

CBL & ASSOCIATES PROPERTIES INC

Form 10-Q

November 08, 2016

Table of Contents

UNITED STATES OF AMERICA
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

FOR THE QUARTERLY PERIOD ENDED SEPTEMBER 30, 2016

Or

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

FOR THE TRANSITION PERIOD FROM _____ TO _____

COMMISSION FILE NO. 1-12494 (CBL & ASSOCIATES PROPERTIES, INC.)

COMMISSION FILE NO. 333-182515-01 (CBL & ASSOCIATES LIMITED PARTNERSHIP)

CBL & ASSOCIATES PROPERTIES, INC.
CBL & ASSOCIATES LIMITED PARTNERSHIP
(Exact Name of registrant as specified in its charter)

DELAWARE (CBL & ASSOCIATES PROPERTIES, INC.) 62-1545718
DELAWARE (CBL & ASSOCIATES LIMITED PARTNERSHIP) 62-1542285
(State or other jurisdiction of incorporation or organization) (I.R.S. Employer Identification Number)

2030 Hamilton Place Blvd., Suite 500, Chattanooga, TN 37421-6000

(Address of principal executive office, including zip code)

423.855.0001

(Registrant's telephone number, including area code)

N/A

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

CBL & Associates Properties, Inc. Yes No

CBL & Associates Limited Partnership Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

CBL & Associates Properties, Inc. Yes No

CBL & Associates Limited Partnership Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer," and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

CBL & Associates Properties, Inc.

Large accelerated filer Accelerated filer Non-accelerated filer Smaller Reporting Company

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

CBL & Associates Limited Partnership

Large accelerated filer Accelerated filer Non-accelerated filer Smaller Reporting Company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

CBL & Associates Properties, Inc. Yes No

CBL & Associates Limited Partnership Yes No

As of November 3, 2016, there were 170,793,828 shares of CBL & Associates Properties, Inc.'s common stock, par value \$0.01 per share, outstanding.

Table of Contents

EXPLANATORY NOTE

This report combines the quarterly reports on Form 10-Q for the quarter ended September 30, 2016 of CBL & Associates Properties, Inc. and CBL & Associates Limited Partnership. Unless stated otherwise or the context otherwise requires, references to the "Company" mean CBL & Associates Properties, Inc. and its subsidiaries. References to the "Operating Partnership" mean CBL & Associates Limited Partnership and its subsidiaries. The terms "we," "us" and "our" refer to the Company or the Company and the Operating Partnership collectively, as the context requires.

The Company is a real estate investment trust ("REIT") whose stock is traded on the New York Stock Exchange. The Company is the 100% owner of two qualified REIT subsidiaries, CBL Holdings I, Inc. and CBL Holdings II, Inc. At September 30, 2016, CBL Holdings I, Inc., the sole general partner of the Operating Partnership, owned a 1.0% general partner interest in the Operating Partnership and CBL Holdings II, Inc. owned an 84.8% limited partner interest for a combined interest held by the Company of 85.8%.

As the sole general partner of the Operating Partnership, the Company's subsidiary, CBL Holdings I, Inc., has exclusive control of the Operating Partnership's activities. Management operates the Company and the Operating Partnership as one business. The management of the Company consists of the same individuals that manage the Operating Partnership. The Company's only material asset is its indirect ownership of partnership interests of the Operating Partnership. As a result, the Company conducts substantially all its business through the Operating Partnership as described in the preceding paragraph. The Company also issues public equity from time to time and guarantees certain debt of the Operating Partnership. The Operating Partnership holds all of the assets and indebtedness of the Company and, through affiliates, retains the ownership interests in the Company's joint ventures. Except for the net proceeds of offerings of equity by the Company, which are contributed to the Operating Partnership in exchange for partnership units on a one-for-one basis, the Operating Partnership generates all remaining capital required by the Company's business through its operations and its incurrence of indebtedness.

We believe that combining the two quarterly reports on Form 10-Q for the Company and the Operating Partnership provides the following benefits:

- enhances investors' understanding of the Company and the Operating Partnership by enabling investors to view the business as a whole in the same manner that management views and operates the business;
- eliminates duplicative disclosure and provides a more streamlined and readable presentation, since a substantial portion of the disclosure applies to both the Company and the Operating Partnership; and
- creates time and cost efficiencies through the preparation of one combined report instead of two separate reports.

To help investors understand the differences between the Company and the Operating Partnership, this report provides separate condensed consolidated financial statements for the Company and the Operating Partnership. Noncontrolling interests, shareholders' equity and partners' capital are the main areas of difference between the condensed consolidated financial statements of the Company and those of the Operating Partnership. A single set of notes to condensed consolidated financial statements is presented that includes separate discussions for the Company and the Operating Partnership, when applicable. A combined Management's Discussion and Analysis of Financial Condition and Results of Operations section is also included that presents combined information and discrete information related to each entity, as applicable.

In order to highlight the differences between the Company and the Operating Partnership, this report includes the following sections that provide separate financial and other information for the Company and the Operating Partnership:

- condensed consolidated financial statements;
- certain accompanying notes to condensed consolidated financial statements, including Note 5 - Unconsolidated Affiliates, Redeemable Interests, Noncontrolling Interests and Cost Method Investments; Note 6 - Mortgage and Other Indebtedness; Note 7 - Comprehensive Income; and Note 11 - Earnings per Share and Earnings per Unit;
- controls and procedures in Item 4 of Part I of this report;
-

information concerning unregistered sales of equity securities and use of proceeds in Item 2 of Part II of this report;
and
certifications of the Chief Executive Officer and Chief Financial Officer included as Exhibits 31.1 through 32.4.

Table of Contents

CBL & Associates Properties, Inc.	
CBL & Associates Limited Partnership	
Table of Contents	
PART I FINANCIAL INFORMATION	<u>1</u>
<u>Item 1. Condensed Consolidated Financial Statements (Unaudited)</u>	<u>1</u>
CBL & Associates Properties, Inc.	
<u>Condensed Consolidated Balance Sheets as of September 30, 2016 and December 31, 2015</u>	<u>1</u>
<u>Condensed Consolidated Statements of Operations for the Three and Nine Months Ended September 30, 2016 and 2015</u>	<u>2</u>
<u>Condensed Consolidated Statements of Comprehensive Income for the Three and Nine Months Ended September 30, 2016 and 2015</u>	<u>3</u>
<u>Condensed Consolidated Statements of Equity for the Nine Months Ended September 30, 2016 and 2015</u>	<u>4</u>
<u>Condensed Consolidated Statements of Cash Flows for the Nine Months Ended September 30, 2016 and 2015</u>	<u>6</u>
CBL & Associates Limited Partnership	
<u>Condensed Consolidated Balance Sheets as of September 30, 2016 and December 31, 2015</u>	<u>8</u>
<u>Condensed Consolidated Statements of Operations for the Three and Nine Months Ended September 30, 2016 and 2015</u>	<u>9</u>
<u>Condensed Consolidated Statements of Comprehensive Income (Loss) for the Three and Nine Months Ended September 30, 2016 and 2015</u>	<u>10</u>
<u>Condensed Consolidated Statements of Capital for the Nine Months Ended September 30, 2016 and 2015</u>	<u>11</u>
<u>Condensed Consolidated Statements of Cash Flows for the Nine Months Ended September 30, 2016 and 2015</u>	<u>13</u>
CBL & Associates Properties, Inc. and CBL & Associates Limited Partnership	
<u>Notes to Unaudited Condensed Consolidated Financial Statements</u>	<u>15</u>
<u>Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	<u>43</u>
<u>Item 3. Quantitative and Qualitative Disclosures About Market Risk</u>	<u>65</u>
<u>Item 4. Controls and Procedures</u>	<u>66</u>
<u>PART II OTHER INFORMATION</u>	<u>66</u>
<u>Item 1. Legal Proceedings</u>	<u>66</u>
<u>Item 1A. Risk Factors</u>	<u>67</u>
<u>Item 2. Unregistered Sales of Equity Securities and Use of Proceeds</u>	<u>67</u>
<u>Item 3. Defaults Upon Senior Securities</u>	<u>67</u>
<u>Item 4. Mine Safety Disclosures</u>	<u>67</u>

<u>Item 5. Other Information</u>	<u>67</u>
<u>Item 6. Exhibits</u>	<u>67</u>
<u>SIGNATURES</u>	<u>68</u>

Table of Contents

PART I – FINANCIAL INFORMATION

ITEM 1: Financial Statements

CBL & Associates Properties, Inc.
Condensed Consolidated Balance Sheets
(In thousands, except share data)
(Unaudited)

ASSETS ⁽¹⁾	September 30, 2016	December 31, 2015
Real estate assets:		
Land	\$ 839,114	\$ 876,668
Buildings and improvements	6,906,736	7,287,862
	7,745,850	8,164,530
Accumulated depreciation	(2,370,768)	(2,382,568)
	5,375,082	5,781,962
Held for sale	32,250	—
Developments in progress	141,099	75,991
Net investment in real estate assets	5,548,431	5,857,953
Cash and cash equivalents	24,468	36,892
Receivables:		
Tenant, net of allowance for doubtful accounts of \$1,993 and \$1,923 in 2016 and 2015, respectively	95,518	87,286
Other, net of allowance for doubtful accounts of \$1,332 and \$1,276 in 2016 and 2015, respectively	14,109	17,958
Mortgage and other notes receivable	13,581	18,238
Investments in unconsolidated affiliates	287,791	276,383
Intangible lease assets and other assets	190,423	185,281
	\$ 6,174,321	\$ 6,479,991
LIABILITIES, REDEEMABLE NONCONTROLLING INTERESTS AND EQUITY		
Mortgage and other indebtedness, net	\$ 4,531,269	\$ 4,710,628
Accounts payable and accrued liabilities	303,642	344,434
Total liabilities ⁽¹⁾	4,834,911	5,055,062
Commitments and contingencies (Note 6 and Note 12)		
Redeemable noncontrolling interests	22,742	25,330
Shareholders' equity:		
Preferred stock, \$.01 par value, 15,000,000 shares authorized:		
7.375% Series D Cumulative Redeemable Preferred Stock, 1,815,000 shares outstanding	18	18
6.625% Series E Cumulative Redeemable Preferred Stock, 690,000 shares outstanding	7	7
Common stock, \$.01 par value, 350,000,000 shares authorized, 170,790,979 and 170,490,948 issued and outstanding in 2016 and 2015, respectively	1,708	1,705
Additional paid-in capital	1,959,007	1,970,333
Accumulated other comprehensive income	—	1,935
Dividends in excess of cumulative earnings	(754,425)	(689,028)
Total shareholders' equity	1,206,315	1,284,970
Noncontrolling interests	110,353	114,629

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Total equity	1,316,668	1,399,599
	\$ 6,174,321	\$ 6,479,991

As of September 30, 2016, includes \$618,034 of assets related to consolidated variable interest entities that can be used only to settle obligations of the consolidated variable interest entities and \$484,231 of liabilities of (1) consolidated variable interest entities for which creditors do not have recourse to the general credit of the Company. See Note 5.

The accompanying notes are an integral part of these condensed consolidated statements.

1

Table of Contents

CBL & Associates Properties, Inc.
Condensed Consolidated Statements of Operations
(In thousands, except per share data)
(Unaudited)

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
REVENUES:				
Minimum rents	\$164,444	\$170,422	\$502,289	\$505,931
Percentage rents	3,225	3,869	10,590	10,418
Other rents	3,866	4,156	13,747	13,748
Tenant reimbursements	69,489	72,461	212,951	214,818
Management, development and leasing fees	4,177	2,754	10,825	8,195
Other	6,520	8,974	19,362	24,278
Total revenues	251,721	262,636	769,764	777,388
OPERATING EXPENSES:				
Property operating	35,116	35,859	104,804	107,629
Depreciation and amortization	71,794	74,045	220,505	221,550
Real estate taxes	22,492	23,579	68,354	68,913
Maintenance and repairs	13,236	12,480	39,574	39,103
General and administrative	13,222	12,995	46,865	46,440
Loss on impairment	53,558	884	116,736	3,665
Other	5,576	8,787	20,313	21,191
Total operating expenses	214,994	168,629	617,151	508,491
Income from operations	36,727	94,007	152,613	268,897
Interest and other income	451	579	1,062	6,242
Interest expense	(54,292)	(56,451)	(162,710)	(174,362)
Gain on extinguishment of debt	(6)	—	—	256
Gain on investment	—	—	—	16,560
Income tax benefit (provision)	2,386	(448)	2,974	(2,004)
Equity in earnings of unconsolidated affiliates	10,478	3,508	107,217	12,212
Income (loss) from continuing operations before gain on sales of real estate assets	(4,256)	41,195	101,156	127,801
Gain on sales of real estate assets	4,926	3,237	14,503	18,167
Net income	670	44,432	115,659	145,968
Net (income) loss attributable to noncontrolling interests in:				
Operating Partnership	1,372	(4,665)	(12,056)	(15,783)
Other consolidated subsidiaries	(983)	(2,198)	449	(4,557)
Net income attributable to the Company	1,059	37,569	104,052	125,628
Preferred dividends	(11,223)	(11,223)	(33,669)	(33,669)
Net income (loss) attributable to common shareholders	\$(10,164)	\$26,346	\$70,383	\$91,959
Basic per share data attributable to common shareholders:				
Net income (loss) attributable to common shareholders	\$(0.06)	\$0.15	\$0.41	\$0.54
Weighted-average common shares outstanding	170,792	170,494	170,751	170,470
Diluted per share data attributable to common shareholders:				

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Net income (loss) attributable to common shareholders	\$ (0.06)	\$ 0.15	\$ 0.41	\$ 0.54
Weighted-average common and potential dilutive common shares outstanding	170,792	170,494	170,751	170,500
Dividends declared per common share	\$ 0.265	\$ 0.265	\$ 0.795	\$ 0.795

The accompanying notes are an integral part of these condensed consolidated statements.

