



FOR IMMEDIATE RELEASE

CONTACT: Gary J. Skoien
Chief Executive Officer
(847) 292-1870

HORIZON GROUP PROPERTIES SELLS SHOPPING CENTER

(Rosemont, Illinois –November 27, 2006) -- Horizon Group Properties, Inc. ("HGPI") (OTC: HGPI.PK), an owner, operator and developer of factory outlet centers and land developer, announced that Horizon Group Properties, L.P. ("HGP LP") has sold its outlet shopping center in Monroe, Michigan to an affiliate of Howard Realty Group. The center was owned by a partnership of which HGP LP owns approximately 51%. HGPI owns approximately 69% of HGP LP and is its general partner. The net proceeds to HGP LP were approximately \$1.8 million.

Gary J. Skoien, Chairman, President and Chief Executive Officer of HGPI commented, "With 122,000 square feet of space, this center was the smallest center in our portfolio and did not fit with our strategy of creating destinations containing multiple high profile tenants. We will focus our efforts on completing Sun Valley Factory Shoppes, our 370,000 square foot outlet center currently under construction in El Paso, Texas which is scheduled to open in the middle of next year. "

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.

###

Safe Harbor Statement: The statements contained herein, which are not historical facts, are forward-looking statements based upon economic forecasts, budgets, and other factors which, by their nature, involve known risks, uncertainties and other factors which may cause the actual results, performance or achievements of Horizon Group Properties, Inc. to be materially different from any future results implied by such statements. In particular, among the factors that could cause actual results to differ materially are the following: business conditions and the general economy, competitive factors, interest rates and other risks inherent in the real estate business.