



FOR IMMEDIATE RELEASE

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BEST BUY SIGNS LEASE AT VICTORIA MALL

Victoria, TX (September 30, 2004) – Hull Storey Retail Group, the owner of the Victoria Mall in Victoria, Texas, is pleased to announce that a lease has been executed with Best Buy Co., Inc. for a new prototypical store at Victoria Mall. Best Buy Co (NYSE “BBY”) is North America’s number-one specialty retailer of consumer electronics, personal computers, entertainment software and appliances.

“We are excited about the partnership between Victoria Mall and Best Buy because Best Buy totally dominates its category. Its inclusion as part of Victoria Mall will greatly enhance the mall’s merchandise mix and offerings to our customers” said Jim Hull, Managing Member of Hull Storey. “Southeast Texas is an incredible, fast growing market that we want to be a part of for many years. We are long term owners of retail real estate and are dedicated to improving the mall tenant base for the citizens of Victoria.”

Victoria Mall, owned and managed by Hull Storey Retail Group, totals 675,783 square feet of retail space. As the largest retail center in the region, Victoria Mall is anchored by 2 Dillard’s, JCPenney, Sears, Bealls and Cinemark 12, and has approximately 60 specialty stores. The mall was built in 1981 and was renovated in 1999.

Headquartered in Augusta, Ga., Hull Storey Retail Group (www.hullstorey.com) is one of the largest owners of retail properties in the Southeast with a portfolio of over 9 million square feet, with 46 retail centers including 15 enclosed malls in 37 cities across North & South Carolina, Georgia, Alabama, Tennessee, Texas and Florida. Hull Storey has a consistent record of property redevelopment and improvement as well as a demonstrated commitment to building strong community relationships to foster economic development.

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