

Condensed Consolidated Financial Statements

Horizon Group Properties, Inc.

For the six months ended June 30, 2010 and 2009

Horizon Group Properties, Inc.
Condensed Consolidated Financial Statements
(Unaudited)

Contents

Condensed Consolidated Balance Sheets at June 30, 2010 and December 31, 2009	3
Condensed Consolidated Statements of Operations for the Three Months Ended June 30, 2010 and June 30, 2009	4
Condensed Consolidated Statements of Operations for the Six Months Ended June 30, 2010 and June 30, 2009	5
Condensed Consolidated Statements of Cash Flows for the Six Months Ended June 30, 2010 and June 30, 2009	6
Condensed Consolidated Statements of Stockholders' Equity for the Six Months Ended June 30, 2010 and June 30, 2009.....	8
Notes to Condensed Consolidated Financial Statements	9

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Balance Sheets
(unaudited)

	June 30, 2010	December 31, 2009
	<i>(In thousands)</i>	
ASSETS		
Real estate – at cost:		
Land	\$ 34,965	\$ 34,965
Buildings and improvements	102,067	103,136
Less accumulated depreciation	<u>(17,004)</u>	<u>(15,249)</u>
	120,028	122,852
Construction in progress	3,694	3,544
Land held for investment	<u>20,295</u>	<u>20,295</u>
Total net real estate	144,017	146,691
Investment in joint ventures	2,021	1,967
Cash and cash equivalents	651	1,406
Restricted cash	3,794	3,108
Marketable securities	6,273	11,392
Tenant and other accounts receivable, net	1,405	1,471
Deferred costs (net of accumulated amortization of \$3,151 and \$2,265, respectively)	3,310	3,646
Other assets	<u>2,948</u>	<u>3,070</u>
Total assets	<u>\$164,419</u>	<u>\$172,751</u>
LIABILITIES AND OWNERS' EQUITY		
Liabilities:		
Mortgages and other debt	\$136,534	\$143,026
Accounts payable and other accrued expenses	2,954	3,346
Prepaid rents and other tenant liabilities	520	740
Participation interests and other liabilities	<u>1,100</u>	<u>1,100</u>
Total liabilities	<u>141,108</u>	<u>148,212</u>
Commitments and contingencies		
Stockholders' equity:		
Common shares (\$.01 par value, 50,000 shares authorized, 2,859 and 2,843 issued and outstanding, respectively)	29	28
Additional paid-in capital	34,411	36,008
Accumulated deficit	<u>(25,929)</u>	<u>(24,284)</u>
Total stockholders' equity attributable to the controlling interest	8,511	11,752
Noncontrolling interests in consolidated subsidiaries	<u>14,800</u>	<u>12,787</u>
Total stockholders' equity	<u>23,311</u>	<u>24,539</u>
Total liabilities and stockholders' equity	<u>\$164,419</u>	<u>\$172,751</u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Statements of Operations
(unaudited)

	Three months ended June 30, 2010	Three months ended June 30, 2009
	<i>(In thousands)</i>	
REVENUE		
Base rent	\$2,926	\$ 2,899
Percentage rent	65	9
Expense recoveries	702	725
Other	902	440
Interest	<u>129</u>	<u>95</u>
Total revenue	<u>4,724</u>	<u>4,168</u>
EXPENSES		
Property operating	963	1,134
Real estate taxes	445	440
Other operating	(11)	25
Depreciation and amortization	1,454	1,688
General and administrative	824	1,457
Interest	2,104	2,049
(Gain)/loss on marketable securities	<u>(143)</u>	<u>1</u>
Total expenses	<u>5,636</u>	<u>6,794</u>
Income from investment in joint venture	<u>149</u>	<u>458</u>
Consolidated net loss from continuing operations	(763)	(2,168)
Loss from discontinued operations	<u>-</u>	<u>(71)</u>
Consolidated net loss	(763)	(2,239)
Less net loss attributable to the noncontrolling interests	<u>289</u>	<u>770</u>
Net loss attributable to the Company	<u>\$ (474)</u>	<u>\$ (1,469)</u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Statements of Operations
(unaudited)

	Six months ended June 30, 2010	Six months ended June 30, 2009
	<i>(In thousands)</i>	
REVENUE		
Base rent	\$ 5,768	\$ 5,927
Percentage rent	95	55
Expense recoveries	1,532	1,665
Other	1,257	868
Interest	<u>275</u>	<u>215</u>
Total revenue	<u>8,927</u>	<u>8,730</u>
EXPENSES		
Property operating	2,141	2,387
Real estate taxes	892	877
Other operating	97	492
Depreciation and amortization	2,950	3,387
General and administrative	1,711	2,539
Interest	4,209	4,070
Gain on marketable securities	<u>(174)</u>	<u>(241)</u>
Total expenses	<u>11,826</u>	<u>13,511</u>
Income from investment in joint venture	<u>204</u>	<u>678</u>
Consolidated net loss from continuing operations	(2,695)	(4,103)
Loss from discontinued operations	<u>-</u>	<u>(232)</u>
Consolidated net loss	(2,695)	(4,335)
Less net loss attributable to the noncontrolling interests	<u>1,050</u>	<u>1,444</u>
Net loss attributable to the Company	<u><u>\$ (1,645)</u></u>	<u><u>\$ (2,891)</u></u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Statements of Cash Flows
(unaudited)