2

Table of Contents

CBL & Associates Properties, Inc.
 Condensed Consolidated Statements of Comprehensive Income
 (In thousands)
 (Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Net income	\$670	\$44,432	\$115,659	\$145,968
Other comprehensive income (loss):				
Unrealized holding gain on available-for-sale securities	—	—	—	242
Reclassification to net income of realized gain on available-for-sale securities	—	—	—	(16,560)
Unrealized gain on hedging instruments	—	975	877	3,074
Reclassification of hedging effect on earnings	—	(518)	(443)	(1,687)
Total other comprehensive income (loss)	—	457	434	(14,931)
Comprehensive income	670	44,889	116,093	131,037
Comprehensive (income) loss attributable to noncontrolling interests in:				
Operating Partnership	1,372	(4,737)	(12,119)	(12,769)
Other consolidated subsidiaries	(983)	(2,198)	449	(4,557)
Comprehensive income attributable to the Company	\$1,059	\$37,954	\$104,423	\$113,711

The accompanying notes are an integral part of these condensed consolidated statements.

Table of Contents

CBL & Associates Properties, Inc.
Condensed Consolidated Statements of Equity
(In thousands, except share data)
(Unaudited)

	Equity Shareholders' Equity				Accumulated Other Comprehensive Income	Dividends in Excess of Cumulative Earnings	Total Shareholders' Equity	Noncontrolling Interests	Total Equity
	Redeemable Noncontrolling Interests	Preferred Stock	Common Stock	Additional Paid-in Capital					
Balance, January 1, 2015	\$37,559	\$25	\$1,703	\$1,958,198	\$13,411	\$(566,785)	\$1,406,552	\$143,376	\$1,549,928
Net income	3,865	—	—	—	—	125,628	125,628	16,475	142,103
Other comprehensive loss	(366))	—	—	(11,917))	(11,917)	(2,648)	(14,565)
Purchase of noncontrolling interest in Operating Partnership	—	—	—	—	—	—	—	(286)	(286)
Dividends declared - common stock	—	—	—	—	—	(135,542)	(135,542)	—	(135,542)
Dividends declared - preferred stock	—	—	—	—	—	(33,669)	(33,669)	—	(33,669)
Issuances of 275,359 shares of common stock and restricted common stock	—	—	3	636	—	—	639	—	639
Cancellation of 41,898 shares of restricted common stock	—	—	(1)	(740)	—	—	(741)	—	(741)
Performance stock units	—	—	—	468	—	—	468	—	468
Amortization of deferred compensation	—	—	—	3,384	—	—	3,384	—	3,384
Adjustment for noncontrolling interests	2,258	—	—	(1,338)	—	—	(1,338)	(918)	(2,256)
Adjustment to record redeemable noncontrolling	(9,515))	—	8,339	—	—	8,339	1,177	9,516

interests at redemption value									
Contributions from noncontrolling interests	—	—	—	—	—	—	—	607	607
Distributions to noncontrolling interests	(5,486)	—	—	—	—	—	—	(28,856)	(28,856)
Balance, September 30, 2015	\$28,315	\$25	\$1,705	\$1,968,947	\$1,494	\$(610,368)	\$1,361,803	\$128,927	\$1,490,730

Table of Contents

CBL & Associates Properties, Inc.
Condensed Consolidated Statements of Equity
(In thousands, except share data)
(Unaudited)
(Continued)

	Equity Shareholders' Equity				Accumulated Other Comprehensive Income	Dividends in Excess of Cumulative Earnings	Total Shareholders' Equity	Noncontrolling Interests	Total Equity
	Redeemable Noncontrolling Interests	Preferred Stock	Common Stock	Additional Paid-in Capital					
Balance, January 1, 2016	\$ 25,330	\$ 25	\$ 1,705	\$ 1,970,333	\$ 1,935	\$ (689,028)	\$ 1,284,970	\$ 114,629	\$ 1,399,599
Net income (loss)	(2,119)	—	—	—	—	104,052	104,052	13,726	117,778
Other comprehensive income	3	—	—	—	371	—	371	60	431
Purchase of noncontrolling interests in Operating Partnership	—	—	—	—	—	—	—	(11,754)	(11,754)
Dividends declared - common stock	—	—	—	—	—	(135,780)	(135,780)	—	(135,780)
Dividends declared - preferred stock	—	—	—	—	—	(33,669)	(33,669)	—	(33,669)
Issuances of 331,324 shares of common stock and restricted common stock	—	—	3	429	—	—	432	—	432
Cancellation of 31,293 shares of restricted common stock	—	—	—	(226)	—	—	(226)	—	(226)
Performance stock units	—	—	—	775	—	—	775	—	775
Amortization of deferred compensation	—	—	—	2,857	—	—	2,857	—	2,857
Adjustment for noncontrolling interests	1,686	—	—	(11,647)	(2,306)	—	(13,953)	12,267	(1,686)
	3,617	—	—	(3,514)	—	—	(3,514)	(103)	(3,617)

Adjustment to record redeemable noncontrolling interests at redemption value									
Contributions from noncontrolling interests	—	—	—	—	—	—	—	11,240	11,240
Distributions to noncontrolling interests	(5,775)	—	—	—	—	—	—	(29,712)	(29,712)
Balance, September 30, 2016	\$ 22,742	\$ 25	\$ 1,708	\$ 1,959,007	\$ —	\$ (754,425)	\$ 1,206,315	\$ 110,353	\$ 1,316,668

The accompanying notes are an integral part of these condensed consolidated statements.

Table of Contents

CBL & Associates Properties, Inc.
Condensed Consolidated Statements of Cash Flows
(In thousands)
(Unaudited)

	Nine Months Ended September 30,	
	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income	\$115,659	\$145,968
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	220,505	221,550
Net amortization of deferred financing costs and debt premiums	2,019	3,745
Net amortization of intangible lease assets and liabilities	(204)	(613)
Gain on sales of real estate assets	(14,503)	(18,167)
Gain on investment	—	(16,560)
Write-off of development projects	44	2,183
Share-based compensation expense	4,011	4,323
Loss on impairment	116,736	3,665
Gain on extinguishment of debt	—	(256)
Equity in earnings of unconsolidated affiliates	(107,217)	(12,212)
Distributions of earnings from unconsolidated affiliates	12,337	15,697
Provision for doubtful accounts	3,377	1,663
Change in deferred tax accounts	(1,780)	(59)
Changes in:		
Tenant and other receivables	(7,759)	(6,777)
Other assets	(10,028)	(5,592)
Accounts payable and accrued liabilities	6,428	21,324
Net cash provided by operating activities	339,625	359,882
CASH FLOWS FROM INVESTING ACTIVITIES:		
Additions to real estate assets	(165,091)	(160,760)
Acquisition of real estate assets	—	(191,988)
(Additions) reductions to restricted cash	(10,020)	2,132
Proceeds from sales of real estate assets	125,606	33,355
Additions to mortgage and other notes receivable	(3,259)	—
Payments received on mortgage and other notes receivable	790	1,464
Net proceeds from sales of available-for-sale securities	—	20,755
Additional investments in and advances to unconsolidated affiliates	(21,805)	(13,314)
Distributions in excess of equity in earnings of unconsolidated affiliates	74,242	16,979
Changes in other assets	(4,786)	(8,227)
Net cash used in investing activities	(4,323)	(299,604)

Table of Contents

CBL & Associates Properties, Inc.
 Condensed Consolidated Statements of Cash Flows
 (In thousands)
 (Unaudited)
 (Continued)

	Nine Months Ended September 30,	
	2016	2015
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from mortgage and other indebtedness	\$614,671	\$919,728
Principal payments on mortgage and other indebtedness	(755,579)	(782,195)
Additions to deferred financing costs	(1,169)	(287)
Proceeds from issuances of common stock	131	149
Purchase of noncontrolling interests in the Operating Partnership	(11,754)	(286)
Contributions from noncontrolling interests	11,085	607
Distributions to noncontrolling interests	(35,742)	(34,345)
Dividends paid to holders of preferred stock	(33,669)	(33,669)
Dividends paid to common shareholders	(135,700)	(135,481)
Net cash used in financing activities	(347,726)	(65,779)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(12,424)	(5,501)
CASH AND CASH EQUIVALENTS, beginning of period	36,892	37,938
CASH AND CASH EQUIVALENTS, end of period	\$24,468	\$32,437
SUPPLEMENTAL INFORMATION:		
Cash paid for interest, net of amounts capitalized	\$150,512	\$162,390

The accompanying notes are an integral part of these condensed consolidated statements.

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Balance Sheets
(In thousands, except unit data)
(Unaudited)

ASSETS ⁽¹⁾	September 30, 2016	December 31, 2015
Real estate assets:		
Land	\$ 839,114	\$ 876,668
Buildings and improvements	6,906,736	7,287,862
	7,745,850	8,164,530
Accumulated depreciation	(2,370,768)	(2,382,568)
	5,375,082	5,781,962
Held for sale	32,250	—
Developments in progress	141,099	75,991
Net investment in real estate assets	5,548,431	5,857,953
Cash and cash equivalents	24,462	36,887
Receivables:		
Tenant, net of allowance for doubtful accounts of \$1,993 and \$1,923 in 2016 and 2015, respectively	95,518	87,286
Other, net of allowance for doubtful accounts of \$1,332 and \$1,276 in 2016 and 2015, respectively	14,060	17,958
Mortgage and other notes receivable	13,581	18,238
Investments in unconsolidated affiliates	288,326	276,946
Intangible lease assets and other assets	190,303	185,162
	\$ 6,174,681	\$ 6,480,430
LIABILITIES, REDEEMABLE INTERESTS AND CAPITAL		
Mortgage and other indebtedness, net	\$ 4,531,269	\$ 4,710,628
Accounts payable and accrued liabilities	303,671	344,434
Total liabilities ⁽¹⁾	4,834,940	5,055,062
Commitments and contingencies (Note 6 and Note 12)		
Redeemable interests:		
Redeemable noncontrolling interests	3,206	5,586
Redeemable common units	19,536	19,744
Total redeemable interests	22,742	25,330
Partners' capital:		
Preferred units	565,212	565,212
Common units:		
General partner	7,526	8,435
Limited partners	731,301	822,383
Accumulated other comprehensive loss	—	(868)
Total partners' capital	1,304,039	1,395,162
Noncontrolling interests	12,960	4,876
Total capital	1,316,999	1,400,038
	\$ 6,174,681	\$ 6,480,430

(1) As of September 30, 2016, includes \$618,034 of assets related to consolidated variable interest entities that can only be used to settle obligations of the consolidated variable interest entities and \$484,231 of liabilities of consolidated variable interest entities for which creditors do not have recourse to the general credit of the

Operating Partnership. See Note 5.

The accompanying notes are an integral part of these condensed consolidated statements.

