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.
SAN MARCOS PREMIUM OUTLETS®
SAN MARCOS, TX

MAJOR METROPOLITAN AREAS
Austin 30 miles
San Antonio 40 miles
Houston 150 miles
Dallas 226 miles
Mexico 197 miles

RETAIL
GLA (sq. ft.) 732,000; 145 Stores

OPENING DATES
Opened August 1990
Renovated November 2005

PARKING RATIO
5:1

RADIUS POPULATION
15 mile population: 208,651
30 mile population: 871,227
45 mile population: 2,915,836

AVERAGE HH INCOME
30 mile average: $79,094

SELECT TENANTS
Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, Armani Outlet, Banana Republic Factory Store, Clarins, Cole Haan Outlet, Diane von Furstenberg, Elie Tahari Outlet, Gucci, James Perse, Kate Spade New York, lululemon athletica, Michael Kors Outlet, NikeFactoryStore, The North Face, Polo Ralph Lauren Factory Store, Pottery Barn, Prada, Salvatore Ferragamo Company Store, Tory Burch, Under Armour Factory House, Victoria’s Secret, Williams-Sonoma

TOURISM / TRAFFIC
San Marcos Premium Outlets offers an impressive collection of luxury and name-brand stores. Ideally situated on Exit 200 off I-35, the center draws from the 3.5 million people who live within a 60-mile radius and takes full advantage of the 117,000 vehicles that pass by daily along I-35. The center consistently ranks within the top 10 visitor attractions in the state of Texas and draws nearly 11 million visitors annually with a strong international shopping base comprised of guests from Latin America (more than three million affluent Mexican nationals annually), Europe, and Asia. The Austin MSA (includes San Marcos) ranked #1 fastest growing city in the US by Forbes for the fourth consecutive year.

MAJOR ATTRACTIONS

LOCATION / DIRECTIONS
San Marcos Premium Outlets is ideally situated on Exit 200 off I-35.
— From Austin: I-35S to Exit 200 toward Centerpoint Rd. in San Marcos
— From Dallas: I-35S to Exit 200 toward Centerpoint Rd. in San Marcos
— From Houston: US 290W to TX Hwy. 21W to I-35, Exit 200
— From San Antonio: I-35N to Exit 200 toward Centerpoint Rd. in San Marcos
<table>
<thead>
<tr>
<th>SHOPPING CENTERS</th>
<th>GROSS LEASABLE AREA</th>
<th>ANCHORS</th>
<th>DISTANCE / DRIVE-TIME</th>
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</thead>
<tbody>
<tr>
<td>Rolling Oaks Mall</td>
<td>882,000 sf</td>
<td>Dillard’s, Macy’s, JCPenney, Sears</td>
<td>27 miles / 34 minutes</td>
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<tr>
<td>San Antonio, TX</td>
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<tr>
<td>Barton Creek Square</td>
<td>1,430,000 sf</td>
<td>Nordstrom, Dillard’s, Macy’s, JCPenney, Sears</td>
<td>32 miles / 40 minutes</td>
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<tr>
<td>Austin, TX</td>
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<tr>
<td>Hill Country Galleria</td>
<td>524,000 sf</td>
<td>Barnes &amp; Noble, Dick’s Sporting Goods,</td>
<td>33 miles / 42 minutes</td>
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<tr>
<td>Bee Cave, TX</td>
<td></td>
<td>Dillard’s</td>
<td></td>
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<tr>
<td>North Star Mall</td>
<td>1,257,000 sf</td>
<td>Dillard’s, JCPenney, Macy’s, Saks Fifth</td>
<td>37 miles / 48 minutes</td>
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<tr>
<td>San Antonio, TX</td>
<td></td>
<td>Avenue</td>
<td></td>
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<tr>
<td>The Domain*</td>
<td>1,233,000 sf</td>
<td>Neiman Marcus, Macy’s, Dick’s Sporting</td>
<td>46 miles / 49 minutes</td>
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<tr>
<td>Austin, TX</td>
<td></td>
<td>Goods</td>
<td></td>
</tr>
<tr>
<td>The Shops at La Cantera</td>
<td>1,311,000 sf</td>
<td>Neiman Marcus, Nordstrom, Dillard’s, Macy’s</td>
<td>48 miles / 44 minutes</td>
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<td>San Antonio, TX</td>
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<tr>
<td>OUTLET SHOPPING</td>
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<tr>
<td>Tanger Outlets - San Marcos</td>
<td>442,000 sf</td>
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<td>1 mile / 3 minutes</td>
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<td>San Marcos, TX</td>
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<tr>
<td>Round Rock Premium Outlets*</td>
<td>489,000 sf</td>
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<td>50 miles / 58 minutes</td>
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