	<u>Six months ended</u> <u>June 30, 2010</u>	<u>Six months ended</u> <u>June 30, 2009</u>
<i>(In thousands)</i>		
Cash flows from operating activities:		
Net loss attributable to the Company	\$(1,645)	\$ (2,891)
Adjustments to reconcile net loss attributable to the Company to net cash provided by/(used in) operating activities:		
Net loss attributable to the noncontrolling interests	(1,050)	(1,444)
Income from investment in joint venture	(204)	(678)
Depreciation	2,887	3,370
Amortization, including deferred financing costs	618	537
Gain on marketable securities	(174)	(241)
HGPI stock grants	9	29
Changes in assets and liabilities:		
Restricted cash	(686)	310
Tenant and other accounts receivable	66	524
Real estate held for sale	-	91
Deferred costs and other assets	(71)	(111)
Accounts payable and other accrued expenses	(383)	(1,105)
Prepaid rents and other tenant liabilities	<u>(220)</u>	<u>252</u>
Net cash used in operating activities	<u>(853)</u>	<u>(1,357)</u>
Cash flows from investing activities:		
Net marketable securities activity	5,293	4,931
Net distribution from joint venture	150	678
Net (advance)/repayment of notes receivable	(14)	91
Expenditures for buildings and improvements	(221)	(779)
Expenditures for land held for investment	-	(21)
Expenditures for real estate held for sale	-	(7)
TIF Bond Collateral Account proceeds (see Note 6)	<u>-</u>	<u>4,000</u>
Net cash provided by investing activities	<u>5,208</u>	<u>8,893</u>
Cash flows from financing activities:		
Net contributions from noncontrolling interests	108	584
Net proceeds from sale of ownership interests	1,350	-
Principal payments on mortgages and other debt	(6,492)	(10,759)
Proceeds from borrowings	-	4,297
HGPI stock buy back and retirement	-	(81)
Debt issue costs	(76)	(422)
Payment of participation interests	<u>-</u>	<u>(164)</u>
Net cash used in financing activities	<u>(5,110)</u>	<u>(6,545)</u>
Net increase/(decrease) in cash and cash equivalents	(755)	991
Cash and cash equivalents:		
Beginning of period	<u>1,406</u>	<u>755</u>
End of period	<u>\$ 651</u>	<u>\$ 1,746</u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Statements of Cash Flows, continued
(unaudited)

	Six Months Ended <u>June 30, 2010</u>	Six Months Ended <u>June 30, 2009</u>
<i>(in thousands)</i>		

Supplemental Information -

The following represents supplemental disclosure of the sale of ownership interests in subsidiaries to Bright Horizons (see Notes 3 and 8) during the six months ended June 30, 2010:

Noncontrolling interests in consolidated subsidiaries	\$2,955
Additional paid-in capital	<u>(1,605)</u>
Net proceeds from sale of ownership interests	<u>\$1,350</u>

The following represents the supplemental disclosure of noncash activity for the disposal of fully depreciated/amortized assets during the six months ended June 30, 2010 and 2009:

Buildings and improvements	\$533	\$167
Deferred costs	<u>(201)</u>	<u>13</u>
	<u>\$332</u>	<u>\$180</u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Condensed Consolidated Statements of Stockholders' Equity
Six Months Ended June 30, 2010 and 2009
(unaudited, in thousands)

	Common Shares	Additional Paid-In Capital	Accumulated Deficit	Total Stockholders' Equity Attributable to the Controlling Interest	Noncontrolling Interests in Consolidated Subsidiaries	Total Stockholders' Equity
Balance, January 1, 2010	\$28	\$36,008	\$(24,284)	\$11,752	\$12,787	\$24,539
Net loss	-	-	(1,645)	(1,645)	(1,050)	(2,695)
Stock grant to officers	1	8	-	9	-	9
Sale of interests in consolidated subsidiaries (See Notes 3 and 8)	-	(1,605)	-	(1,605)	2,955	1,350
Net contributions from noncontrolling interests	-	-	-	-	108	108
Balance, June 30, 2010	<u>\$29</u>	<u>\$34,411</u>	<u>\$(25,929)</u>	<u>\$ 8,511</u>	<u>\$14,800</u>	<u>\$23,311</u>

	Common Shares	Additional Paid-In Capital	Accumulated Deficit	Total Stockholders' Equity Attributable to the Controlling Interest	Noncontrolling Interests in Consolidated Subsidiaries	Total Stockholders' Equity
Balance, January 1, 2009	\$29	\$37,514	\$(19,953)	\$17,590	\$12,966	\$30,556
Net loss	-	-	(2,891)	(2,891)	(1,444)	(4,335)
Stock grant to officers	-	29	-	29	-	29
Stock buyback and retirement	(1)	(80)	-	(81)	-	(81)
Net contributions from noncontrolling interests	-	-	-	-	584	584
Balance, June 30, 2009	<u>\$28</u>	<u>\$37,463</u>	<u>\$(22,844)</u>	<u>\$14,647</u>	<u>\$12,106</u>	<u>\$26,753</u>

See accompanying notes to condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

Note 1 – Organization and Basis of Presentation

Horizon Group Properties, Inc. (“HGPI” or, together with its subsidiaries “HGP” or the “Company”) is a Maryland corporation that was established on June 15, 1998. The operations of the Company are conducted primarily through a subsidiary limited partnership, Horizon Group Properties, L.P. (“HGP LP”) of which HGPI is the sole general partner. As of June 30, 2010 and December 31, 2009, HGPI owned approximately 68.4% and 68.3%, respectively, of the partnership interests (the “Common Units”) of HGP LP. In general, Common Units are exchangeable for shares of Common Stock on a one-for-one basis (or for an equivalent cash amount at HGPI’s election).