8

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Statements of Operations
(In thousands, except per unit data)
(Unaudited)

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
REVENUES:				
Minimum rents	\$164,444	\$170,422	\$502,289	\$505,931
Percentage rents	3,225	3,869	10,590	10,418
Other rents	3,866	4,156	13,747	13,748
Tenant reimbursements	69,489	72,461	212,951	214,818
Management, development and leasing fees	4,177	2,754	10,825	8,195
Other	6,520	8,974	19,362	24,278
Total revenues	251,721	262,636	769,764	777,388
OPERATING EXPENSES:				
Property operating	35,116	35,859	104,804	107,629
Depreciation and amortization	71,794	74,045	220,505	221,550
Real estate taxes	22,492	23,579	68,354	68,913
Maintenance and repairs	13,236	12,480	39,574	39,103
General and administrative	13,222	12,995	46,865	46,440
Loss on impairment	53,558	884	116,736	3,665
Other	5,576	8,787	20,313	21,191
Total operating expenses	214,994	168,629	617,151	508,491
Income from operations	36,727	94,007	152,613	268,897
Interest and other income	451	579	1,062	6,242
Interest expense	(54,292)	(56,451)	(162,710)	(174,362)
Gain on extinguishment of debt	(6)	—	—	256
Gain on investment	—	—	—	16,560
Income tax benefit (provision)	2,386	(448)	2,974	(2,004)
Equity in earnings of unconsolidated affiliates	10,478	3,508	107,217	12,212
Income (loss) from continuing operations before gain on sales of real estate assets	(4,256)	41,195	101,156	127,801
Gain on sales of real estate assets	4,926	3,237	14,503	18,167
Net income	670	44,432	115,659	145,968
Net (income) loss attributable to noncontrolling interests	(983)	(2,198)	449	(4,557)
Net income (loss) attributable to the Operating Partnership	(313)	42,234	116,108	141,411
Distributions to preferred unitholders	(11,223)	(11,223)	(33,669)	(33,669)
Net income (loss) attributable to common unitholders	\$(11,536)	\$31,011	\$82,439	\$107,742
Basic per unit data attributable to common unitholders:				
Net income (loss) attributable to common unitholders	\$(0.06)	\$0.16	\$0.41	\$0.54
Weighted-average common units outstanding	200,004	199,751	199,992	199,728
Basic and diluted per unit data attributable to common unitholders:				
Net income (loss) attributable to common unitholders	\$(0.06)	\$0.16	\$0.41	\$0.54

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Weighted-average common and potential dilutive common units outstanding	200,004	199,751	199,992	199,758
Distributions declared per common unit	\$0.273	\$0.273	\$0.819	\$0.819

The accompanying notes are an integral part of these condensed consolidated statements.

9

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Statements of Comprehensive Income (Loss)
(In thousands)
(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Net income	\$670	\$44,432	\$115,659	\$145,968
Other comprehensive income (loss):				
Unrealized holding gain on available-for-sale securities	—	—	—	242
Reclassification to net income of realized gain on available-for-sale securities	—	—	—	(16,560)
Unrealized gain on hedging instruments	—	975	877	3,074
Reclassification of hedging effect on earnings	—	(518)	(443)	(1,687)
Total other comprehensive income (loss)	—	457	434	(14,931)
Comprehensive income	670	44,889	116,093	131,037
Comprehensive (income) loss attributable to noncontrolling interests	(983)	(2,198)	449	(4,557)
Comprehensive income (loss) of the Operating Partnership	\$(313)	\$42,691	\$116,542	\$126,480

The accompanying notes are an integral part of these condensed consolidated statements.

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Statements of Capital
(In thousands)
(Unaudited)

	Redeemable Interests			Number of			Common Units		Accumulated Other Comprehensive Income (Loss)	Total Partners' Capital	Noncon- trolling Interests
	Redeemable Noncontrolling Interests	Redeemable Units	Total Redeemable Interests	Preferred Units	Common Units	Preferred Units	General Partner	Limited Partners			
Balance, January 1, 2015	\$6,455	\$31,104	\$37,559	25,050	199,532	\$565,212	\$9,789	\$953,349	\$13,183	\$1,541,533	\$8,900
Net income	3,023	842	3,865	—	—	33,669	1,097	105,803	—	140,569	1,534
Other comprehensive loss	—	(366)	(366)	—	—	—	—	—	(14,565)	(14,565)	—
Distributions declared - common units	—	(3,429)	(3,429)	—	—	—	(1,600)	(158,444)	—	(160,044)	—
Distributions declared - preferred units	—	—	—	—	—	(33,669)	—	—	—	(33,669)	—
Issuances of common units	—	—	—	—	273	—	—	639	—	639	—
Redemptions of common units	—	—	—	—	(55)	—	—	(286)	—	(286)	—
Cancellation of restricted common stock	—	—	—	—	—	—	—	(741)	—	(741)	—
Performance stock units	—	—	—	—	—	—	5	463	—	468	—
Amortization of deferred compensation	—	—	—	—	—	—	35	3,349	—	3,384	—
Allocation of partners' capital	—	2,258	2,258	—	—	—	(76)	(2,269)	—	(2,345)	—
Adjustment to record redeemable interests at redemption value	(1,097)	(8,418)	(9,515)	—	—	—	97	9,419	—	9,516	—
Contributions from noncontrolling interests	—	—	—	—	—	—	—	—	—	—	607
Distributions to noncontrolling interests	(2,057)	—	(2,057)	—	—	—	—	—	—	—	(4,350)

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Balance,

September 30, 2015, \$6,324 \$21,991 \$28,315 25,050 199,750 \$565,212 \$9,347 \$911,282 \$(1,382) \$1,484,459 \$6,69

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Statements of Capital
(In thousands)
(Unaudited)
(Continued)

	Redeemable Interests			Number of			Common Units		Accumulated Other Comprehensive Loss	Total Partners' Comprehensive Capital	Noncon Interests
	Redeemable Noncontrolling Interests	Redeemable Common Units	Total Redeemable Interests	Preferred Units	Common Units	Preferred Units	General Partner	Limited Partners			
Balance, January 1, 2016	\$5,586	\$19,744	\$25,330	25,050	199,748	\$565,212	\$8,435	\$822,383	\$(868)	\$1,395,162	\$4,876
Net income (loss)	(2,763)	644	(2,119)	—	—	33,669	839	80,956	—	115,464	2,314
Other comprehensive income	—	3	3	—	—	—	—	—	431	431	—
Distributions declared - common units	—	(3,429)	(3,429)	—	—	—	(1,600)	(158,422)	—	(160,022)	—
Distributions declared - preferred units	—	—	—	—	—	(33,669)	—	—	—	(33,669)	—
Issuances of common units	—	—	—	—	331	—	—	432	—	432	—
Redemptions of common units	—	—	—	—	(965)	—	—	(11,754)	—	(11,754)	—
Cancellation of restricted common stock	—	—	—	—	(31)	—	—	(226)	—	(226)	—
Performance stock units	—	—	—	—	—	—	8	767	—	775	—
Amortization of deferred compensation	—	—	—	—	—	—	29	2,828	—	2,857	—
Allocation of partners' capital	—	1,686	1,686	—	—	—	(148)	(2,083)	437	(1,794)	—
Adjustment to record redeemable interests at redemption value	2,729	888	3,617	—	—	—	(37)	(3,580)	—	(3,617)	—
Contributions from noncontrolling interests	—	—	—	—	—	—	—	—	—	—	11,240
Distributions to noncontrolling	(2,346)	—	(2,346)	—	—	—	—	—	—	—	(5,470)

interests

Balance,

September 30, 2016 \$3,206 \$19,536 \$22,742 25,050 199,083 \$565,212 \$7,526 \$731,301 \$— \$1,304,039 \$12,960

The accompanying notes are an integral part of these condensed consolidated statements.

12

Table of Contents

CBL & Associates Limited Partnership
Condensed Consolidated Statements of Cash Flows
(In thousands)
(Unaudited)

	Nine Months Ended September 30,	
	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income	\$115,659	\$145,968
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	220,505	221,550
Net amortization of deferred financing costs and debt premiums	2,019	3,745
Net amortization of intangible lease assets and liabilities	(204)	(613)
Gain on sales of real estate assets	(14,503)	(18,167)
Gain on investment	—	(16,560)
Write-off of development projects	44	2,183
Share-based compensation expense	4,011	4,323
Loss on impairment	116,736	3,665
Gain on extinguishment of debt	—	(256)
Equity in earnings of unconsolidated affiliates	(107,217)	(12,212)
Distributions of earnings from unconsolidated affiliates	12,366	15,697
Provision for doubtful accounts	3,377	1,663
Change in deferred tax accounts	(1,780)	(59)
Changes in:		
Tenant and other receivables	(7,710)	(6,777)
Other assets	(10,028)	(5,592)
Accounts payable and accrued liabilities	6,349	21,319
Net cash provided by operating activities	339,624	359,877
CASH FLOWS FROM INVESTING ACTIVITIES:		
Additions to real estate assets	(165,091)	(160,760)
Acquisition of real estate assets	—	(191,988)
(Additions) reductions to restricted cash	(10,020)	2,132
Proceeds from sales of real estate assets	125,606	33,355
Additions to mortgage and other notes receivable	(3,259)	—
Payments received on mortgage and other notes receivable	790	1,464
Net proceeds from sales of available-for-sale securities	—	20,755
Additional investments in and advances to unconsolidated affiliates	(21,805)	(13,314)
Distributions in excess of equity in earnings of unconsolidated affiliates	74,242	16,979
Changes in other assets	(4,786)	(8,227)
Net cash used in investing activities	(4,323)	(299,604)

Table of Contents

CBL & Associates Limited Partnership
 Condensed Consolidated Statements of Cash Flows
 (In thousands)
 (Unaudited)
 (Continued)

	Nine Months Ended September 30,	
	2016	2015
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from mortgage and other indebtedness	\$614,671	\$919,728
Principal payments on mortgage and other indebtedness	(755,579)	(782,195)
Additions to deferred financing costs	(1,169)	(287)
Proceeds from issuances of common units	131	149
Redemption of common units	(11,754)	(286)
Contributions from noncontrolling interests	11,085	607
Distributions to noncontrolling interests	(11,246)	(11,901)
Distributions to preferred unitholders	(33,669)	(33,669)
Distributions to common unitholders	(160,196)	(157,925)
Net cash used in financing activities	(347,726)	(65,779)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(12,425)	(5,506)
CASH AND CASH EQUIVALENTS, beginning of period	36,887	37,926
CASH AND CASH EQUIVALENTS, end of period	\$24,462	\$32,420
SUPPLEMENTAL INFORMATION:		
Cash paid for interest, net of amounts capitalized	\$150,512	\$162,390

The accompanying notes are an integral part of these condensed consolidated statements.

Table of Contents

CBL & Associates Properties, Inc.
 CBL & Associates Limited Partnership
 Notes to Unaudited Condensed Consolidated Financial Statements
 (Dollars in thousands, except per share and per unit data)

Note 1 – Organization and Basis of Presentation

CBL & Associates Properties, Inc. (“CBL”), a Delaware corporation, is a self-managed, self-administered, fully-integrated real estate investment trust (“REIT”) that is engaged in the ownership, development, acquisition, leasing, management and operation of regional shopping malls, open-air and mixed-use centers, outlet centers, associated centers, community centers and office properties. Its properties are located in 27 states, but are primarily in the southeastern and midwestern United States.

CBL conducts substantially all of its business through CBL & Associates Limited Partnership (the “Operating Partnership”), which is a variable interest entity (“VIE”). In accordance with the guidance in ASC 810, Consolidations, the Company is exempt from providing further disclosures related to the Operating Partnership's VIE classification. The Operating Partnership consolidates the financial statements of all entities in which it has a controlling financial interest or where it is the primary beneficiary of a VIE. As of September 30, 2016, the Operating Partnership owned interests in the following properties:

	Malls (1)	Associated Centers (2)	Community Centers	Office Buildings	Total (3)
Consolidated properties	68	20	5	7	100
Unconsolidated properties (4)	9	4	5	5	23
Total	77	24	10	12	123

(1) Category consists of regional malls, open-air centers and outlet centers (including one mixed-use center).

(2) Includes three malls that are classified as held for sale as at September 30, 2016. See [Note 4](#) for more information.

(3) Includes CBL's two corporate office buildings.

(4) The Operating Partnership accounts for these investments using the equity method because one or more of the other partners have substantive participating rights.

(5) Includes four office buildings that are classified as held for sale at September 30, 2016. See [Note 5](#) for further details.

At September 30, 2016, the Operating Partnership had interests in the following properties under development:

	Consolidated Properties		Unconsolidated Properties	
	Malls	Community Centers	Malls	Community Centers
Development	1	—	—	—
Expansions	2	1	1	1
Redevelopments	5	—	—	—

The Operating Partnership also holds options to acquire certain development properties owned by third parties. CBL is the 100% owner of two qualified REIT subsidiaries, CBL Holdings I, Inc. and CBL Holdings II, Inc. At September 30, 2016, CBL Holdings I, Inc., the sole general partner of the Operating Partnership, owned a 1.0% general partner interest in the Operating Partnership and CBL Holdings II, Inc. owned an 84.8% limited partner interest for a combined interest held by CBL of 85.8%.

