



**EDINBURGH
PREMIUM OUTLETS®**


SIMON™
PREMIUM OUTLETS

THE SIMON EXPERIENCE — WHERE BRANDS & COMMUNITIES COME TOGETHER

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.

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.

We deliver:

SCALE

Largest global owner of retail real estate including Malls, Simon Premium Outlets® and The Mills®

QUALITY

Iconic, irreplaceable properties in great locations

INVESTMENT

Active portfolio management increases productivity and returns

GROWTH

Core business and strategic acquisitions drive performance

EXPERIENCE

Decades of expertise in development, ownership, and management

That's the advantage of leasing with Simon.

PROPERTY OVERVIEW

EDINBURGH PREMIUM OUTLETS®

EDINBURGH, IN

MAJOR METROPOLITAN AREAS

Indianapolis:	35 miles
Bloomington:	45 miles
Louisville, KY:	80 miles
Cincinnati, OH:	100 miles

RETAIL

GLA (sq. ft.) 378,000; 85 stores

OPENING DATES

Opened 1989
Expanded 1994, 2005

RADIUS POPULATION

15 mile population:	124,442
30 mile population:	631,009
45 mile population:	1,922,171

AVERAGE HH INCOME

30 mile average: \$69,226

SELECT TENANTS

Abercrombie & Fitch Outlet, adidas, American Eagle Outfitters, Ann Taylor Factory Store, Banana Republic Factory Store, Calvin Klein Company Store, Coach Factory Store, Express, Gap Factory Store, G.H. Bass & Co., GUESS Factory Store, Gymboree Outlet, J.Crew Factory, Levi's Outlet Store, Michael Kors Outlet, NikeFactoryStore, OshKosh Outlet, Polo Ralph Lauren Factory Store, Puma, Tommy Hilfiger Company Store, Under Armour Factory House, Van Heusen, VF Outlet, White House | Black Market

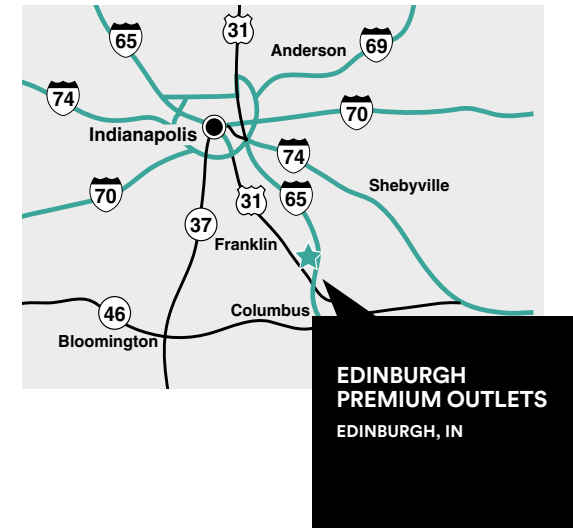
TOURISM / TRAFFIC

Indianapolis is one of the nation's fastest growing metropolitan areas but has not lost its small town flavor and friendly atmosphere. It is consistently ranked among the best places to live. Economically stable and diversified, Indianapolis is home to such international corporations as Eli Lilly and Company, Roche Diagnostics, Simon, and Thompson Consumer Electronics. Indianapolis has long been known as the "Crossroads of America" because many of the nation's highways converge there. In addition to its growing permanent population, Indianapolis welcomes an estimated 18 million visitors annually, which includes leisure travelers and convention delegates. Indianapolis is also home to some of the largest single-day sporting events in the world including the Indianapolis 500 in May and the Brickyard 400 in July.

LOCATION / DIRECTIONS

Conveniently located at the intersection of I-65 and US 31, 35 miles south of Indianapolis.