The accompanying unaudited condensed consolidated financial statements include the accounts of all majority-owned subsidiaries, and all significant inter-company amounts have been eliminated. Due to the seasonal nature of certain operational activities, among other factors, the results for the interim period ended June 30, 2010 are not necessarily indicative of the results that may be obtained for the full fiscal year.

These condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States (“GAAP”) and include selected information and disclosures for the interim periods. Accordingly, they do not include all of the disclosures required by GAAP for complete financial statements. These condensed consolidated financial statements should be read in conjunction with the audited consolidated financial statements and related notes for the year ended December 31, 2009.

The Company’s primary assets are its investments in subsidiary entities that own real estate. HGPI consolidates the results of operations and the balance sheets of those entities of which the Company owns the majority interest and of those variable interest entities of which the Company is the primary beneficiary. The Company accounts for its investments in entities which do not meet these criteria using the equity method. The entities referred to herein are consolidated subsidiaries of the Company, unless they are discussed in Note 4; those entities are accounted for using the equity method of accounting.

Note 2 - Summary of Significant Accounting Policies

The condensed consolidated financial statements have been prepared in conformity with GAAP, which require management to make estimates and assumptions that affect the reported amounts of assets and liabilities (including disclosure of contingent assets and liabilities) at the date of the condensed consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

In the opinion of management, all adjustments necessary for a fair statement of the financial position and results of operations for the interim periods presented have been included in these condensed consolidated financial statements and are of a normal and recurring nature.

Principles of Consolidation

The condensed consolidated financial statements include the accounts of HGPI and all subsidiaries that HGPI controls, including HGP LP. The Company considers itself to control an entity if it is the majority owner of and has voting control over such entity. All significant intercompany balances and transactions have been eliminated in consolidation. In accordance with GAAP, the Company also consolidates variable interest entities if it is that entity’s primary beneficiary.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation.

Pre-Development Costs

The pre-development stage of a project involves certain costs to ascertain the viability of a potential project and to secure the necessary land. Direct costs to acquire the assets are capitalized once the acquisition becomes probable. These costs are carried in Other Assets until conditions are met that indicate that development is forthcoming, at which point the costs are reclassified to Construction in Progress. In the event a development is no longer deemed probable, the costs previously capitalized are expensed when the project is abandoned. At June 30, 2010, pre-development costs classified as Other Assets and Construction in Progress were \$687,000 and \$3.6 million, respectively. At December 31, 2009, pre-development costs classified as Other Assets and Construction in Progress were \$700,000 and \$3.5 million, respectively.

Discontinued Operations

In accordance with GAAP, assets held for sale are valued at the lower of carrying value or fair value less costs to dispose. GAAP requires that the results of operations and gain/(loss) on real estate properties sold or held for sale be reflected in the consolidated statements of operations as "Income/(Loss) from Discontinued Operations" for all periods presented. As of June 30, 2010 and December 31, 2009, no assets were classified as held for sale. Results of operations from the shopping center located in Holland, Michigan, which was sold on July 20, 2009, are included in the discontinued operations line items on the condensed consolidated statements of operations. GAAP also requires that prior period financial statements presented are reclassified for comparability. This reclassification has no effect on the Company's previously reported net income or loss.

Fair Value Measurements

The Company adopted the FASB Accounting Standards Codification ("ASC") 820, "Fair Value Measurements and Disclosures" for nonfinancial assets and liabilities effective January 1, 2009. ASC 820 establishes a framework for measuring fair value and expands disclosure about fair value measurements in financial statements. The various inputs that may be used to determine the fair value of the Company's assets are summarized in three broad levels:

- Level 1 - Quoted prices in active markets for identical securities
- Level 2 - Other significant observable inputs (including quoted prices for similar securities, interest rates, credit risk, etc.)
- Level 3 - Significant unobservable inputs (including the Company's own assumptions used to determine value)

At June 30, 2010 and December 31, 2009, the Company held marketable securities that total approximately \$6.3 million and \$11.4 million, respectively, and are considered to have Level 2 fair value inputs. The Company did not hold any Level 3 assets during the periods ended June 30, 2010 or the year ended December 31, 2009.

Revenue Recognition

Leases with tenants are accounted for as operating leases. Minimum annual rentals are recognized on a straight-line basis over the terms of the respective leases. Rents which represent basic occupancy costs, including fixed amounts and amounts computed as a function of sales, are classified as base rent. Amounts which may become payable in addition to base rent and which are computed as a function of sales in excess of certain thresholds are classified as percentage rents and are accrued after the reported tenant sales exceed the applicable thresholds. Expense recoveries

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

based on common area maintenance expenses and certain other expenses are accrued in the period in which the related expense is incurred.

Income Taxes

Deferred income taxes are recorded based on enacted statutory rates to reflect the tax consequences in future years of the differences between the tax bases of assets and liabilities and their financial reporting amounts. Deferred tax assets, such as net operating loss carryforwards which will generate future tax benefits, are recognized to the extent that realization of such benefits through future taxable earnings or alternative tax strategies in the foreseeable future is more likely than not.