As used herein, the term “Company” includes CBL & Associates Properties, Inc. and its subsidiaries, including CBL & Associates Limited Partnership and its subsidiaries, unless the context indicates otherwise. The term “Operating Partnership” refers to CBL & Associates Limited Partnership and its subsidiaries.

The noncontrolling interest in the Operating Partnership is held by CBL & Associates, Inc., its shareholders and affiliates and certain senior officers of the Company (collectively “CBL's Predecessor”), all of which contributed their interests in certain real estate properties and joint ventures to the Operating Partnership in exchange for a limited

partner interest when the Operating Partnership was formed in November 1993, and by various third parties. At September 30, 2016, CBL's Predecessor owned a 9.1% limited partner interest and third parties owned a 5.1% limited partner interest in the Operating Partnership. CBL's Predecessor also owned 3.7 million shares of CBL's common stock at September 30, 2016, for a total combined effective interest of 11.0% in the Operating Partnership.

Table of Contents

The Operating Partnership conducts the Company's property management and development activities through its wholly owned subsidiary, CBL & Associates Management, Inc. (the "Management Company"), to comply with certain requirements of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code").

The accompanying condensed consolidated financial statements are unaudited; however, they have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") for interim financial information and in conjunction with the rules and regulations of the Securities and Exchange Commission ("SEC"). Accordingly, they do not include all of the disclosures required by GAAP for complete financial statements. In the opinion of management, all adjustments (consisting solely of normal recurring matters) necessary for a fair presentation of the financial statements for these interim periods have been included. All intercompany transactions have been eliminated. The results for the interim period ended September 30, 2016 are not necessarily indicative of the results to be obtained for the full fiscal year.

These condensed consolidated financial statements should be read in conjunction with the Company's audited consolidated financial statements and notes thereto included in its Annual Report on Form 10-K for the year ended December 31, 2015.

Note 2 – Recent Accounting Pronouncements

Accounting Guidance Adopted

In February 2015, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") ASU 2015-02, Amendments to the Consolidation Analysis ("ASU 2015-02"). The guidance modified the evaluation of whether limited partnerships and similar legal entities are VIEs or voting interest entities, eliminated the presumption that a general partner should consolidate a limited partnership and affected the evaluation of fee arrangements and related party relationships in the primary beneficiary determination. For public companies, ASU 2015-02 was effective for annual periods beginning after December 15, 2015 and interim periods within those years using either a retrospective or a modified retrospective approach. The adoption of ASU 2015-02 resulted in the identification of several VIEs as discussed in Note 5 but did not alter any of the Company's consolidation conclusions. The adoption of the guidance did not have an impact on the Company's consolidated financial statements other than the additional disclosures.

Accounting Guidance Not Yet Effective

In May 2014, the FASB and the International Accounting Standards Board jointly issued ASU 2014-09, Revenue from Contracts with Customers ("ASU 2014-09"). The objective of this converged standard is to enable financial statement users to better understand and analyze revenue by replacing current transaction and industry-specific guidance with a more principles-based approach to revenue recognition. The core principle of ASU 2014-09 is that an entity should recognize revenue to depict the transfer of goods or services to customers in an amount that the entity expects to be entitled to receive in exchange for those goods or services. The guidance also requires additional disclosure about the nature, timing and uncertainty of revenue and cash flows arising from customer contracts. ASU 2014-09 applies to all contracts with customers except those that are within the scope of other guidance such as lease and insurance contracts. In August 2015, the FASB issued ASU 2015-14, Revenue from Contracts with Customers - Deferral of the Effective Date, ("ASU 2015-14") which allows an additional one year deferral of ASU 2014-09. As a result, ASU 2014-09 is effective for annual periods beginning after December 15, 2017 and interim periods within those years using one of two retrospective application methods. Early adoption would be permitted only for annual reporting periods beginning after December 15, 2016 and interim periods within those years. In March 2016, the FASB issued ASU 2016-08, Revenue from Contracts with Customers - Principal versus Agent Considerations (Reporting Revenue Gross versus Net) ("ASU 2016-08"). The guidance in ASU 2016-08 clarifies the implementation of ASU 2014-09 on principal versus agent consideration and has the same effective date as ASU 2014-09, as deferred by ASU 2015-14. During the quarter ended June 30, 2016, the FASB issued ASU 2016-10, Revenue from Contracts with Customers - Identifying Performance Obligations and Licensing, ASU 2016-11, Rescission of SEC Guidance Because of Accounting Standards Updates 2014-09 and 2014-16 Pursuant to Staff Announcements at the March 3, 2016 EITF Meeting, and ASU 2016-12, Revenue from Contracts with Customers - Narrow Scope Improvements and Practical Expedients. These amendments are intended to improve and clarify the implementation guidance of ASU 2014-09 and have the same effective date as ASU 2014-09, as deferred by ASU 2015-14. The Company is evaluating

the impact that these updates may have on its consolidated financial statements and related disclosures and expects to adopt the guidance as of January 1, 2018.

In February 2016, the FASB issued ASU 2016-02, Leases ("ASU 2016-02"). The objective of ASU 2016-02 is to increase transparency and comparability by recognizing lease assets and liabilities on the balance sheet and disclosing key information about leasing arrangements. Under ASU 2016-02, lessees will be required to recognize a right-of-use asset and corresponding lease liability on the balance sheet for all leases with terms greater than 12 months. The guidance applied by a lessor under ASU 2016-02 is substantially similar to existing GAAP. For public companies, ASU 2016-02 is effective for annual periods beginning after December 15, 2018 and interim periods within those years. Early adoption is permitted. Lessees and lessors are required to use a modified retrospective transition method for all leases existing at, or entered into after, the date of initial application. Accordingly, they would apply the new accounting model for the earliest year presented in the financial statements. A number of practical expedients may also be elected. The Company is evaluating the impact that this update may have on its consolidated

Table of Contents

financial statements and related disclosures. It is considering the practicality of adopting ASU 2016-02 concurrently with the adoption of ASU 2014-09 as the standards overlap and concurrent adoption would align them if ASU 2016-02 was adopted as of January 1, 2018. If early adoption is not practicable, the Company would adopt ASU 2016-02 as of January 1, 2019.

In March 2016, the FASB issued ASU 2016-09, Improvements to Employee Share-Based Payment Accounting ("ASU 2016-09"). ASU 2016-09 identifies areas for simplification of accounting for share-based payment transactions, including income tax consequences, classification of awards as either equity or liabilities, an option to recognize gross stock compensation expense with actual forfeitures recognized as they occur, as well as certain classifications on the statement of cash flows. For public companies, ASU 2016-09 is effective for fiscal years beginning after December 15, 2016 including interim periods within that reporting period and may be applied on a modified retrospective basis as a cumulative-effect adjustment to retained earnings as of the date of adoption. Early adoption is permitted. The Company expects to adopt ASU 2016-09 as of January 1, 2017 and is currently assessing the potential impact of adopting the new guidance on its consolidated financial statements and related disclosures. In June 2016, the FASB issued ASU 2016-13, Financial Instruments - Measurement of Credit Losses on Financial Instruments ("ASU 2016-13"). The objective of ASU 2016-13 is to provide financial statement users with information about expected credit losses on financial assets and other commitments to extend credit by a reporting entity. The guidance replaces the current incurred loss impairment model, which reflects credit events, with a current expected credit loss model, which recognizes an allowance for credit losses based on an entity's estimate of contractual cash flows not expected to be collected. For public companies that are SEC filers, ASU 2016-13 is effective for fiscal years beginning after December 15, 2019 including interim periods within those fiscal years. Early adoption is permitted. The guidance is to be applied on a modified retrospective basis. The Company expects to adopt ASU 2016-13 as of January 1, 2020 and is evaluating the impact that this update may have on its consolidated financial statements and related disclosures.

In August 2016, the FASB issued ASU 2016-15, Classification of Certain Cash Receipts and Cash Payments ("ASU 2016-15"). The objective of ASU 2016-15 is to reduce diversity in practice in the classification of certain items in the statement of cash flows, including the classification of distributions received from equity method investees. For public companies, ASU 2016-15 is effective for fiscal years beginning after December 15, 2017 including interim periods within those fiscal years. Early adoption is permitted. The guidance is to be applied on a retrospective basis. The Company expects to adopt ASU 2016-15 as of January 1, 2018 and does not expect the guidance to have a material impact on its consolidated financial statements.

Note 3 – Fair Value Measurements

The Company has categorized its financial assets and financial liabilities that are recorded at fair value into a hierarchy in accordance with Accounting Standards Codification ("ASC") 820, Fair Value Measurements and Disclosure, ("ASC 820") based on whether the inputs to valuation techniques are observable or unobservable. The fair value hierarchy contains three levels of inputs that may be used to measure fair value as follows:

Level 1 – Inputs represent quoted prices in active markets for identical assets and liabilities as of the measurement date.

Level 2 – Inputs, other than those included in Level 1, represent observable measurements for similar instruments in active markets, or identical or similar instruments in markets that are not active, and observable measurements or market data for instruments with substantially the full term of the asset or liability.

Level 3 – Inputs represent unobservable measurements, supported by little, if any, market activity, and require considerable assumptions that are significant to the fair value of the asset or liability. Market valuations must often be determined using discounted cash flow methodologies, pricing models or similar techniques based on the Company's assumptions and best judgment.

The asset or liability's fair value within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Under ASC 820, fair value measurements are determined based on the assumptions that market participants would use in pricing the asset or liability in an orderly transaction at the measurement date and under current market conditions. Valuation techniques used maximize the use of observable inputs and minimize the use of unobservable inputs and consider assumptions such as inherent risk, transfer restrictions and risk of nonperformance.

Table of Contents

Fair Value Measurements on a Recurring Basis

The following table sets forth information regarding the Company's financial instruments that were measured at fair value on a recurring basis in the accompanying condensed consolidated balance sheets as of December 31, 2015. The interest rate swaps matured April 1, 2016:

	Fair Value Measurements at Reporting Date Using Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Fair Value at December 31, 2015			

Liabilities:

Interest rate swaps	\$ 434	\$ —	\$ 434	\$ —
---------------------	--------	------	--------	------

The Company recognizes transfers in and out of every level at the end of each reporting period. There were no transfers between Levels 1, 2, or 3 for any periods presented.

The Company uses interest rate swaps to mitigate the effect of interest rate movements on its variable-rate debt. The Company had four interest rate swaps as December 31, 2015, that qualified as hedging instruments and were designated as cash flow hedges. The interest rate swaps were reflected in accounts payable and accrued liabilities in the accompanying condensed consolidated balance sheets. The swaps met the effectiveness test criteria since inception and changes in their fair values were, thus, reported in other comprehensive income (loss) ("OCI/L") and reclassified into earnings in the same period or periods during which the hedged items affected earnings. The fair values of the Company's interest rate hedges, classified under Level 2, were determined based on prevailing market data for contracts with matching durations, current and anticipated LIBOR information, consideration of the Company's credit standing, credit risk of the counterparties and reasonable estimates about relevant future market conditions. See Note 6 for further information regarding the Company's interest rate hedging instruments.

The carrying values of cash and cash equivalents, receivables, accounts payable and accrued liabilities are reasonable estimates of their fair values because of the short-term nature of these financial instruments. Based on the interest rates for similar financial instruments, the carrying value of mortgage and other notes receivable is a reasonable estimate of fair value. The estimated fair value of mortgage and other indebtedness was \$4,799,363 and \$4,945,622 at September 30, 2016 and December 31, 2015, respectively. The fair value was calculated using Level 2 inputs by discounting future cash flows for mortgage and other indebtedness using estimated market rates at which similar loans would be made currently. The carrying amount of mortgage and other indebtedness was \$4,531,269 and \$4,710,628 at September 30, 2016 and December 31, 2015, respectively.

Fair Value Measurements on a Nonrecurring Basis

The Company measures the fair value of certain long-lived assets on a nonrecurring basis, through quarterly impairment testing or when events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. The Company considers both quantitative and qualitative factors in its impairment analysis of long-lived assets. Significant quantitative factors include historical and forecasted information for each property such as net operating income ("NOI"), occupancy statistics and sales levels. Significant qualitative factors used include market conditions, age and condition of the property and tenant mix. Due to the significant unobservable estimates and assumptions used in the valuation of long-lived assets that experience impairment, the Company classifies such long-lived assets under Level 3 in the fair value hierarchy. Level 3 inputs primarily consist of sales and market data, independent valuations and discounted cash flow models as noted below.

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

The following table sets forth information regarding the Company's assets that are measured at fair value on a nonrecurring basis and related impairment charges:

	Fair Value Measurements at Reporting Date Using			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total
Total				Loss
Long-lived assets	\$85,818	\$-\$	—\$ 85,818	\$116,736

Table of Contents

Long-lived Assets Measured at Fair Value in 2016

During the nine months ended September 30, 2016, the Company recognized impairments of real estate of \$116,736 when it wrote down nine malls, an associated center, a community center, three office buildings and three outparcels to their estimated fair values. The properties are classified for segment reporting purposes as listed below (see section below for information on outparcels). See Note 9 for segment information.

