances, new ceilings and skylights are not recovered from tenants. We estimate that 30% of our renovation expenditures are recoverable from our tenants over a ten to fifteen year period. The third category of capital expenditures is tenant allowances, sometimes made to third-generation tenants. Tenant allowances are recovered through minimum rents from the tenants over the term of the lease.

**Deferred Leasing Costs Capitalized**

(In thousands)

|                | <u>2007</u>     | <u>2006</u>     |
|----------------|-----------------|-----------------|
| Quarter ended: |                 |                 |
| March 31,      | \$ 1,001        | \$ 388          |
| June 30,       | 1,593           | 950             |
| September 30,  | 548             | 401             |
| December 31,   | 1,478           | 832             |
|                | <u>\$ 4,620</u> | <u>\$ 2,571</u> |

**CBL & Associates Properties, Inc.**  
**Supplemental Financial And Operating Information**  
**For The Year Ended December 31, 2007**

**Properties Opened Year-to-date**  
(Dollars in thousands)

| Property  | Location             | Total Project Square Feet | CBL's Share of |              | Date Opened  | Initial Yield(a) |
|---|----------------------|---------------------------|----------------|--------------|--------------|------------------|
|   |                      |                           | Total Cost     | Cost To Date |              |                  |
| <b>Mall Expansions:</b>                           |                      |                           |                |              |              |                  |
| Brookfield Square - Mitchell's Fish Market        | Brookfield, WI       | 7,500                     | \$ 3,044       | \$ 3,044     | April-07     | 8.4%             |
| Southpark Mall - Regal Cinema                     | Colonial Heights, VA | 68,242                    | 11,322         | 11,322       | July-07      | 11.0%            |
| The District at Valley View - shops               | Roanoke, VA          | 61,200                    | 18,026         | 17,227       | July/Fall-07 | 7.6%             |
| Brookfield Square - Fresh Market                  | Brookfield, WI       | 22,400                    | 4,960          | 4,960        | August-07    | 7.6%             |
| Harford Mall - lifestyle expansion                | Bel Air, MD          | 39,222 (b)                | 9,736          | 8,269        | September-07 | 6.1%             |
| The District at CherryVale                        | Rockford, IL         | 84,541                    | 21,099         | 19,537       | Fall-07      | 7.4%             |
| Coastal Grand - Old Navy                          | Myrtle Beach, SC     | 23,269                    | 1,813          | 1,763        | October-07   | 7.9%             |
| <b>Community/Open-Air Centers:</b>                |                      |                           |                |              |              |                  |
| Alamance Crossing East                            | Burlington, NC       | 571,700                   | 79,300 (e)     | 82,605       | August-07    | 8.4%             |
| York Town Center (c)                              | York, PA             | 274,495                   | 21,085         | 19,511       | September-07 | 9.8%             |
| Cobblestone Village at Palm Coast                 | Palm Coast, FL       | 277,770                   | 10,520 (e)     | 17,324       | October-07   | 7.7%             |
| <b>Open-Air Center Expansion:</b>                 |                      |                           |                |              |              |                  |
| Gulf Coast Town Center - Phase II-shops/Costco(d) | Ft. Myers, FL        | 595,990                   | 83,286         | 83,286       | Spring-07    | 9.2%             |
| <b>Associated/Lifestyle Centers:</b>              |                      |                           |                |              |              |                  |
| The Shoppes at St. Clair Square                   | Fairview Heights, IL | 84,080                    | 27,487 (e)     | 31,964       | March-07     | 7.0%             |
| Milford Marketplace                               | Milford, CT          | 105,638                   | 25,729         | 22,567       | October-07   | 8.3%             |
| <b>Mall Renovations:</b>                          |                      |                           |                |              |              |                  |
| Mall del Norte                                    | Laredo, TX           | 1,207,687                 | 20,400         | 20,400       | Fall-07      | NA               |
| Honey Creek Mall                                  | Terre Haute, IN      | 678,763                   | 5,600          | 4,842        | Fall-07      | NA               |
| <b>Associated Center Renovation:</b>              |                      |                           |                |              |              |                  |
| Madison Plaza                                     | Huntsville, AL       | 153,085                   | 1,320          | 1,320        | June-07      | NA               |
| <b>Redevelopments:</b>                            |                      |                           |                |              |              |                  |
| Mall del Norte - Theater                          | Laredo, TX           | 82,500                    | 14,403         | 11,379       | Spring-07    | 7.4%             |
| Westgate Mall - Former Proffits                   | Spartanburg, SC      | 153,000                   | N/A            | NA           | August-07    | NA               |
| Northpark Mall - Former Wards                     | Joplin, MO           | 90,688                    | 9,750          | 7,900        | October-07   | 7.8%             |
| Columbia Place - Former JCPenney                  | Columbia, SC         | 124,819                   | 12,831         | 11,604       | Aug/Oct-07   | 7.0%             |