As of June 30, 2010 and December 31, 2009 and for the periods then ended, the Company did not have a net liability for any unrecognized tax benefits. The Company recognizes interest and penalties, if any, related to unrecognized tax benefits as interest or general and administrative expense in the statement of operations. For the periods ending June 30, 2010 and 2009, the Company did not incur any interest or penalties. The Company is not subject to examination by U.S. federal tax authorities for tax years before 2007.

Recent Financial Accounting Standards

ASC 810 "Consolidation" contains guidance modifying how a company determines when an entity that is insufficiently capitalized or is not controlled through voting (or similar rights) should be consolidated. These provisions of ASC 810 clarify that the determination of whether a company is required to consolidate an entity is based on, among other things, an entity's purpose and design and a company's ability to direct the activities of the entity that most significantly impact the entity's performance. These provisions of ASC 810 require an ongoing reassessment of whether a company is the primary beneficiary of a variable interest entity ("VIE"), and also require additional disclosures about a company's involvement in VIEs, including any significant changes in risk exposure due to that involvement. These provisions of ASC 810 are effective for fiscal years beginning after November 15, 2009, and did not have an impact on the company's condensed consolidated financial statements.

Subsequent Events

The Company has evaluated subsequent events through August 12, 2010, the date the condensed consolidated financial statements were available to be issued, and determined that there have been no significant events that have occurred through that date that have not been reflected in the condensed consolidated financial statements and/or disclosed in the notes to the condensed consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

Note 3 – Investment in Real Estate

The following table contains information on the operating properties owned by the Company and for which the Company consolidates the results of operations and the assets and liabilities as of June 30, 2010.

<u>Property Name</u>	<u>Location</u>	<u>Property Type</u>	<u>Gross Leasable Area (Sq. Ft.)</u>	<u>Net Carrying Value</u>	<u>Ownership Percentage</u>
The Outlet Shoppes at Burlington	Burlington, WA	Outlet Retail	174,260	\$11,033,000	51.0%
El Portal Center	Laredo, TX	Retail	345,106	11,279,000	38.0%
The Outlet Shoppes at Fremont	Fremont, IN	Outlet Retail	228,925	11,477,000	51.0%
The Outlet Shoppes at Gettysburg	Gettysburg, PA	Outlet Retail/ Adjacent Land	249,927	53,501,000	51.0%
The Outlet Shoppes at Oshkosh	Oshkosh, WI	Outlet Retail	270,512	28,099,000	51.0%
Village Green Shopping Center	Huntley, IL	Retail	22,204	2,845,000	100.0%
5000 Hakes Drive	Norton Shores, MI	Office	28,863	1,724,000	51.1%
Corporate Assets	Norton Shores, MI	Miscellaneous	-	70,000	100.0%
Total			<u>1,319,797</u>	<u>\$120,028,000</u>	
			<u>Acres</u>		
Land Held for Investment	Fruitport Township, MI	Land	46	\$ 769,000	100.0%
Land Held for Investment	Huntley, IL	Land	<u>408</u>	<u>19,526,000</u>	100.0%
Total			<u>454</u>	<u>\$ 20,295,000</u>	

The portion of the net income or loss of HGPI's subsidiaries owned by parties other than HGPI is reported as Net Income or Loss Attributable to the Noncontrolling Interests on the Company's condensed consolidated statements of operations and such parties' portion of the net equity in such subsidiaries is reported on the Company's condensed consolidated balance sheets as Noncontrolling Interests in Consolidated Subsidiaries.

The Holland Town Center located in Holland, Michigan is classified as held for sale as of December 31, 2008 and was sold on July 20, 2009 (see Notes 2 and 10).

In December 2009, the Company sold noncontrolling interests in the entities that own five of its outlet centers to Bright Horizons of South Florida, LLC ("Bright Horizons"). The centers subject to the transaction are located in

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

Burlington, Washington; El Paso, Texas; Fremont, Indiana; Gettysburg, Pennsylvania and Oshkosh, Wisconsin. Bright Horizons acquired a 22.5% interest in the entities that own the outlet centers (excluding the entity that owns the center in El Paso, in which it acquired a 19.6% preferred interest and a 17.8% common interest). The total price for the acquired ownership interests was \$1.35 million. No gain or loss was recognized on this transaction. In May 2010, Bright Horizons acquired an additional 26.5% interest in the entities that own the outlet centers (excluding the entity that owns the center in El Paso, in which it acquired an additional 23.6% preferred interest and an additional 21.8% common interest) for additional consideration of \$1.35 million. Bright Horizons is controlled by Somerset Outlet Center, L.P., of which Howard Amster, a director and significant stockholder of the Company (“Howard Amster”) owns a controlling interest and Gary Skoien, Chairman, President and CEO of the Company (“Gary Skoien”) owns a non-controlling interest.

Pre-Development Projects

On July 8, 2008, the Company formed Winding Brook Center, LLC, a joint venture for the development of an outlet center in Richmond, VA. The Company’s partner will contribute land and the Company will contribute cash in an amount equal to the land value, when and as needed for the construction of the center. At June 30, 2010 and December 31, 2009, the Company had incurred pre-development costs of \$687,000 and \$700,000, respectively, for this project which are classified in Other Assets on the condensed consolidated balance sheet (See Note 2) and at June 30, 2010 had outstanding commitments for capital expenditures on leases signed (which amounts become payable when the spaces are delivered to the tenants) in the amount of \$2.0 million.

