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MACARONI GRILL AND MIMI'S CAFÉ COMING TO PALMS CROSSING

- Two New Exciting Restaurant Concepts for Valley -

McALLEN, TX (June 20, 2007) – Two exciting restaurant concepts, Mimi's Café and Romano's Macaroni Grill, will arrive in the Valley with their first locations at Palms Crossing. Phase I of Palms Crossing, the retail portion of the Master Plan, is a 385,000 square foot community center being developed by Simon Property Group, Inc., the country's largest owner, developer and manager of high quality retail real estate. At completion, Palms Crossing will encompass 550,000 square feet of retail.

"We're very pleased to add Mimi's Café and Romano's Macaroni Grill to our great restaurant lineup at Palms Crossing," said Kevin Sims, vice president of Simon's community/lifestyle center division. "With our recent announcement of P.F. Chang's and BJ's Restaurant and Brewhouse coming to the project, we believe that Palms Crossing will be the place to go for great dining in McAllen."

With an eclectic menu of more than 100 breakfast, lunch and dinner items, Mimi's Café offers fresh and flavorful dishes to suit guests' varied tastes. From comfort classics such as chicken pot pie, slow roasted turkey breast and Mimi's pot roast to small bites including citrus salmon, petite salads and homemade soups, there is something for everyone. Seasonal dishes, created to capture harvests at their peak, are regularly featured on the menu as well.

The new Mimi's Café at Palms Crossing will offer seating for more than 200 guests with multiple rooms, each with a different feel. The interior design showcases New Orleans café inspiration with vibrant colors and jazzy art while the unique exterior architecture resembles a colorful French cottage.

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Macaroni and Mimi's/Add one

Romano's Macaroni Grill will be open for lunch and dinner at Palms Crossing. The restaurant will seat 200, have a bar area and in all total 6,500 square feet. The menu features the full variety of Italian cuisine including antipasti, brick-oven pizzas, salads, signature soups, pasta, stuffed pasta, grilled items, drinks and desserts.

"Macaroni Grill has been a longtime favorite throughout the country," said Larry Fallek president of RGV Property, Inc., the operator of the restaurant. "The new McAllen Convention Center will draw people to the area and Palms Crossing will be a great complement with its mix of high-quality retailers and restaurants."

Simon Property Group, Inc. is an S&P 500 company and the largest public U.S. real estate company. Simon is a fully integrated real estate company which operates from five retail real estate platforms: regional malls, Premium Outlet Centers®, The Mills®, community/lifestyle centers and international properties. It currently owns or has an interest in 382 properties comprising 258 million square feet of gross leasable area in North America, Europe and Asia. The Company is headquartered in Indianapolis, Indiana and employs more than 4,500 people worldwide. Simon Property Group, Inc. is publicly traded on the NYSE under the symbol SPG and has a current total market capitalization of approximately \$56 billion. For further information, visit the Company's website at www.simon.com.

Mimi's Café is a collection of upscale family dining restaurants with 115 locations in 20 states. The publicly traded company (NASDAQ ticker symbol BOBE) is known and loved for its full breakfast, lunch and dinner menus with high-quality, eclectic cuisine, unparalleled service and tastefully appointed décor.

Brinker International, Inc. (NYSE:EAT), either owns, operates, franchises, or is involved in the ownership of restaurants under the names Chili's Grill & Bar, Romano's Macaroni Grill, On The Border Mexican Grill & Cantina, and Maggiano's Little Italy.

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