Impairment Date	Property	Location	Segment Classification	Loss on Impairment	Fair Value ⁽¹⁾
September	Randolph Mall, Regency Mall & Walnut Square ⁽²⁾	Asheboro, NC; Racine, WI & Dalton, GA	Malls	\$ 43,294	\$31,318
September	One Oyster Point & Two Oyster Point ⁽³⁾	Newport News, VA	All Other	3,844	6,000
September	Oak Branch Business Center ⁽⁴⁾	Greensboro, NC	All Other	122	—
September	Cobblestone Village at Palm Coast ⁽⁵⁾	Palm Coast, FL	Community Centers	6,298	8,300
June	The Lakes Mall & Fashion Square ⁽⁶⁾	Muskegon, MI & Saginaw, MI	Malls	32,096	—
June	Wausau Center ⁽⁷⁾	Wausau, WI	Malls	10,738	11,000
March	Bonita Lakes Mall & Crossing ⁽⁸⁾	Meridian, MS	Malls/Associated Centers	5,323	—
March	Midland Mall ⁽⁹⁾	Midland, MI	Malls	4,681	29,200
March	River Ridge Mall ⁽¹⁰⁾	Lynchburg, VA	Malls	9,510	—
				\$ 115,906	\$85,818

(1) The long-lived asset is measured at fair value and included in Net Investment in Real Estate Assets in the Company's condensed consolidated balance sheet at September 30, 2016.

(2) The Company wrote down the book values of the three malls to their estimated fair value based upon a sales price of \$32,250 in a signed contract with a third party buyer, adjusted to reflect disposition costs. These malls are classified as held for sale as of September 30, 2016. The revenues of the malls accounted for approximately 1.5% of total consolidated revenues for the trailing twelve months ended September 30, 2016.

(3) In accordance with the Company's quarterly impairment review process, the Company recorded impairment to write down the depreciated book value of two office buildings to their estimated fair value as of September 30, 2016 as a result of a change in the expected holding period for the buildings to a range of 1-2 years. Other factors used in the discounted cash flow analysis at September 30, 2016 included a capitalization rate of 8.0%, a discount rate of 10.0% and estimated selling costs of 2.0%. The revenues of the office buildings accounted for approximately 0.1% of total consolidated revenues for the trailing twelve months ended September 30, 2016.

(4) The office building was sold in September 2016. A loss on impairment was recorded to adjust the book value to its net sales price. See Note 4 for more information.

(5) In accordance with the Company's quarterly impairment review process, the Company recorded impairment to write down the depreciated book value of a community center to its estimated fair value as of September 30, 2016 as a result of a change in the expected holding period for the asset to a range of 1-2 years. Other factors used in the discounted cash flow analysis at September 30, 2016 included a capitalization rate of 9.0%, a discount rate of 10.75% and estimated selling costs of 2.0%. The revenue of the community center accounted for approximately 0.1% of total consolidated revenues for the trailing twelve months ended September 30, 2016.

(6) The Company adjusted the book value of the malls to their estimated fair value of \$65,447 based upon the sales price of \$66,500 in the signed contract with a third party buyer, adjusted to reflect disposition costs. The revenues of The Lakes Mall and Fashion Square accounted for approximately 1.6% of total consolidated revenues for the trailing twelve months ended June 30, 2016. These properties were sold in July 2016. See Note 4 for additional

information.

In accordance with the Company's quarterly impairment review process, the Company recorded impairment to write down the depreciated book value of the mall to its estimated fair value as of June 30, 2016. After evaluating redevelopment options, the Company determined that an appropriate risk-adjusted return was not achievable and reduced its holding period. The mall is encumbered by a non-recourse loan with a balance of \$17,689 as of September 30, 2016 and has experienced declining sales and the loss of two anchor stores. The revenues of Wausau Center accounted for approximately 0.3% of total consolidated revenues for the trailing twelve months (7)ended September 30, 2016. The Company notified the lender that it would not make its scheduled July 1, 2016 debt payment and the mall is in foreclosure. See Note 6. With the assistance of a third-party appraiser, management determined the fair value of Wausau Center using a discounted cash flow methodology as of June 30, 2016. The discounted cash flow used assumptions including a 10-year holding period with a sale at the end of the holding period, a capitalization rate of 13.25% and a discount rate of 13.0%. As these assumptions are subject to economic and market uncertainties, they are difficult to predict and are subject to future events that may alter the assumptions used or management's estimates of future possible outcomes.

Table of Contents

The Company adjusted the book value of Bonita Lakes Mall and Bonita Lakes Crossing ("Bonita Lakes") to its estimated fair value of \$27,440, which represented the contractual sales price of \$27,910 with a third party buyer, (8) adjusted to reflect disposition costs. The revenues of Bonita Lakes accounted for approximately 0.7% of total consolidated revenues for the trailing twelve months ended March 31, 2016. See Note 4 for further information on the sale that closed in the second quarter of 2016.

The Company wrote down the mall to its estimated fair value as of March 31, 2016. The fair value analysis used a discounted cash flow methodology with assumptions including a 10-year holding period with a sale at the end of the holding period, a capitalization rate of 9.75% and a discount rate of 11.5%. As these assumptions are subject to economic and market uncertainties, they are difficult to predict and are subject to future events that may alter the (9) assumptions used or management's estimates of future possible outcomes. The Company recognized an impairment upon the change in its plans to hold the investment. The Company notified the lender that it would not pay off the loan that was scheduled to mature in August 2016 and the mall went into receivership in September 2016. See Note 6. The revenues of Midland Mall accounted for approximately 0.6% of total consolidated revenues for the trailing twelve months ended September 30, 2016.

The Company sold a 75% interest in its wholly owned investment in River Ridge Mall to a newly formed joint venture in March 2016 and recognized impairment when it adjusted the book value to its net sales price. The impairment loss includes a \$2,100 reserve for a roof and electrical work that the Company must fund in the (10) future. The revenues of River Ridge Mall accounted for approximately 0.6% of total consolidated revenues for the trailing twelve months ended March 31, 2016. The Company's investment in River Ridge is included in Investment in Unconsolidated Affiliates on the Company's condensed consolidated balance sheets at September 30, 2016. See Note 5 for further information.

Other Impairment Loss in 2016

During the nine months ended September 30, 2016, the Company recorded impairments of \$830 related to the sales of three outparcels. These outparcels are classified for segment reporting purposes in the All Other category. See Note 9 for segment information.

Note 4 – Acquisitions, Dispositions and Held for SaleAcquisitions

The Company did not acquire any consolidated shopping center properties during the nine months ended September 30, 2016.

On June 18, 2015, the Company acquired a 100% interest in Mayfaire Town Center and Community Center, in Wilmington, NC, for a total cash purchase price of \$191,988 utilizing availability on its lines of credit. Since the acquisition date, \$8,982 of revenue and \$410 of income was included in the consolidated financial statements for the year ended December 31, 2015. The pro forma effect of this acquisition was not material. Subsequent to its acquisition, the Company sold Mayfaire Community Center in December 2015. See details below.

Dispositions and Held for Sale

The Company evaluates its disposals utilizing the guidance in ASU 2014-08, Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity. Based on its analysis, the Company determined that the dispositions described below do not meet the criteria for classification as discontinued operations and are not considered to be significant disposals based on its quantitative and qualitative evaluation. Thus, the results of operations of the shopping center properties described below, as well as any related gain or impairment loss, are included in net income (loss) for all periods presented, as applicable.

2016 Dispositions

Net proceeds realized from the 2016 dispositions were used to reduce the outstanding balances on the Company's credit facilities. The following is a summary of the Company's 2016 dispositions:

Sales Date	Property	Property Type	Location	Sales Price		Gain
				Gross	Net	
September	Oak Branch Business Center (1)	Office Building	Greensboro, NC	\$2,400	\$2,148	\$—
July		Mall		66,500	65,514	273

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

	The Lakes Mall / Fashion Square ⁽²⁾		Muskegon, MI Saginaw, MI			
May	Bonita Lakes Mall and Crossing ⁽³⁾	Mall & Associated Center	Meridian, MS	27,910	27,614	216
April	The Crossings at Marshalls Creek	Community Center	Middle Smithfield, PA	23,650	21,791	3,239
March	River Ridge Mall ⁽⁴⁾	Mall	Lynchburg, VA	33,500	32,905	—
				\$153,960	\$149,972	\$3,728

(1) The Company recognized a loss on impairment of \$122 to adjust the book value of the property to its net sales price. See Note 3.

(2) The Company recognized a loss on impairment of \$32,096 in the second quarter of 2016 when it adjusted the book value of the properties to their contractual sales price, adjusted to reflect disposition costs. See Note 3 for more information. A non-recourse loan secured by Fashion Square with a balance of \$38,237 was assumed by the buyer in conjunction with the sale. See Note 6.

Table of Contents

The Company recognized a loss on impairment of \$5,323 in the first quarter of 2016 when it adjusted the book (3) value of the properties to their contractual sales price, adjusted to reflect disposition costs. See Note 3 for more information.

In March 2016, the Company sold a 75% interest in River Ridge Mall, located in Lynchburg, VA. In the first quarter of 2016, the Company recorded a loss on impairment of \$9,510 to adjust the book value of the property to (4) its net sales price. See Note 3 for more information. The Company retained a 25% ownership interest in the property, which is included in Investments in Unconsolidated Affiliates as of September 30, 2016 on the

Company's condensed consolidated balance sheet. See Note 5 for more information on this new joint venture. The Company also realized a gain of \$8,113 primarily related to the sale of eight outparcels, \$2,184 related to a parking deck project and \$478 in contingent consideration earned in 2016 related to the sale of EastGate Crossing noted below.

2016 Held for Sale

Regency Mall, Randolph Mall and Walnut Square are classified as held for sale and the \$32,250 on the Company's condensed consolidated balance sheet represents the net investment in real estate assets at September 30, 2016, which approximates 0.5% of the Company's total assets as of September 30, 2016. See Note 3 for more information.

2015 Dispositions

Net proceeds from the 2015 dispositions were used to reduce the outstanding balances on the Company's credit facilities. The following is a summary of the Company's 2015 dispositions:

Sales Date	Property	Property Type	Location	Sales Price		Gain
				Gross	Net	
December	Mayfaire Community Center ⁽¹⁾	Community Center ⁽²⁾	Wilmington, NC	\$56,300	\$55,955	\$—
December	Chapel Hill Crossing ⁽³⁾	Associated Center	Akron, OH	2,300	2,178	—
November	Waynesville Commons	Community Center	Waynesville, NC	14,500	14,289	5,071
July	Madison Plaza	Associated Center	Huntsville, AL	5,700	5,472	2,769
June	EastGate Crossing ⁽⁴⁾	Associated Center	Cincinnati, OH	21,060	20,688	13,491
April	Madison Square ⁽⁵⁾	Mall	Huntsville, AL	5,000	4,955	—
				\$104,860	\$103,537	\$21,331

(1) The Company recognized a loss on impairment of \$397 in the fourth quarter of 2015 when it adjusted the book value of Mayfaire Community Center to its net sales price.

(2) This property was combined with Mayfaire Towne Center in the Malls category for segment reporting purposes.

(3) The Company recognized a loss on impairment of \$1,914 in the fourth quarter of 2015 when it adjusted the book value of Chapel Hill Crossing to its net sales price.

In the fourth quarter of 2015, the Company earned \$625 of contingent consideration related to the sale of EastGate Crossing and received \$574 of net proceeds for the lease of a tenant space. In the second quarter of 2016, the

(4) Company earned \$508 of contingent consideration for the lease of an additional specified tenant space and received \$478 of net proceeds. Additionally, the buyer assumed the mortgage loan on the property, which had a balance of \$14,570 at the time of the sale.

(5) The Company recognized a loss on impairment of \$2,620 in the second quarter of 2015 when it adjusted the book value of Madison Square to its net sales price.

