



FOR IMMEDIATE RELEASE

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**HORIZON GROUP PROPERTIES CELEBRATES
OUTLET CENTER GROUND BREAKING IN
EL PASO COUNTY, TEXAS**

(EL Paso, TX – FEB 1, 2007) --- Horizon Group Properties, Inc. (OTC:HGPI.pk) with its joint partner, Grand Misuma, LLC hosted a ground breaking ceremony today for the newest outlet shopping center in Texas. El Paso Mayor John Cook, members of the Greater El Paso Chamber of Commerce, City and County officials and other guest helped to celebrate the occasion.

Scheduled to open October 11, 2007, the 385,000 square feet, Sun Valley Factory Shoppes is already 95% committed. The center will feature famous name brand stores including Nike, Banana Republic, Brooks Brothers, Tommy Hilfiger, BCBG and many more. (Full list provided below)

Located northwest of the intersection of Interstate 10 and the new Transmountain Loop, also known as Highway 375, Sun Valley Factory Shoppes will be easily accessible from the highway for area visitors. “The center is perfectly located to serve consumers from El Paso, Las Cruces and Mexico as well as tourists driving I-10,” said Allan Davidov of Grand Misuma. “Access and visibility of the property is truly outstanding.”

“Sun Valley Factory Shoppes is the first-of-its-kind outlet shopping center and dining destination in this part of the United States. Our goal is to create a shopping center experience that will offer top brands and provide shoppers the opportunity to buy directly

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from the manufacture” said Gary J. Skoien, Chairman, President and Chief Executive Officer of Horizon Group Properties. Of the 30 largest cities in the United States, El Paso is alone in not having a factory outlet center within 100 miles and is one of the 20 fastest growing cities in the US.

Grand Opening of the shopping center is planned for October 11, 2007. When completed, it is expected to produce 800 retail jobs. The center will generate \$110 million in annual sales providing approximately \$3.4 million annually of new tax revenue to the community. The annual property taxes will be approximately \$1.3 million split amongst Canutillo Schools along with the City of El Paso City and El Paso County taxing authorities."

Horizon Group Properties is responsible for leasing and developing the center. Its joint venture partner is Grand Misuma, a real estate development company is headed by Allan Davidov and Gil Priel.

Based in Rosemont, Illinois, Horizon Group Properties, Inc. are the owner and developer of factory outlet shopping centers and developer of a master planned community in suburban Chicago.

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Sun Valley Factory Shoppes

Adidas	KB Toys
Aéropostale's	Kitchen Collection
Anne Klein	Lane Bryant
Banana Republic	Levi's
Bass	Dockers
BCBG	Maidenform
Brooks Brothers	Naturalizer
Calvin Klein Underwear	Nike
Carter's	Nine West
Casual Male	Old Navy
The Children's Place	OshKosh
Claire's	Rack Room Shoes
Converse	PacSun
Disney Store	Petite Sophisticate
Dress Barn	Perry Ellis
Easy Spirit	Puma
EcKo	Quiksilver
Famous Footwear	Rocky Mountain Chocolate Factory
Fragrance Outlet	Samsonite
Gap Outlet	Skechers
Geoffrey Beene	Strasburg Children
Le Gourmet Chef	Stride Rite
Guess	Sunglass Hut
Gymboree	Timex
Hot Dog on A Stick	Tommy Hilfiger
Hot Topic	Ultra Diamonds
IZOD	VF Outlet
Kasper	Van Heusen
Johnston & Murphy	Vitamin World
Jones NY	Wilson's Leather
Journeys	Zumiez

FACT SHEET**Horizon Group Properties – El Paso**

Center Name	Sun Valley Factory Shoppes
Location	I-10 and Transmountain Loop (Highway 375) El Paso County, Texas
Owner	El Paso Outlet Center, LLC, a joint venture between Horizon El Paso LLC and Grand Misuma.
Total project cost	\$70,000,000
Total Gross Leasable Area	385,000 square feet
Parking spaces	2,000
Key features	<ul style="list-style-type: none">• Daily vehicle count of 70,000.• Of the 30 largest cities in the United states, El Paso is alone in not having an outlet center within 100 miles.• The site is within 10 miles of the US Mexico border, making the Sun Valley Factory Shoppes the preferred shopping destination for Mexico.
Construction schedule	Completion - October , 2007
Job Creation	Construction - 300 Retail - 800 Total 1,100

