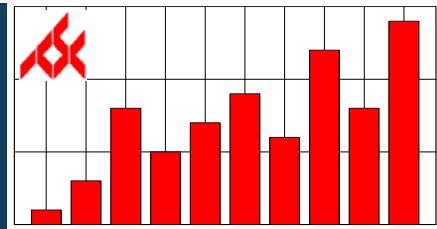


Weekly Chain Store Sales Snapshot



International Council of Shopping Centers

FOR PUBLIC RELEASE AT 7:45 AM (ET)

August 31, 2010

Latest Week's Sales Snapshot

Week-to-Week Change:	0.1% from prior week
Year-over-Year Change for the Week:	2.8% from prior year

The **ICSC-Goldman Sachs (ICSC-GS)** chain store sales index for the week ending August 28 rose by a moderate 0.1% on a week-over-week basis. The latest week's increase broke an extended week-over-week drop that lasted four consecutive weeks. The fiscal month ended mixed, but slightly better than during the majority of the month. Over the last week, customer traffic weakened overall, but improved modestly for discounters. Nationwide, the seasonably warm weather continued to curb fall and back-to-school apparel merchandise demand. According to **Weather Trends International (WTI)** unseasonably hot weather lingered for its 14th consecutive week with temperatures trending both hotter than last year by 1.4°F degrees and above its long-term average for the nation as a whole by 1.3°F degrees. WTI observed further that August is on track to be the hottest August in 15 years, but regionally California is shaping up to have its coldest August in over 20 years. That unevenness in the weather added to the unevenness of the sales during the month. Finally, on August 30, according to the **U.S. Energy Information Administration**, the average price of a gallon of regular-grade gasoline at the pump declined by about 2 cents (and cumulative about 10 cents per gallon over the last three weeks) to \$2.682—the lowest since late February—and was about 3% higher than the same week of the prior year.

August Sales Expectations

July 2010 U.S. comparable-store store sales rose by a mediocre 2.8% on a year-over-year basis, as based on a tally of 31 retail chains compiled by the International Council of Shopping Centers. There was a fair amount of unevenness among the industry's July sales reports. Some retailers did very well in July. Among this group were Macy's, which saw its comparable-store sales soar by 7.3%, and luxury retailers, such as Neiman Marcus (comp-store sales rose +12.3%), Nordstrom (comp-store sales rose by 7.6%) and Saks (comp-store sales rose by 6.4%). However, there were soft patches within the industry, as well. J.C. Penney, for example, reported a year-over-year comp-store or same-store sales decline of 0.6% in July and noted that a faster sell-through of summer inventory—often on lower price points—hurt its sales for the month as a whole. A period of extended hotter-than-normal weather nationwide largely was the catalyst for the "wear now" summer demand. For the fiscal month of August, ICSC Research expects sales will increase by about 3%—a continuation of recent trends in demand and hot weather.

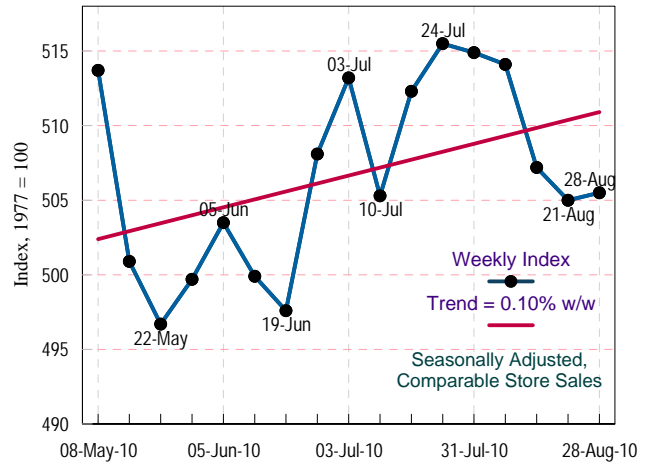
Fiscal Month Sales Tracking (Based on ICSC-GS Weekly Index)

Year/Year % Change Current Fiscal Month (MTD) =	3.1%
Month/Month % Change Current Fiscal Month (MTD)	-0.8%

Selected Monthly Comparable Store Sales Tracking Estimates

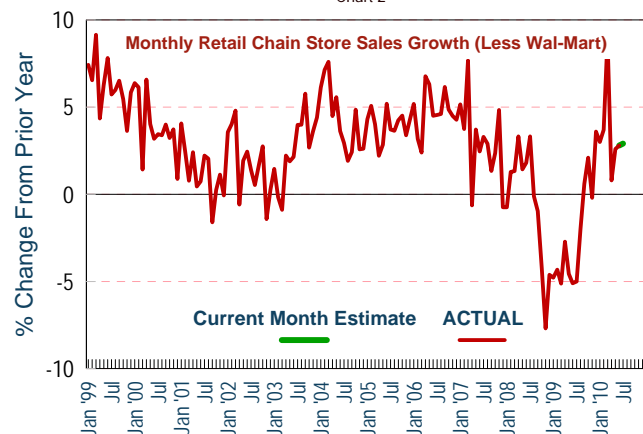
TGT = +2.0%	M = +4.0%
Kohl's = +2.0% r (-)	JCP = +2.0%
r=revised; (-) or (+) indicate the direction of the change in monthly sales expectations from the previous week.	

Chart 1
ICSC-Goldman Sachs Weekly U.S. Retail Chain Store Sales Index
 Through the Week Ending Saturday August 28, 2010



Week Ending	Index 1977=100	Year/Year Chg.	Weekly Chg.
28-Aug-10	505.5	2.8%	0.1%
21-Aug-10	505.0	2.3%	-0.4%
14-Aug-10	507.2	3.3%	-1.3%
07-Aug-10	514.1	3.7%	-0.2%
31-Jul-10	514.9	3.9%	-0.1%
24-Jul-10	515.5	3.8%	0.6%
17-Jul-10	512.3	4.2%	1.4%
10-Jul-10	505.3	3.2%	-1.5%
03-Jul-10	513.2	3.9%	1.0%

Chart 2



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