

THE TAKEOVER PANEL

CAPITAL SHOPPING CENTRES GROUP PLC (“CSC”)

SIMON PROPERTY GROUP, INC. (“SIMON”)

The Panel Executive notes the announcement, earlier today, by CSC of the result of the general meeting to approve the acquisition of the Trafford Centre. In the light of this announcement, and following the Panel Executive’s announcement of 11 January 2011, Simon and CSC will, with immediate effect, be removed from the Panel’s Disclosure Table and Rules 8 and 38 will cease to apply in relation to, among other things, dealings in relevant securities of CSC.

Each of Simon and CSC has agreed to this announcement being made.

26 January 2011