Table of ContentsNote 5 – Unconsolidated Affiliates, Redeemable Interests, Noncontrolling Interests and Cost Method Investments
Unconsolidated Affiliates

At September 30, 2016, the Company had investments in the following 17 entities, which are accounted for using the equity method of accounting:

Joint Venture	Property Name	Company's Interest
Ambassador Infrastructure, LLC	Ambassador Town Center - Infrastructure Improvements	65.0%
Ambassador Town Center JV, LLC	Ambassador Town Center	65.0%
CBL/T-C, LLC	CoolSprings Galleria, Oak Park Mall and West County Center	50.0%
CBL-TRS Joint Venture, LLC	Friendly Center, The Shops at Friendly Center and a portfolio of four office buildings ⁽¹⁾	50.0%
El Paso Outlet Outparcels, LLC	The Outlet Shoppes at El Paso (vacant land)	50.0%
Fremaux Town Center JV, LLC	Fremaux Town Center Phases I and II	65.0%
G&I VIII CBL Triangle LLC	Triangle Town Center, Triangle Town Commons and Triangle Town Place	10.0%
Governor's Square IB	Governor's Plaza	50.0%
Governor's Square Company	Governor's Square	47.5%
JG Gulf Coast Town Center LLC	Gulf Coast Town Center Phase III	50.0%
Kentucky Oaks Mall Company	Kentucky Oaks Mall	50.0%
Mall of South Carolina L.P.	Coastal Grand	50.0%
Mall of South Carolina Outparcel L.P.	Coastal Grand Crossing and vacant land	50.0%
Port Orange I, LLC	The Pavilion at Port Orange Phase I and one office building	50.0%
River Ridge Mall JV, LLC	River Ridge Mall	25.0%
West Melbourne I, LLC	Hammock Landing Phases I and II	50.0%
York Town Center, LP	York Town Center	50.0%

(1)The office buildings are classified as held for sale as of September 30, 2016.

Although the Company had majority ownership of certain joint ventures during 2016 and 2015, it evaluated the investments and concluded that the other partners or owners in these joint ventures had substantive participating rights, such as approvals of:

- the pro forma for the development and construction of the project and any material deviations or modifications thereto;
- the site plan and any material deviations or modifications thereto;
- the conceptual design of the project and the initial plans and specifications for the project and any material deviations or modifications thereto;
- any acquisition/construction loans or any permanent financings/refinancings;
- the annual operating budgets and any material deviations or modifications thereto;
- the initial leasing plan and leasing parameters and any material deviations or modifications thereto; and
- any material acquisitions or dispositions with respect to the project.

As a result of the joint control over these joint ventures, the Company accounts for these investments using the equity method of accounting.

Activity - Unconsolidated Affiliates

High Pointe Commons

In September 2016, High Pointe Commons, LP and High Pointe Commons II-HAP, LP, two 50/50 subsidiaries of the Company, and their joint venture partner closed on the sale of High Pointe Commons, a community center located in Harrisburg, PA, for a gross sales price of \$33,800 and net proceeds of \$14,962, of which \$7,481 represents each partner's share. The existing mortgages secured by the property, which had an aggregate balance of \$17,388 at the time of closing, were paid off in conjunction with the sale. See below for additional information on these loans. The unconsolidated affiliates recognized a gain on sale of real estate assets of \$16,732, of which each partner's share was

approximately \$8,366.

22

Table of Contents**CBL-TRS Joint Venture II, LLC**

In April 2016, CBL-TRS Joint Venture II, LLC, a subsidiary of the Company, and its 50/50 joint venture partner sold Renaissance Center, a community center located in Durham, NC, for a gross sales price of \$129,200 and net proceeds of \$80,324, of which \$40,162 represents each partner's share. In conjunction with the sale, the buyer assumed the \$16,000 loan secured by the property's second phase. The loan secured by the first phase, which had a balance of \$31,641 as of closing, was retired. The unconsolidated affiliate recognized a gain on sale of real estate assets of \$58,876, of which each partner's share was approximately \$29,438.

G&I VIII CBL Triangle LLC

In February 2016, G&I VIII CBL Triangle LLC, a newly formed 10/90 joint venture between the Company and DRA Advisors, acquired Triangle Town Center, Triangle Town Commons and Triangle Town Place from an existing 50/50 joint venture, Triangle Town Member LLC, between the Company and The R.E. Jacobs Group for \$174,000, including the assumption of the \$171,092 loan, of which each selling partner's share was \$85,546 as of the closing date. Concurrent with the formation of the new joint venture, the new entity closed on a modification and restructuring of the \$171,092 loan, of which the Company's share is \$17,109. See information on the new loan under Financings below. The Company also made an equity contribution of \$3,060 to the joint venture at closing. The Company continues to lease and manage the properties. The joint venture is accounted for using the equity method of accounting.

The following table summarizes the allocation of the estimated fair values of the tangible and identifiable intangible assets acquired as of the February 2016 acquisition date for the G&I VIII CBL Triangle LLC joint venture:

	2016
Land	\$ 14,421
Buildings and improvements	132,230
Tenant improvements	1,206
Above-market leases	11,599
In-place leases	22,538
Total assets	181,994
Below-market leases	(7,994)
Net assets acquired	\$ 174,000

River Ridge Mall JV, LLC

In the first quarter of 2016, the Company entered into a 25/75 joint venture, River Ridge Mall JV, LLC, ("River Ridge") with an unaffiliated partner. The Company contributed River Ridge Mall, located in Lynchburg, VA, to River Ridge and the partner contributed \$33,500 of cash and an anchor parcel at River Ridge Mall that it already owned having a value of \$7,000. The \$33,500 of cash was distributed to the Company and, after closing costs, \$32,819 was used to reduce outstanding balances on its lines of credit. Following the initial formation, all required future contributions will be funded on a pro rata basis. The joint venture is accounted for using the equity method of accounting.

The Company has accounted for the formation of River Ridge as the sale of a partial interest and recorded a loss on impairment of \$9,510 in the first quarter of 2016, which includes a reserve of \$2,100 for future capital expenditures. See [Note 3](#) for more information. The Company continues to manage and lease the mall. The Company has the right to require its 75% partner to purchase its 25% interest in River Ridge if the Company ceases to manage the property at the partner's election.

CBL-TRS Joint Venture, LLC

The four office buildings in the joint venture are classified as held for sale and the \$25,392 on the condensed combined financial statements of unconsolidated affiliates listed below represents the net investment in real estate assets as of September 30, 2016. The joint venture has signed a contract to sell the office buildings to a buyer and due diligence was complete as of September 30, 2016. The sale is expected to close in the fourth quarter of 2016.

Table of Contents

Condensed Combined Financial Statements - Unconsolidated Affiliates

Condensed combined financial statement information of unconsolidated affiliates is as follows:

	As of	
	September 30,	December 31,
ASSETS	2016	2015
Investment in real estate assets	\$2,137,092	\$2,357,902
Accumulated depreciation	(550,103)	(677,448)
	1,586,989	1,680,454
Held for sale	25,392	—
Developments in progress	28,995	59,592
Net investment in real estate assets	1,641,376	1,740,046
Other assets	229,516	168,540
Total assets	\$1,870,892	\$1,908,586

LIABILITIES		
Mortgage and other indebtedness	\$1,278,160	\$1,546,272
Other liabilities	60,687	51,357
Total liabilities	1,338,847	1,597,629

OWNERS' EQUITY		
The Company	241,892	184,868
Other investors	290,153	126,089
Total owners' equity	532,045	310,957
Total liabilities and owners' equity	\$1,870,892	\$1,908,586

	Total for the Three Months Ended September 30,		Company's Share for the Three Months Ended September 30,	
	2016	2015	2016	2015
Total revenues	\$59,104	\$62,098	\$27,427	\$32,660
Depreciation and amortization	(20,227)	(20,313)	(10,756)	(10,734)
Interest income	295	331	207	255
Interest expense	(14,281)	(18,616)	(6,109)	(9,601)
Operating expenses	(18,216)	(18,918)	(8,112)	(9,638)
Loss on extinguishment of debt	(393)	—	(197)	—
Income from continuing operations before gain on sales of real estate assets	6,282	4,582	2,460	2,942
Gain on sales of real estate assets	16,854	710	8,018	566
Net income	\$23,136	\$5,292	\$10,478	\$3,508
	Total for the Nine Months Ended September 30,		Company's Share for the Nine Months Ended September 30,	
	2016	2015	2016	2015
Total revenues	\$186,162	\$187,681	\$87,527	\$98,453
Depreciation and amortization	(63,085)	(59,435)	(29,090)	(31,354)
Interest income	963	998	719	767
Interest expense	(41,951)	(55,999)	(19,787)	(28,873)
Operating expenses	(56,621)	(55,692)	(25,295)	(28,511)

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Gain (loss) on extinguishment of debt	62,901	—	(197) —
Income from continuing operations before gain on sales of real estate assets	88,369	17,553	13,877	10,482
Gain on sales of real estate assets	158,190	2,144	93,340	1,730
Net income	\$246,559	\$19,697	\$107,217	\$12,212

24

Table of Contents

Financings - Unconsolidated Affiliates

Loans Financed or Extended

The following table presents the loan activity of the Company's unconsolidated affiliates in 2016:

Date	Property	Stated Interest Rate	Maturity Date ⁽¹⁾	Amount Financed or Extended	Company's Share
June	Fremaux Town Center ⁽²⁾	3.70%	(3) June 2026	73,000	\$ 47,450
June	Ambassador Town Center ⁽⁴⁾	3.22%	(5) June 2023	47,660	30,979
February	Port Orange ⁽⁶⁾	LIBOR + 2.0%	February 2018	(7) 58,628	29,314
February	Hammock Landing - Phase I ⁽⁶⁾	LIBOR + 2.0%	February 2018	(7) 43,347	(8) 21,674
February	Hammock Landing - Phase II ⁽⁶⁾	LIBOR + 2.0%	February 2018	(7) 16,757	8,379
February	Triangle Town Center, Triangle Town Place, Triangle Town Commons ⁽⁹⁾	4.00%	(10) December 2018	(11) 171,092	17,109

(1) Excludes any extension options.

(2) Net proceeds from the non-recourse loan were used to retire the existing construction loans, secured by Phase I and Phase II of Fremaux Town Center, with an aggregate balance of \$71,125.

(3) The joint venture has an interest rate swap on a notional amount of \$73,000, amortizing to \$52,130 over the term of the swap, related to Fremaux Town Center to effectively fix the interest rate on that variable-rate loan. Therefore, this amount is currently reflected as having a fixed rate.

(4) The non-recourse loan was used to retire an existing construction loan with a balance of \$41,900 and excess proceeds were utilized to fund remaining construction costs.

(5) The joint venture has an interest rate swap on a notional amount of \$47,660, amortizing to \$38,866 over the term of the swap, related to Ambassador Town Center to effectively fix the interest rate on that variable-rate loan. Therefore, this amount is currently reflected as having a fixed rate.

(6) The guaranty was reduced from 25% to 20% in conjunction with the refinancing. See Note 12 for more information.

(7) The loan was modified and extended to February 2018 with a one-year extension option.

(8) The capacity was increased from \$39,475 to fund the expansion.

(9) The loan was amended and modified in conjunction with the sale of the property to a newly formed joint venture.

(10) See previous section in Note 5 for additional information.

(11) The interest rate was reduced from 5.74% to 4.00% interest-only payments through the initial maturity date.

(12) The loan was extended to December 2018 with two one-year extension options.

All of the debt on the properties owned by the unconsolidated affiliates is non-recourse, except for Ambassador Infrastructure, West Melbourne and Port Orange. See Note 12 for a description of guarantees the Company has issued related to certain unconsolidated affiliates.

Loan Repayments

The Company's unconsolidated affiliates repaid the following loans, secured by the related unconsolidated properties, in 2016:

Date	Property	Interest Rate at Repayment Date	Scheduled Maturity Date	Principal Balance Repaid
September	Governor's Square Mall ⁽¹⁾	8.23%	September 2016	\$ 14,089
September	High Pointe Commons - Phase I ⁽²⁾	5.74%	May 2017	12,401
September	High Pointe Commons - PetCo ⁽²⁾	3.20%	July 2017	19
September	High Pointe Commons - Phase II ⁽²⁾	6.10%	July 2017	4,968

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

July Kentucky Oaks Mall ⁽³⁾ 5.27% January 2017 19,912

(1) The Company's share of the loan was \$6,692 based on its 47.5% pro rata share in the joint venture.

The loan secured by the property was paid off using proceeds from the sale of the property in September 2016. See (2) above for more information. The Company's share of the loan was 50% based on its pro rata share in the joint venture.

(3) The Company's share of the loan was \$9,956 based on its 50% pro rata share in the joint venture.

25

Table of Contents

Other

JG Gulf Coast Town Center LLC - Phases I and II

In June 2016, the foreclosure process was completed and the mortgage lender received title to the mall in satisfaction of the non-recourse mortgage loan secured by Phases I and II of Gulf Coast Town Center in Ft. Myers, FL. Gulf Coast Town Center generated insufficient cash flow to cover the debt service on the mortgage, which had a balance of \$190,800 (of which the Company's 50% share was \$95,400) and a contractual maturity date of July 2017. In the third quarter of 2015, the lender on the loan began receiving the net operating cash flows of the property each month in lieu of scheduled monthly mortgage payments. The Company recognized a gain on the net investment in Gulf Coast of \$29,267, which is included in Equity in Earnings of Unconsolidated Affiliates in the condensed consolidated statements of operations.

