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SHOPPING CENTERS POST STRONG ANNUAL PERFORMANCE
OVERALL SALES GROW BY 5.8%

NEW YORK (May 2006) – Shopping centers remained the dominant format for retail sales in the United States in 2005. According to the International Council of Shopping Centers, Inc. (ICSC), shopping center-inclined sales¹ registered over \$2.12 trillion dollars in sales, a 5.8 percent increase over 2004 figures.

“Despite all the worry about high energy prices and gasoline prices, we continued to see strength in 2005,” said Michael Niemira, chief economist and director of research for ICSC. “Shopping center sales growth in 2005 followed a 6.3 percent gain in 2004. Together, 2004 and 2005 posted the strongest back-to-back sales increase since 1998 and 1999,” Mr. Niemira added.

Nationally, the numbers of adults visiting shopping centers each month rose from 188.7 million in 2004 to 190.8 million in 2005, resulting in \$2.12 trillion in shopping center-inclined sales (75 percent of total non-automotive retail sales), up from \$2.00 trillion in 2004. In 2005, state sales tax revenue from shopping center-inclined sales also rose as centers collected \$114.4 billion in state sales taxes, up slightly from the \$108.2 billion generated by shopping centers in 2004.

Shopping center-related employment rose slightly from 12,492,950 million jobs in 2004 to 12,675,920 million jobs in 2005.

In 2005, there were 861 more shopping centers operating. The total number of shopping centers increased in 2005 to 48,695, up from 47,834 in 2004.

Founded in 1957, ICSC is the premier global retail real estate trade association for the shopping center industry. Its more than 58,000 members in 100 countries include shopping center owners, developers and managers, as well as marketing specialists, investors, lenders, retailers and public officials.

¹Shopping center-inclined sales, based directly on U.S. Commerce Department data, simply measure sales at stores that are likely to be at shopping centers. Shopping center-inclined sales include the following store types: General Merchandise, Apparel, Furniture, Electronic and “Other” (GAFO), Health and Personal Care, Food and Beverage, and Building Material & Garden Equipment & Supplies.