- Bloomington, IN: Take US 46E, I-65N, Exit 76B
- Louisville, KY: Take I-65N, Exit 76B
- Cincinnati, OH: Take I-74W, US 46W, I-65N, Exit 76B



SITE AND PLAN



From Indianapolis

I-65

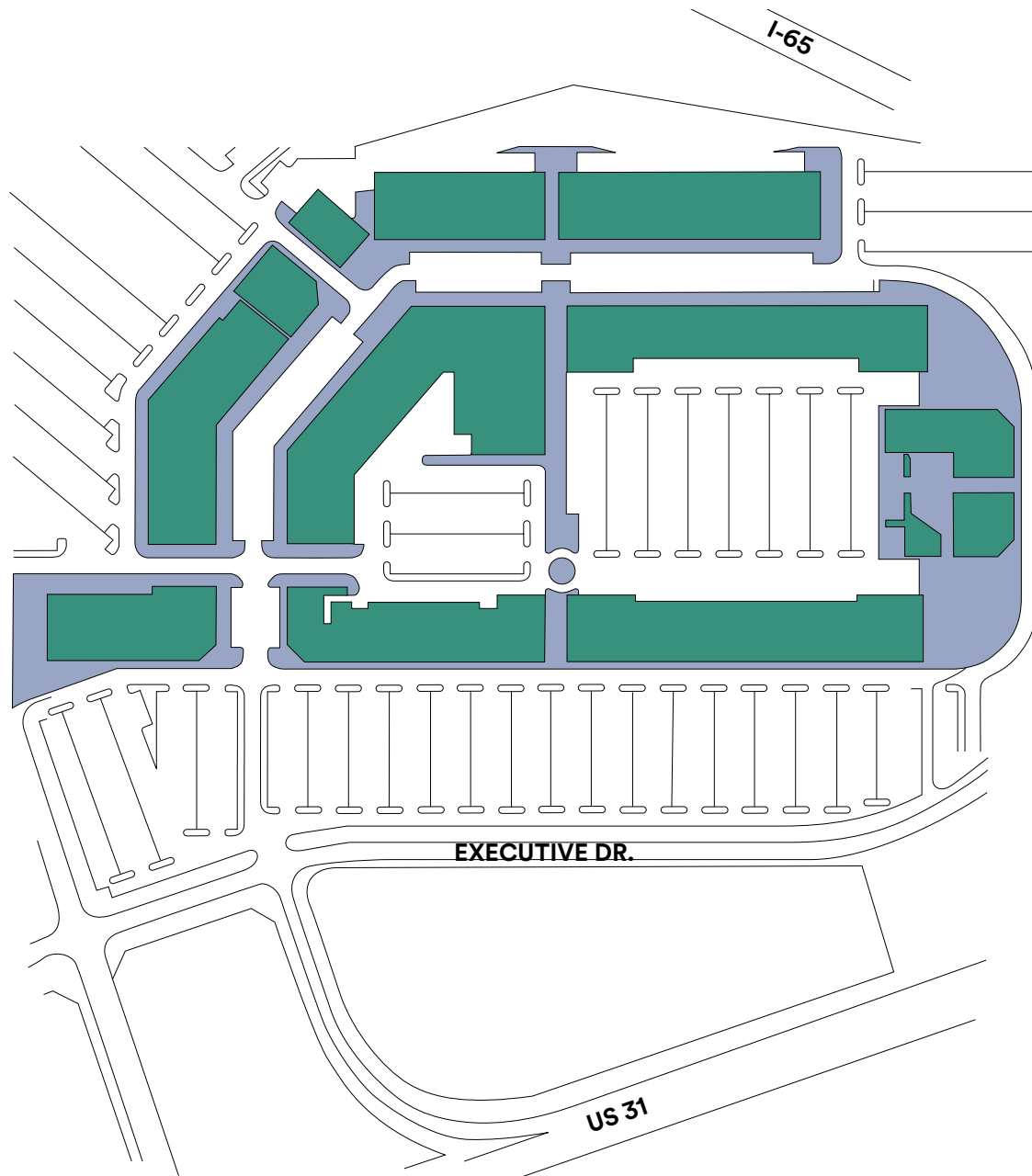
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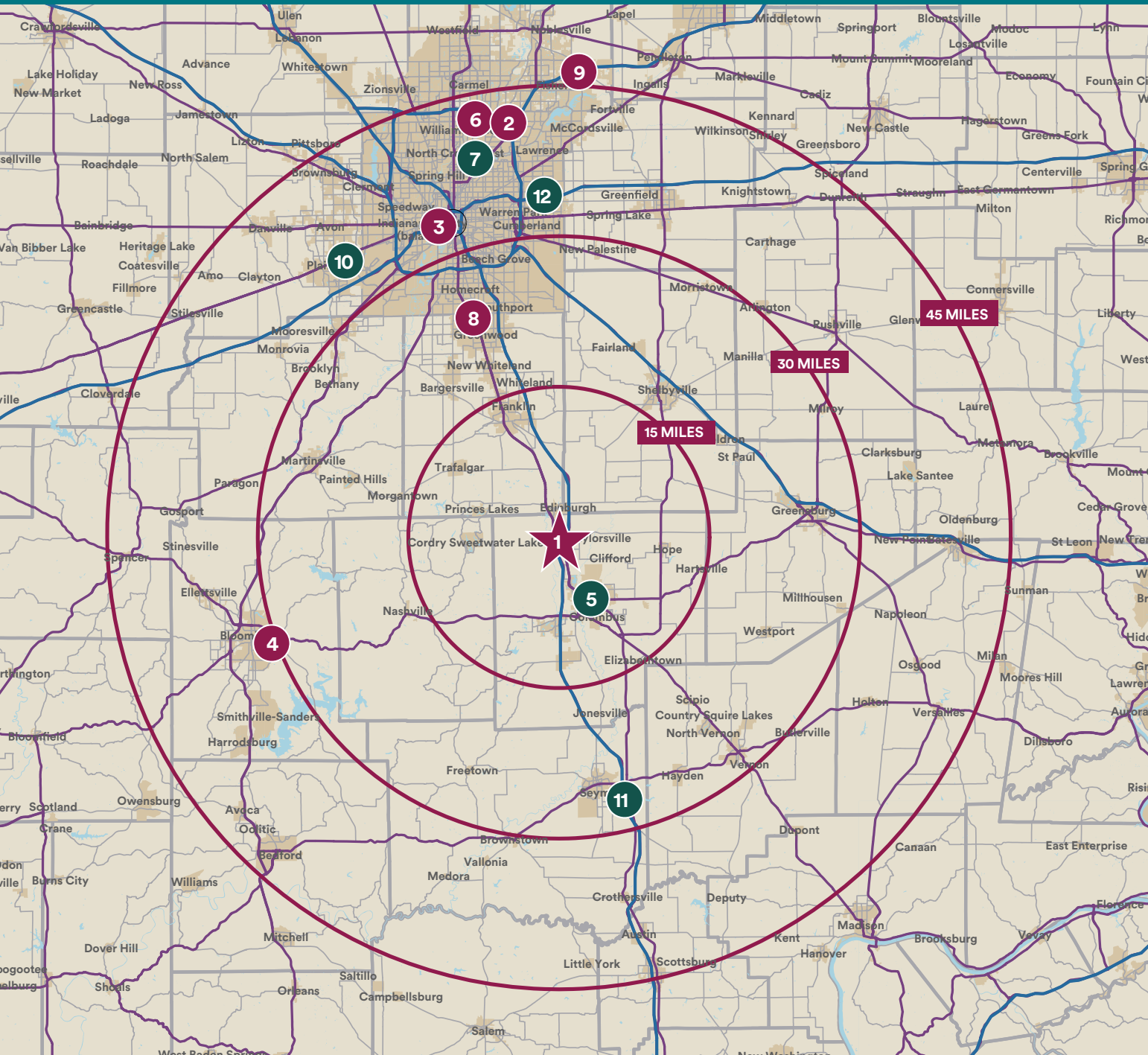
US 31

Exit to US 31

NORTH



SURROUNDING AREA CENTERS



SURROUNDING AREA CENTERS

- Simon Centers
- Competition

- 1 Edinburgh Premium Outlets®
- 2 Castleton Square
- 3 Circle Centre
- 4 College Mall
- 5 Fair Oaks Mall
- 6 The Fashion Mall at Keystone
- 7 Glendale Town Center
- 8 Greenwood Park Mall
- 9 Hamilton Town Center
- 10 Metropolis
- 11 Shops at Seymour
- 12 Washington Square

OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Greenwood Park Mall Greenwood, IN	1,288,000 sf	Von Maur, Macy's, JCPenney, Sears, Dick's Sporting Goods, Barnes & Noble	24 miles / 23 minutes
Circle Centre Indianapolis, IN	752,000 sf	Carson's	37 miles / 45 minutes
Castleton Square Indianapolis, IN	1,383,000 sf	Von Maur, Macy's, JCPenney, Sears, Dick's Sporting Goods, Forever 21	60 miles / 1 hour



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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).