Redeemable Interests of the Operating Partnership

Redeemable common units of \$19,536 and \$19,744 at September 30, 2016 and December 31, 2015, respectively, include a partnership interest in the Operating Partnership for which the partnership agreement includes redemption provisions that may require the Operating Partnership to redeem the partnership interest for real property.

Redeemable noncontrolling interests of \$3,206 and \$5,586 at September 30, 2016 and December 31, 2015, respectively, include the aggregate noncontrolling ownership interest in consolidated subsidiaries that is held by third parties and for which the related partnership agreements contain redemption provisions at the holder's election that allow for redemption through cash and/or properties.

Noncontrolling Interests of the Operating Partnership

Noncontrolling interests include the aggregate noncontrolling ownership interest in the Operating Partnership's consolidated subsidiaries that is held by third parties and for which the related partnership agreements either do not include redemption provisions or are subject to redemption provisions that do not require classification outside of permanent equity. Total noncontrolling interests were \$12,960 and \$4,876, as of September 30, 2016 and December 31, 2015, respectively.

Noncontrolling Interests of the Company

The noncontrolling interests of the Company include the third party interests discussed above as well as the aggregate noncontrolling partnership interest in the Operating Partnership that is not owned by the Company and for which each of the noncontrolling limited partners has the right to exchange all or a portion of its partnership interests for shares of the Company's common stock or, at the Company's election, their cash equivalent. As of September 30, 2016, the Company's total noncontrolling interests of \$110,353 consisted of noncontrolling interests in the Operating Partnership and in other consolidated subsidiaries of \$97,393 and \$12,960, respectively. The Company's total noncontrolling interests at December 31, 2015 of \$114,629 consisted of noncontrolling interests in the Operating Partnership and in other consolidated subsidiaries of \$109,753 and \$4,876, respectively.

In the third quarter of 2016, the Company elected to pay cash of \$11,608 to a holder of 950,000 common units in the Operating Partnership upon the exercise of its conversion rights. In the second quarter of 2016, the Company elected to pay cash of \$146 to three holders of 14,796 common units in the Operating Partnership upon the exercise of their conversion rights.

Cost Method Investment

The Company owns a 6.2% noncontrolling interest in subsidiaries of Jinsheng, an established mall operating and real estate development company located in Nanjing, China. The Company accounts for its noncontrolling interest in Jinsheng using the cost method because the Company does not exercise significant influence over Jinsheng and there is no readily determinable market value of Jinsheng's shares since they are not publicly traded. The carrying amount of this investment was \$5,325 at September 30, 2016 and December 31, 2015. The noncontrolling interest is reflected as investment in unconsolidated affiliates in the accompanying condensed consolidated balance sheets.

Variable Interest Entities

As discussed in Note 2, effective January 1, 2016, the Company adopted ASU 2015-02. As a result, the Operating Partnership and certain of our subsidiaries are deemed to have the characteristics of a VIE primarily because the limited partners of these entities do not collectively possess substantive kick-out or participating rights. However, the Company was not required to consolidate any previously unconsolidated entities or deconsolidate any previously

consolidated entities as a result of the change in classification. Accordingly, the adoption of ASU 2015-02 affected disclosure only and did not change amounts within the condensed consolidated financial statements.

The Company consolidates the Operating Partnership, which is a VIE, for which the Company is the primary beneficiary. The Company, through the Operating Partnership, consolidates all VIEs for which it is the primary beneficiary. Generally, a VIE, is a legal entity in which the equity investors do not have the characteristics of a controlling financial interest or the equity investors lack sufficient equity at risk for the entity to finance its activities without additional subordinated financial support. A limited

Table of Contents

partnership is considered a VIE when the majority of the limited partners unrelated to the general partner possess neither the right to remove the general partner without cause, nor certain rights to participate in the decisions that most significantly affect the financial results of the partnership. In determining whether the Company is the primary beneficiary of a VIE, the Company considers qualitative and quantitative factors, including, but not limited to: which activities most significantly impact the VIE's economic performance and which party controls such activities; the amount and characteristics of the Company's investment; the obligation or likelihood for the Company or other investors to provide financial support; and the similarity with and significance to our business activities and the business activities of the other investors.

The table below lists the Company's VIEs as of September 30, 2016 under ASU 2015-02:

Consolidated VIEs:

Atlanta Outlet Outparcels, LLC
 Atlanta Outlet JV, LLC
 CBL Terrace LP
 El Paso Outlet Center Holding, LLC
 El Paso Outlet Center II, LLC
 Foothills Mall Associates
 Gettysburg Outlet Center Holding, LLC
 Gettysburg Outlet Center, LLC
 High Point Development LP II
 Jarnigan Road LP
 Laredo Outlet JV, LLC ⁽¹⁾
 Lebcon Associates
 Lebcon I, Ltd
 Lee Partners
 Louisville Outlet Outparcels, LLC
 Louisville Outlet Shoppes, LLC
 Madison Grandview Forum, LLC
 The Promenade at D'Iberville
 Statesboro Crossing, LLC
 Village at Orchard Hills, LLC
 Woodstock GA Investments, LLC

Unconsolidated VIEs:

Ambassador Infrastructure, LLC
 G&I VIII CBL Triangle LLC ⁽²⁾

In May 2016, the Company formed a 65/35 joint venture, Laredo Outlet JV, LLC, to develop, own and operate The Outlet Shoppes at Laredo in Laredo, TX. The Company initially contributed \$7,714, which consisted of a cash contribution of \$2,434 and its interest in a note receivable of \$5,280 (see Note 8), and the third party partner (1) contributed \$10,686, which included land and construction costs to date. The Company contributed 100% of the capital to fund the project until the pro rata 65% contribution of \$19,846 was reached in the third quarter of 2016.

All subsequent future contributions will be funded on a 65/35 pro rata basis. The Company determined that the new consolidated affiliate represents an interest in a VIE based upon the criteria noted above.

Upon the sale of the Company's 50% interest in Triangle Town Member LLC to G&I VIII CBL Triangle LLC in (2) the first quarter of 2016, the Company determined that the new unconsolidated affiliate represents an interest in a VIE based upon the criteria noted above.

Note 6 – Mortgage and Other Indebtedness

Debt of the Company

CBL has no indebtedness. Either the Operating Partnership or one of its consolidated subsidiaries, that it has a direct or indirect ownership interest in, is the borrower on all of the Company's debt. CBL is a limited guarantor of the

5.25% and 4.60% senior unsecured notes, issued by the Operating Partnership in November 2013 and October 2014, respectively, for losses suffered solely by reason of fraud or willful misrepresentation by the Operating Partnership or its affiliates. The Company also provides a similar limited guarantee of the Operating Partnership's obligations with respect to its unsecured credit facilities and three unsecured term loans as of September 30, 2016.

Table of Contents

Debt of the Operating Partnership

Mortgage and other indebtedness consisted of the following:

	September 30, 2016		December 31, 2015	
	Amount	Weighted-Average Interest Rate ⁽¹⁾	Amount	Weighted-Average Interest Rate ⁽¹⁾
Fixed-rate debt:				
Non-recourse loans on operating properties ⁽²⁾	\$2,505,055	5.66%	\$2,736,538	5.68%
Senior unsecured notes due 2023 ⁽³⁾	446,450	5.25%	446,151	5.25%
Senior unsecured notes due 2024 ⁽⁴⁾	299,938	4.60%	299,933	4.60%
Other	—	—%	2,686	3.50%
Total fixed-rate debt	3,251,443	5.50%	3,485,308	5.53%
Variable-rate debt:				
Non-recourse term loans on operating properties	19,155	2.96%	16,840	2.49%
Recourse term loans on operating properties	25,847	3.12%	25,635	2.97%
Construction loan	10,573	3.03%	—	—%
Unsecured lines of credit	438,956	1.72%	398,904	1.54%
Unsecured term loans	800,000	1.96%	800,000	1.82%
Total variable-rate debt	1,294,531	1.93%	1,241,379	1.76%
Total fixed-rate and variable-rate debt	4,545,974	4.49%	4,726,687	4.54%
Unamortized deferred financing costs	(14,705)		(16,059)	
Total mortgage and other indebtedness	\$4,531,269		\$4,710,628	

(1) Weighted-average interest rate includes the effect of debt premiums and discounts, but excludes amortization of deferred financing costs.

(2) The Operating Partnership had four interest rate swaps on notional amounts totaling \$101,151 as of December 31, 2015 related to four variable-rate loans on consolidated operating properties to effectively fix the interest rate on the respective loans. Therefore, these amounts were reflected in fixed-rate debt at December 31, 2015. The swaps matured April 1, 2016.

(3) The balance is net of an unamortized discount of \$3,550 and \$3,849 as of September 30, 2016 and December 31, 2015, respectively.

(4) The balance is net of an unamortized discount of \$62 and \$67 as of September 30, 2016 and December 31, 2015, respectively.

Senior Unsecured Notes

In the fourth quarter of 2014, the Operating Partnership issued \$300,000 of senior unsecured notes, which bear interest at 4.60% payable semiannually beginning April 15, 2015 and mature on October 15, 2024 (the “2024 Notes”). In the fourth quarter of 2013, the Operating Partnership issued \$450,000 of senior unsecured notes, which bear interest at 5.25% payable semiannually beginning June 1, 2014 and mature on December 1, 2023 (the “2023 Notes”). The respective interest rate on each of the 2024 Notes and the 2023 Notes (collectively, the “Notes”) will be subject to an increase ranging from 0.25% to 1.00% from time to time if, on or after January 1, 2016 and prior to January 1, 2020, the ratio of secured debt to total assets of the Company, as defined, is greater than 40% but less than 45%.

The Notes are redeemable at the Operating Partnership’s election, in whole or in part from time to time, on not less than 30 days’ notice to the holders of the Notes to be redeemed. The 2024 Notes may be redeemed prior to July 15, 2024 for cash, at a redemption price equal to the greater of (1) 100% of the aggregate principal amount of the 2024 Notes to be redeemed or (2) an amount equal to the sum of the present values of the remaining scheduled payments of principal and interest on the 2024 Notes to be redeemed, discounted to the redemption date on a semi-annual basis at the treasury rate, as defined, plus 0.35%, plus accrued and unpaid interest. On or after July 15, 2024, the 2024 Notes are redeemable for cash at a redemption price equal to 100% of the aggregate principal amount of the 2024 Notes to

be redeemed plus accrued and unpaid interest. The 2023 Notes may be redeemed prior to September 1, 2023 for cash, at a redemption price equal to the greater of (1) 100% of the aggregate principal amount of the 2023 Notes to be redeemed or (2) an amount equal to the sum of the present values of the remaining scheduled payments of principal and interest on the 2023 Notes to be redeemed, discounted to the redemption date on a semi-annual basis at the treasury rate, as defined, plus 0.40%, plus accrued and unpaid interest. On or after September 1, 2023, the 2023 Notes are redeemable for cash at a redemption price equal to 100% of the aggregate principal amount of the 2023 Notes to be redeemed plus accrued and unpaid interest.

Table of Contents

Unsecured Lines of Credit

The Company has three unsecured credit facilities that are used for retirement of secured loans, repayment of term loans, working capital, construction and acquisition purposes, as well as issuances of letters of credit.

Each facility bears interest at LIBOR plus a spread of 0.875% to 1.55% based on the Company's credit ratings. As of September 30, 2016, the Company's interest rate based on its credit ratings of Baa3 from Moody's Investors Service ("Moody's") and BBB- from Standard & Poor's ("S&P") and Fitch Ratings ("Fitch") is LIBOR plus 120 basis points. Additionally, the Company pays an annual facility fee that ranges from 0.125% to 0.3% of the total capacity of each facility based on the Company's credit ratings. As of September 30, 2016, the annual facility fee was 0.25%. The three unsecured lines of credit had a weighted-average interest rate of 1.72% at September 30, 2016.

The following summarizes certain information about the Company's unsecured lines of credit as of September 30, 2016:

	Total Capacity	Total Outstanding	Maturity Date	Extended Maturity Date
Wells Fargo - Facility A	\$500,000	\$ —	(1) October 2019	October 2020 (2)
First Tennessee	100,000	38,200	(3) October 2019	October 2020 (4)
Wells Fargo - Facility B	500,000	400,756	(5) October 2020	
	\$1,100,000	\$ 438,956		

(1) There was \$350 outstanding on this facility as of September 30, 2016 for letters of credit. Up to \$30,000 of the capacity on this facility can be used for letters of credit.