On November 18, 2008, the Company entered into a Preformation Agreement with Cousins Properties, Inc. (“Cousins”) for the development of The Outlet Shoppes at Oklahoma City, a planned 341,400 square foot outlet shopping center in Oklahoma City, Oklahoma. The center is planned for the intersection of Interstate 40 and Council Road. Construction began in the second quarter of 2010. The Company currently has an option on the land which expires on October 31, 2010. The Company is overseeing the development, management and leasing of the project. At June 30, 2010 and December 31, 2009, the Company had incurred pre-development costs of \$2.9 million and \$2.8 million, respectively, for this project which are classified as Construction in Progress on the condensed consolidated balance sheet (See Note 2) and at June 30, 2010 had outstanding commitments for construction costs and capital expenditures on leases signed (which amounts become payable when the spaces are delivered to the tenants) in the amount of \$1.1 million and \$10.9 million, respectively. The Company will receive reimbursement for pre-development costs in excess of \$2.0 million together with substantial leasing and development fees if and when the joint venture is formed.

Note 4 - Investment in Joint Venture

El Paso Entities

As of June 30, 2010 and December 31, 2009, the Company owned 45.0% and 68.6%, respectively, of the preferred interests and 41.2% and 63.0%, respectively, of the common interests in Horizon El Paso, LLC (“Horizon El Paso”), which owns 50% of El Paso Outlet Center Holding, LLC, (together with its subsidiaries, “El Paso Center”), a joint venture that developed an outlet shopping center in El Paso, Texas, which opened on October 11, 2007 containing approximately 380,000 square feet of GLA and owns several outparcels adjacent to the shopping center. Horizon El Paso also owns a 50% interest in TOSEP Land Company, LLC (“TOSEP”), an entity that owns approximately 45 acres of undeveloped land adjacent to the outlet center. An affiliate of Howard Amster directly owns 5.9% of the preferred and common interests and Gary Skoien directly owns 5.9% of the preferred interests and 7.2% of the common interests of Horizon El Paso. As of June 30, 2010 and December 31, 2009, Bright Horizon owned 43.2% and 19.6%, respectively, of the preferred interests and 39.6% and 17.8%, respectively, of the common interests in Horizon El Paso (see Note 8). The Company maintains control over Horizon El Paso with a 50.1% voting unit ownership position at June 30, 2010. The Company consolidates the results of operations and the assets liabilities of Horizon El Paso. The Company uses the equity method to account for its investment in El Paso Center and TOSEP.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

Summary financial information (stated at 100%) of El Paso Center and TOSEP as of June 30, 2010 and December 31, 2009 and for the three and six months ended June 30, 2010 and 2009 are as follows (in thousands):

	As of <u>June 30, 2010</u>	As of <u>December 31, 2009</u>
Assets		
Real estate	\$53,287	\$55,111
Cash and cash equivalents	1,002	1,007
Restricted cash	4,581	5,177
Other assets	<u>4,099</u>	<u>4,622</u>
Total assets	<u>\$62,969</u>	<u>\$65,917</u>
Liabilities and members' deficit		
Mortgages and other debt	\$77,839	\$78,204
Other liabilities	2,048	2,992
Members' deficit	<u>(16,918)</u>	<u>(15,279)</u>
Total liabilities and members' deficit	<u>\$62,969</u>	<u>\$65,917</u>

	Three Months Ended <u>June 30, 2010</u>	Three Months Ended <u>June 30, 2009</u>	Six Months Ended <u>June 30, 2010</u>	Six Months Ended <u>June 30, 2009</u>
Statements of Operations				
Revenue	<u>\$3,191</u>	<u>\$3,120</u>	<u>\$ 6,215</u>	<u>\$ 6,076</u>
Operating expenses	905	430	1,620	1,497
Depreciation and amortization	1,105	1,100	2,157	2,210
General and administrative expenses	258	573	453	764
Interest expense	<u>1,669</u>	<u>1,682</u>	<u>3,324</u>	<u>3,350</u>
Total expenses	<u>3,937</u>	<u>3,785</u>	<u>7,554</u>	<u>7,821</u>
Gain on sale of real estate	<u>-</u>	<u>415</u>	<u>-</u>	<u>415</u>
Net loss	<u>\$(746)</u>	<u>\$ (250)</u>	<u>\$(1,339)</u>	<u>\$(1,330)</u>

The shopping center owned by El Paso Center secures a loan originated by NATIXIS Commercial Mortgage Funding, LLC which had a principal balance of \$68.3 million and \$68.7 million at June 30, 2010 and December 31, 2009, respectively, bears interest at 7.06%, requires principal payments over a 30-year amortization schedule and is due December 5, 2017. In November 2007, Dominion Capital Asset Company A, LLC made a preferred equity investment in El Paso Center in the amount of \$9.5 million, bearing interest at 15.0% and due October 27, 2010. In the event of default, the preferred equity partner has an option to purchase the ownership interest for an amount equal to 10% of the amount that the Company would receive if the property were sold at its fair market value. The Company is currently in negotiations with the holder of the preferred equity interest with respect to an extension of the maturity date of the preferred equity. The preferred equity investment is classified as debt on the balance sheet of El Paso Center.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

The Company received management and similar fees from El Paso Center that totaled \$198,000 and \$438,000 during the three months ended June 30, 2010 and 2009, respectively, and \$396,000 and \$593,000 during the six months ended June 30, 2010 and 2009, respectively.