**Announced Property Renovations and Redevelopments**  
(Dollars in thousands)

| Property  | Location       | Total Project Square Feet | CBL's Share of   |                  | Opening Date   | Initial Yield(b) |
|---|----------------|---------------------------|------------------|------------------|----------------|------------------|
|   |                |                           | Total Cost       | Cost To Date     |                |                  |
| <b>Mall Renovations:</b>                        |                |                           |                  |                  |                |                  |
| Brookfield Square                               | Brookfield, WI | 1,132,984                 | \$ 18,100        | \$ 6,068         | Fall-08        | NA               |
| Georgia Square                                  | Athens, GA     | 674,738                   | 16,900           | 9,060            | Spring-08      | NA               |
| <b>Redevelopments:</b>                          |                |                           |                  |                  |                |                  |
| Parkdale Mall - Former Dillard's (Phase I & II) | Beaumont, TX   | 50,720                    | 14,679           | 9,612            | Jan-08/Fall-08 | 6.6%             |
|   |                | <u>1,858,442</u>          | <u>\$ 49,679</u> | <u>\$ 24,740</u> |                |                  |

- (a) Pro forma initial yields represented here may be lower than actual initial returns as they are reduced for management and development fees.  
(b) Total square footage includes redevelopment and expansion of 2,641 square feet.  
(c) 50/50 Joint Venture.  
(d) 50/50 Joint Venture. Amounts shown are 100% of total costs and cost to date as CBL has funded all costs to date.  
(e) Cost-to-date higher than total cost due to pending reimbursements.

**Properties Under Development at December 31, 2007**

(Dollars in thousands)

| Property                                   | Location              | Total Project Square Feet | CBL's Share of    |                   | Opening Date      | Initial Yield(a) |
|--|-----------------------|---------------------------|-------------------|-------------------|-------------------|------------------|
|  |                       |                           | Total Cost        | Cost To Date      |                   |                  |
| <b>Mall Expansions:</b>                    |                       |                           |                   |                   |                   |                  |
| Southpark Mall - Foodcourt                 | Colonial Heights, VA  | 17,150                    | 4,188             | 939               | Spring-08         | 11.0%            |
| Coastal Grand - JCPenney                   | Myrtle Beach, SC      | 103,395                   | NA                | NA                | Spring-08         | NA               |
| Coastal Grand - Ulta Cosmetics             | Myrtle Beach, SC      | 10,000                    | 1,449             | 1,498             | Spring-08         | 8.7%             |
| Cary Towne Center - Mimi's Café            | Cary, NC              | 6,674                     | 2,243             | 948               | Spring-08         | 15.0%            |
| Brookfield Square - Claim Jumpers          | Brookfield, WI        | 12,000                    | 3,430             | 707               | Fall-08           | 11.9%            |
| <b>Associated/Lifestyle Centers:</b>       |                       |                           |                   |                   |                   |                  |
| Brookfield Square - Corner Development     | Brookfield, WI        | 19,745                    | 8,372             | 1,478             | Fall-08           | 8.0%             |
| Imperial Valley Commons (Phase I) (b)      | El Centro, CA         | 610,966                   | 11,471            | 19,802            | Fall-08/Summer-09 | 8.1%             |
| <b>Office:</b>                             |                       |                           |                   |                   |                   |                  |
| CBL Center II                              | Chattanooga, TN       | 74,598                    | 17,120            | 10,711            | January-08        | 8.6%             |
| <b>Mixed - Use Center:</b>                 |                       |                           |                   |                   |                   |                  |
| Pearland Town Center (Retail Portion)      | Pearland, TX          | 694,417                   | 160,248           | 95,842            | Fall-08           | 7.4%             |
| Pearland Town Center (Hotel Portion)       | Pearland, TX          | 72,500                    | 17,886            | 2,882             | Fall-08           | 8.3%             |
| Pearland Town Center (Residential Portion) | Pearland, TX          | 68,110                    | 11,312            | 958               | Fall-08           | 8.4%             |
| Pearland Town Center (Office Portion)      | Pearland, TX          | 51,560                    | 9,385             | 316               | Fall-08           | 8.7%             |
| <b>Community/Open-Air Centers:</b>         |                       |                           |                   |                   |                   |                  |
| Alamance Crossing - Theater/Shops          | Burlington, NC        | 82,997                    | 18,882            | 2,669             | Spring-08         | 8.4%             |
| Statesboro Crossing (d)                    | Statesboro, GA        | 162,450                   | 20,465            | 4,956             | Fall-08           | 8.2%             |
| Summit Fair (c)                            | Lee's Summit, MO      | 512,551                   | 22,000            | 22,000            | Fall-08/Summer-09 | 9.6%             |
| Settlers Ridge (b)                         | Robinson Township, PA | 515,444                   | 119,146           | 31,137            | Summer-09         | 8.6%             |
|  |                       | <u>3,014,557</u>          | <u>\$ 427,597</u> | <u>\$ 196,843</u> |                   |                  |

(a) Pro forma initial yields represented here may be lower than actual initial returns as they are reduced for management and development fees.

(b) 60/40 Joint Venture. Amounts shown are 100% of total costs and cost to date as CBL has funded all costs to date. Costs to date are gross of applicable reimbursements.

(c) CBL's interest represent 27% of project cost.

(d) 50/50 Joint Venture