There was no significant operating activity for TOSEP for the six months ended June 30, 2010 and 2009.

Distributions in excess of the Company's net investments in entities accounted for using the equity method are recognized as income if the Company is not obligated to make future contributions to those entities or budgeted capital contributions that would require the return of such excess distributions. Such distributions are included in Income from Investment in Joint Venture on the condensed consolidated statements of operations. The Company recognized income from distributions in excess of equity investments of \$150,000 and \$458,000 for the three months ended June 30, 2010 and 2009 and \$205,000 and \$679,000 for the six months ended June 30, 2010 and 2009, respectively, related to El Paso Center.

Note 5 – Commitments

The Company has outstanding commitments for construction costs and tenant allowances on leases signed (which amounts become payable when the spaces are delivered to the tenants) at June 30, 2010 in the amount of \$1.2 million and \$13.3 million, respectively, which are not reflected on the balance sheet as of June 30, 2010. These amounts include the commitments for the pre-development projects (see Note 3). These capital expenditures are expected to be paid during 2010 and 2011 and are anticipated to be funded from capital improvement escrows, construction financing, equity contributions and additional borrowings.

Note 6 – Secured Debt

Total secured indebtedness was \$136.0 million and \$142.4 million at June 30, 2010 and December 31, 2009, respectively. Cash paid for interest for both the three months ended June 30, 2010 and 2009 was \$1.8 million and for the six months ended June 30, 2010 and 2009 was \$3.3 million and \$3.6 million, respectively. Interest advanced on loans or reserve accounts tied to loans for the three months ended June 30, 2010 and 2009 was \$220,000 and \$128,000, respectively, and for the six months ended June 30, 2010 and 2009 was \$633,000 and \$402,000 respectively. The Company capitalized interest totaling \$30,000 and \$40,000 for the three months ended June 30, 2010 and 2009, respectively, and \$60,000 and \$126,000 for the six months ended June 30, 2010 and 2009, respectively.

The Company's ability to secure new loans is limited by the fact that most of the Company's real estate assets are currently pledged as collateral for its current loans. The Company will pay the scheduled principal amortization in the normal course of business during 2010 and is in the process of or anticipates refinancing or extending the maturities of the remainder of the \$38.8 million of obligations due prior to June 30, 2011.

In June 2009, US Bank amended the terms of its loan to the Company. The maturity date of the loan was extended to September 30, 2010 without a principal paydown and the interest rate was increased to the 30-day LIBOR rate plus 4.5% with a floor of 5.5%. In connection with the loan extension, the Company pledged as additional collateral 25 acres of vacant land in Huntley, Illinois and funded an interest reserve with \$900,000. A portion of the net proceeds from the Company's sale of its shopping center in Holland, Michigan in July 2009 (see Note 10) were used to fund an additional \$600,000 for the interest reserve and a \$691,000 principal paydown on the loan. In April 2010, US Bank amended the loan to waive an additional six months of interest that were previously required to be added to the reserve and instead required the Company to begin the payment of interest out of pocket commencing with interest for April 2010. In July 2010, US Bank extended the maturity of the loan to January 31, 2011, requiring the Company to pledge its interest in the Huntley Series C TIF bonds (see below) to US Bank as additional collateral and make principal payments of \$10,000 each in August and September 2010 and \$20,000 per month beginning in October 2010.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

The Company is currently negotiating with the servicer of the mortgage loan to 5000 Hakes Drive LLC with respect to modifying the terms of that loan. The Company has requested that a portion of the funds in the loan's releasing reserve be utilized to pay a portion of the monthly debt service starting with the payment due February 1, 2010. The Company has not yet reached an agreement with the servicer and has not paid its monthly debt service payment since January 2010.

MB Financial, the lender on the mortgage loan to Village Green Associates, LLC with a maturity date of May 15, 2010, has extended the maturity to February 15, 2011. The loan bears interest at a rate of 7.5% and is guaranteed by the Company.

In July 2007, the Company entered into a guaranty agreement in connection with the \$6.0 million mezzanine loan to Gettysburg Outlet Center Holding, LLC, as borrower, from CW Capital LLC, as lender. The guaranty contains covenants (the "Guaranty Covenants") requiring that the Company maintain net worth of at least \$25.0 million and liquidity of \$5.0 million, each of which is to be reasonably determined by CW Capital. Although an uncertainty exists as CW Capital has not provided definitions with respect to the terms contained in the Guaranty Covenants, the Company believes it is in compliance with the Guaranty Covenants and has received no notice of default with respect to its compliance with the Guaranty Covenants.

The Company has exercised its option to extend the maturity of the loan from Cathay Bank to El Portal Center, LLC to September 1, 2010. This extension required a \$250,000 principal repayment to be paid in five monthly installments of \$50,000 beginning April 2010. Cathay Bank has agreed to extend the maturity date through November 1, 2010. The Company will engage in negotiations with Cathay Bank with respect to a further extension of the loan beyond November 1, 2010.

Huntley Net Profits Interests and TIF Bonds

Gary J. Skoien, was formerly the Executive Vice President and Chief Operating Officer of The Prime Group, Inc. ("Prime Group"). In connection with his employment with Prime Group, Mr. Skoien was previously granted an interest (the "Skoien Net Profits Interest") in the net profits generated by Huntley Development Limited Partnership ("HDLP"), an entity which owns approximately 408 acres of land in a master planned community in Huntley, Illinois (the "Huntley Project"), which obligation the Company assumed in connection with the purchase of the Huntley Project from Prime Group. The Skoien Net Profits Interest consists of a 9.675% participation in the Net Cash Flow (as defined in Mr. Skoien's Net Profits Agreement) distributed to the Company (excluding distributions of all amounts contributed or advanced by the Company to the Huntley Project plus interest per the terms of the agreement) from the Huntley Project. The Company has recorded a liability for the Skoien Net Profits Interest in the amount of \$1.1 million as of June 30, 2010 and December 31, 2009, which represents its estimated fair value as of such dates and which amount is included in Participation Interests and Other Liabilities on the Company's condensed consolidated balance sheets.

The Company granted to Prime Group and certain of its affiliates, a participation interest of 26% of the net cash flow distributed from the Huntley Project (the "Prime Group Participation Interest") as additional consideration for the purchase of the Huntley Project from Prime Group. The Prime Group Participation Interest does not entitle Prime Group to participate in decision making or otherwise control the activities of the Huntley Project. No amount is payable to Prime Group until the Company has received distributions in excess of its purchase price and advances made by the Company to the Huntley Project plus a 40% return on such amounts, compounded quarterly. Aggregate amounts payable pursuant to the Prime Group Participation Interest are limited to \$5.0 million. No liability has been recorded by the Company for the Prime Group Participation Interest as its current fair value is estimated to be zero.

In 1993, the Village of Huntley (the "Village") created a Tax Increment Financing District (the "TIF District"). In 1995, the Village sold \$7.0 million of Series A TIF bonds and \$14.0 million of Series B TIF bonds and issued to

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

HDLP Series C TIF bonds with a principal amount of \$24.4 million. In May 2009, the Village sold \$14.3 million of Series 2009 TIF bonds (the "Series 2009 TIF Bonds"), the proceeds of which were used to retire the Series A and B TIF bonds.

In connection with the issuance of the Series 2009 TIF Bonds, HDLP assigned a portion of the tax increment allocable to the Series C TIF bonds to the Village. The assignment agreement provides that payments made with respect to the Series C TIF bonds will be distributed in the following order of priority: (i) HDLP will receive the first \$204,285 annually until it has received a total of \$1.43 million; (ii) the next \$3.04 million will be allocated 75% to HDLP and the 25% to the Village; and (iii) amounts in excess of those in (i) and (ii) will be allocated 25% to HDLP and 75% to the Village. The Series C bonds are subordinate to the Series 2009 TIF Bonds. Currently, no portion of the tax increment is available to the Series C TIF bonds and no value has been ascribed to them by the Company.

The TIF District contains approximately 900 acres of land currently or previously owned by HDLP or Huntley Meadows Residential Venture. The source of repayment for the Series 2009 TIF Bonds and Series C TIF bonds is (a) 100% of the increase in real estate taxes on the land in the TIF District above the taxes in place when the TIF District was created, (b) one-half of the Village's one percent (1%) sales tax collected on retail sales occurring within the TIF District and (c) reserves associated with the Series 2009 TIF Bonds. The repayment of the Series 2009 TIF Bonds is not an obligation of the Company and thus is not reflected on the Company's condensed consolidated balance sheets as a liability.

Prior to the issuance of the Series 2009 TIF Bonds, a portion of the proceeds from the sale of certain land parcels in the TIF District was held in a collateral account (the "TIF Bond Collateral Account") for the benefit of the Series B TIF bonds until those parcels were improved. The balance in the TIF Bond Collateral Account was approximately \$4.0 million at December 31, 2008, and was included in Restricted Cash on the Company's condensed consolidated balance sheet as of that date. HDLP received \$1.1 million from the TIF Bond Collateral Account in February 2009 after development criteria were met by a particular land owner. In connection with the issuance of the Series 2009 TIF Bonds the balance of the TIF Bond Collateral Account (approximately \$2.9 million) was released to HDLP in May 2009.

Note 7 – Stock Repurchase

On June 22, 2009, the Company purchased 72,750 shares of Horizon Group Properties, Inc. stock from a stockholder for \$0.37 per share. After acquisition, the shares were retired.

Note 8 - Related Party Transactions

At June 30, 2010 and December 31, 2009 an affiliate of Howard Amster owned approximately 44% of the entity that owns a portfolio of marketable securities and 49% of the entity that owns the office building in Norton Shores, Michigan. His affiliate also owns 31.3% of Horizon El Portal LLC and 5.9% of the preferred and common interests in Horizon El Paso, LLC. Included in Other Assets in the condensed consolidated balance sheets at June 30, 2010 and December 31, 2009 is an unsecured note receivable from Howard Amster which has a balance of \$1.42 million which bears interest at 5.0%.

At June 30, 2010 and December 31, 2009, Gary Skoien owned 7.8% of Horizon El Portal, LLC, 5.3% of the entity that owns a portfolio of marketable securities and 5.9% of the preferred interests and 7.2% of the common interests in Horizon El Paso, LLC.

Common interests in Horizon El Paso (the "El Paso Net Profits Interests") were granted in May 2007 to certain officers of the Company, Gary Skoien, Thomas Rumpitz and Andrew Pelmoter, representing 1.3%, 2.6% and 3.5%, respectively, of the total common interests in Horizon El Paso, LLC. Holders of the El Paso Net Profits Interests are

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

not entitled to any distributions until the holders of the preferred interests have received a return of their capital plus interest thereon calculated at an annual rate of 12%, compounded quarterly. The El Paso Net Profits Interests are accounted for as a profit sharing arrangement with compensation expense being recognized for payments related to such interests. The Company recognized compensation expense for the El Paso Net Profits Interests of \$32,000 and \$33,000 during the three and six months ended June 30, 2009, respectively. There was no similar expense for the three and six months ended June 30, 2010.

The mortgage loan which is secured by the Company's office building located in Norton Shores, Michigan, requires an officer of the Company to be personally liable for losses suffered by the lender for environmental damages and certain actions prohibited under the loan documents. Mr. Skoien personally indemnified this lender for such losses and damages. The Company agreed to indemnify Mr. Skoien for any amounts paid under the indemnification and to pay Gary Skoien an annual fee of \$30,000 related to such indemnification until such loan is repaid (or Gary Skoien is otherwise released from the indemnification obligation).

The Company incurred interest expense on the margin account between Magnolia Bluff Factory Shops LP and Ramat Securities Ltd in the amount of \$27,000 and \$52,000 for the three and six months ended June 30, 2010, respectively. There was no similar expense in the three and six months ended June 30, 2009. Ramat Securities Ltd is an affiliate of Howard Amster.

The Company incurred interest expense on the loan from Somerset Outlet Center, L.P. ("Somerset, L.P."), which is secured by approximately 46 acres of vacant land in Fruitport Township, Michigan in the amount of \$4,000 and \$8,000 for the three and six months ended June 30, 2010, respectively. There was no similar expense in the three and six months ended June 30, 2009. The loan from Somerset, L.P. has been extended and now matures in December 2013. Somerset, L.P. also has a 50% interest in the net profits from the sale of the land over certain thresholds. Howard Amster owns a controlling interest and Gary Skoien owns a non-controlling interest in Somerset, L.P.

In December 2009, the Company sold noncontrolling interests in the entities that own five of its outlet centers to Bright Horizons of South Florida, LLC ("Bright Horizons"). The centers subject to the transaction are located in Burlington, Washington; El Paso, Texas; Fremont, Indiana; Gettysburg, Pennsylvania and Oshkosh, Wisconsin. Bright Horizons acquired a 22.5% interest in the entities that own the outlet centers (excluding the entity that owns the center in El Paso, in which it acquired a 19.6% preferred interest and a 17.8% common interest). The total price for the acquired ownership interests was \$1.35 million. No gain or loss was recognized on this transaction. In May 2010, Bright Horizons acquired an additional 26.5% interest in the entities that own the outlet centers (excluding the entity that owns the center in El Paso, in which it acquired an additional 23.6% preferred interest and an additional 21.8% common interest) for additional consideration of \$1.35 million. Bright Horizons is controlled by Somerset Outlet Center, L.P., of which Howard Amster, a director and significant stockholder of the Company ("Howard Amster") owns a controlling interest and Gary Skoien, Chairman, President and CEO of the Company ("Gary Skoien") owns a non-controlling interest.

The Company utilizes entities affiliated with a Director of the Company as its agent for insurance and risk management programs. The Company paid premiums totaling approximately \$87,000 and \$98,000 during the six months ended June 30, 2010 and 2009, respectively, on insurance policies placed by consolidated entities. There were no similar payments during the three months ended June 30, 2010 and 2009.

Note 9 – Recent Developments

In January 2010, the Company formed a joint venture with a partner from the People's Republic of China that will lease, manage and provide development services with respect to the design, construction and operation of outlet shopping centers in mainland China. The Company's partner is an affiliate of a publicly traded real estate firm that is working on the development of eight outlet shopping centers in China.

HORIZON GROUP PROPERTIES, INC.
Notes to Condensed Consolidated Financial Statements
Six Months Ended June 30, 2010 and 2009
(unaudited)

In May 2010, the Company sold additional noncontrolling interests in the entities that own five of its outlet centers to Bright Horizons for \$1.35 million. No gain or loss was recognized on this transaction (see Notes 3 and 8).

Note 10 – Discontinued Operations

In accordance with GAAP, the results of operations on real estate held for sale are reflected on the condensed consolidated statements of operations as “Loss from discontinued operations” and the net carrying values are reflected on the condensed consolidated balance sheets as “Real estate held for sale”.

The following table is a summary of the results of operations of the property classified as discontinued operations in thousands and sold in July 2009 (see Note 2):

	Three Months Ended <u>June 30, 2009</u>	Six Months Ended <u>June 30, 2009</u>
Total revenue	<u>\$113</u>	<u>\$ 249</u>
Operating expenses	131	385
General and administrative expenses	3	5
Depreciation and amortization expense	<u>50</u>	<u>91</u>
Total expense	<u>184</u>	<u>481</u>
Loss from discontinued operations	<u>\$(71)</u>	<u>\$(232)</u>
Loss from discontinued operations attributable to the noncontrolling interests	<u>\$(46)</u>	<u>\$(150)</u>
Loss from discontinued operations attributable to the Company	<u>\$(25)</u>	<u>\$ (82)</u>