(2) The extension option is at the Company's election, subject to continued compliance with the terms of the facility, and has a one-time extension fee of 0.15% of the commitment amount of the credit facility.

(3) Up to \$20,000 of the capacity on this facility can be used for letters of credit.

(4) The extension option on the facility is at the Company's election, subject to continued compliance with the terms of the facility, and has a one-time extension fee of 0.20% of the commitment amount of the credit facility.

(5) There was an additional \$4,866 outstanding on this facility as of September 30, 2016 for letters of credit. Up to \$30,000 of the capacity on this facility can be used for letters of credit.

Unsecured Term Loans

The Company has a \$350,000 unsecured term loan, which bears interest at a variable rate of LIBOR plus 1.35% based on the Company's current credit ratings. The loan matures in October 2017 and has two one-year extension options, subject to continued compliance with the terms of the loan agreement, for an outside maturity date of October 2019. At September 30, 2016, the outstanding borrowings of \$350,000 had an interest rate of 1.88%.

The Company has a \$400,000 unsecured term loan, which bears interest at a variable rate of LIBOR plus 1.50% based on the Company's current credit ratings and has a maturity date of July 2018. At September 30, 2016, the outstanding borrowings of \$400,000 had an interest rate of 2.02%.

The Company also has a \$50,000 unsecured term loan that matures in February 2018. The term loan bears interest at a variable rate of LIBOR plus 1.55%. At September 30, 2016, the outstanding borrowings of \$50,000 had a weighted-average interest rate of 2.07%.

Covenants and Restrictions

The agreements for the unsecured lines of credit, the Notes and unsecured term loans contain, among other restrictions, certain financial covenants including the maintenance of certain financial coverage ratios, minimum unencumbered asset and interest ratios, maximum secured indebtedness ratios, maximum total indebtedness ratios and limitations on cash flow distributions. The Company believes that it was in compliance with all financial covenants and restrictions at September 30, 2016.

Unsecured Lines of Credit and Unsecured Term Loans

The following presents the Company's compliance with key covenant ratios, as defined, of the credit facilities and term loans as of September 30, 2016:

Ratio	Required	Actual
Debt to total asset value	< 60%	49%

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

Unencumbered asset value to unsecured indebtedness	> 1.6x	2.4x
Unencumbered NOI to unsecured interest expense	> 1.75x	4.57x
EBITDA to fixed charges (debt service)	> 1.5x	2.5x

29

Table of Contents

The agreements for the unsecured credit facilities and unsecured term loans described above contain default provisions customary for transactions of this nature (with applicable customary grace periods). Additionally, any default in the payment of any recourse indebtedness greater than or equal to \$50,000 or any non-recourse indebtedness greater than \$150,000 (for the Company's ownership share) of CBL, the Operating Partnership or any Subsidiary, as defined, will constitute an event of default under the agreements to the credit facilities. The credit facilities also restrict the Company's ability to enter into any transaction that could result in certain changes in its ownership or structure as described under the heading "Change of Control/Change in Management" in the agreements for the credit facilities.

Senior Unsecured Notes

The following presents the Company's compliance with key covenant ratios, as defined, of the Notes as of September 30, 2016:

Ratio	Required	Actual
Total debt to total assets	< 60%	53%
Secured debt to total assets	< 45% ⁽¹⁾	30%
Total unencumbered assets to unsecured debt	> 150%	218%
Consolidated income available for debt service to annual debt service charge	> 1.5x	3.3x

(1) On January 1, 2020 and thereafter, secured debt to total assets must be less than 40%.

The agreements for the Notes described above contain default provisions customary for transactions of this nature (with applicable customary grace periods). Additionally, any default in the payment of any recourse indebtedness greater than or equal to \$50,000 of the Operating Partnership will constitute an event of default under the Notes.

Other

Several of the Company's malls/open-air centers, associated centers and community centers, in addition to the corporate office building, are owned by special purpose entities, created as a requirement under certain loan agreements that are included in the Company's condensed consolidated financial statements. The sole business purpose of the special purpose entities is to own and operate these properties. The real estate and other assets owned by these special purpose entities are restricted under the loan agreements in that they are not available to settle other debts of the Company. However, so long as the loans are not under an event of default, as defined in the loan agreements, the cash flows from these properties, after payments of debt service, operating expenses and reserves, are available for distribution to the Company.

Mortgages on Operating Properties

Financings

The following table presents the loans, secured by the related consolidated properties, that were entered into in 2016:

Date	Property	Stated Interest Rate	Maturity Date	Amount Financed or Extended
June	Hamilton Place ⁽¹⁾	4.36%	June 2026	\$ 107,000
June	Statesboro Crossing ⁽²⁾	LIBOR + 1.80%	June 2017	⁽³⁾ 11,035
April	Hickory Point Mall ⁽⁴⁾	5.85%	December 2018 ⁽⁵⁾	27,446

Proceeds from the non-recourse loan were used to retire an existing \$98,181 loan with an interest rate of 5.86%

(1) that was scheduled to mature in August 2016. The Company's share of excess proceeds was used to reduce outstanding balances on its credit facilities.

(2) The loan was modified to extend the maturity date.

(3) The loan has a one-year extension option at the Company's election for an outside maturity date of June 2018.

(4) The loan was modified to extend the maturity date. The interest rate remains at 5.85% but future amortization payments have been eliminated.

(5) The loan has a one-year extension option at the Company's election for an outside maturity date of December 2019.

Other

The non-recourse loans secured by Chesterfield Mall, Midland Mall and Wausau Center are in default and in receivership at September 30, 2016. The malls generate insufficient income levels to cover the debt service on the mortgages, which had an aggregate balance of \$189,642 at September 30, 2016. The Company plans to return these malls to the respective lenders when foreclosure proceedings are complete, which is estimated to be by year-end or in early 2017.

Table of Contents

Construction Loan

The following table presents the construction loan, secured by the related consolidated property, that was entered into in 2016:

Date	Property	Stated Interest Rate	Maturity Date	Amount Financed
May	The Outlet Shoppes at Laredo ⁽¹⁾	LIBOR + 2.5% ⁽²⁾	May 2019	(3) \$91,300

(1) The consolidated 65/35 joint venture closed on a construction loan for the development of The Outlet Shoppes at Laredo, an outlet center located in Laredo, TX. The Operating Partnership has guaranteed 100% of the loan.

(2) The interest rate will be reduced to LIBOR + 2.25% once the development is complete and certain debt and operational metrics are met.

(3) The loan has one 24-month extension option, which is at the joint venture's election, subject to continued compliance with the terms of the loan agreement, for an outside maturity date of May 2021.

Loan Repayments

The Company repaid the following fixed-rate loans, secured by the related consolidated Properties, in 2016:

Date	Property	Interest Rate at Repayment Date	Scheduled Maturity Date	Principal Balance Repaid ⁽¹⁾
August	Dakota Square Mall	6.23%	November 2016	\$51,605
June	Hamilton Place ⁽²⁾	5.86%	August 2016	98,181
April	CoolSprings Crossing	4.54%	April 2016	11,313
April	Gunbarrel Pointe	4.64%	April 2016	10,083
April	Stroud Mall	4.59%	April 2016	30,276
April	York Galleria	4.55%	April 2016	48,337

(1) The Company retired the loans with borrowings from its credit facilities unless otherwise noted.

(2) The Company retired the loan with proceeds from a \$107,000 fixed-rate non-recourse loan. See above for more information.

Additionally, the \$38,237 loan secured by Fashion Square was assumed by the buyer in conjunction with the sale of the mall in July 2016. The fixed-rate loan bore interest at 4.95% and had a maturity date of June 2022.

Subsequent to September 30, 2016, the Company retired a mortgage loan that was scheduled to mature in January 2017. See Note 16 for more information.

Scheduled Principal Payments

As of September 30, 2016, the scheduled principal amortization and balloon payments on all of the Company's consolidated mortgage and other indebtedness, excluding extensions available at the Company's option, are as follows:

2016 ⁽¹⁾	\$85,143
2017	840,726
2018	708,861
2019	170,270
2020	609,740
Thereafter ⁽²⁾	1,942,580
	4,357,320
Net unamortized premiums (discounts)	(988)
	4,356,332
Unamortized deferred financing costs	(14,705)
Principal balance of loans secured by Lender Malls in foreclosure ⁽³⁾	189,642
Total mortgage and other indebtedness	\$4,531,269

(1) Excludes \$171,953 of maturities related to Midland Mall and Chesterfield Mall, which are in foreclosure.

- (2) Excludes \$17,689 related to Wausau Center, which is in foreclosure.
- (3) Represents principal balances of three non-recourse loans secured by the malls listed above, which the Company plans to return to the respective lenders when the foreclosure process is complete.

31

Table of Contents

The \$85,143 of scheduled principal payments in 2016 includes \$70,801 related to the maturing principal balance of the operating property loan secured by Greenbrier Mall and \$14,342 represents scheduled principal amortization. The Company is in final negotiations with the lender to extend the maturity date of the loan secured by Greenbrier Mall. The Company's mortgage and other indebtedness had a weighted-average maturity of 4.0 years as of September 30, 2016 and 4.4 years as of December 31, 2015.

Interest Rate Hedge Instruments

The Company records its derivative instruments in its condensed consolidated balance sheets at fair value. The accounting for changes in the fair value of derivatives depends on the intended use of the derivative, whether the derivative has been designated as a hedge and, if so, whether the hedge has met the criteria necessary to apply hedge accounting.

The Company's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish these objectives, the Company primarily uses interest rate swaps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

The effective portion of changes in the fair value of derivatives designated as, and that qualify as, cash flow hedges is recorded in AOCI and is subsequently reclassified into earnings in the period that the hedged forecasted transaction affects earnings. Such derivatives were used to hedge the variable cash flows associated with variable-rate debt.

The Company's outstanding interest rate derivatives, that were designated as cash flow hedges of interest rate risk, matured on April 1, 2016.

Instrument Type	Location in Condensed Consolidated Balance Sheet	Notional Amount Outstanding	Designated Benchmark Interest Rate	Strike Rate	Fair Value at 9/30/16	Fair Value at 12/31/15	Maturity Date
Pay fixed/ Receive variable Swap	Accounts payable and accrued liabilities	\$48,337 (amortizing to \$48,337)	1-month LIBOR	2.149%	\$	—\$(208)	April 2016
Pay fixed/ Receive variable Swap	Accounts payable and accrued liabilities	\$30,276 (amortizing to \$30,276)	1-month LIBOR	2.187%	—	(133)	April 2016
Pay fixed/ Receive variable Swap	Accounts payable and accrued liabilities	\$11,313 (amortizing to \$11,313)	1-month LIBOR	2.142%	—	(48)	April 2016
Pay fixed/ Receive variable Swap	Accounts payable and accrued liabilities	\$10,083 (amortizing to \$10,083)	1-month LIBOR	2.236%	—	(45)	April 2016
					\$	—\$(434)	

Hedging Instrument	Gain Recognized in OCI/L (Effective Portion)	Location of Losses Reclassified from AOCI into Earnings (Effective Portion)	Loss Recognized in Earnings (Effective Portion)	Location of Gain Recognized in Earnings (Ineffective Portion)	Gain Recognized in Earnings (Ineffective Portion)
	Three Months Ended September		Three Months Ended September		Three Months Ended September

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

	30, 2016		30, 2015		30, 2016		2015	
Interest rate contracts	\$ —	\$ 457	Interest Expense		\$ —	\$ —	Interest Expense	
			\$ —	\$ (518)	\$ —	\$ —		
	Gain Recognized in OCI/L (Effective Portion)		Location of Losses Reclassified from AOCI into Earnings (Effective Portion)		Loss Recognized in Earnings (Effective Portion)		Location of Gain Recognized in Earnings (Ineffective Portion)	
Hedging Instrument	Nine Months Ended September 30,		Nine Months Ended September 30,		Nine Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015	2016	2015	2016	2015
Interest rate contracts	\$ 434	\$ 1,387	Interest Expense		\$ (443)	\$ (1,687)	Interest Expense	
					\$ —	\$ —		

32

Table of Contents

Note 7 – Comprehensive Income

Accumulated Other Comprehensive Income of the Company

Comprehensive income (loss) of the Company includes all changes in redeemable noncontrolling interests and total equity during the period, except those resulting from investments by shareholders and partners, distributions to shareholders and partners and redemption valuation adjustments. OCI/L includes changes in unrealized gains (losses) on available-for-sale securities and interest rate hedge agreements.

The Company did not have any AOCI for the three months ended September 30, 2016.

The changes in the components of AOCI for the three months ended September 30, 2015 are as follows:

	Redeemable Noncontrolling Interests	The Company	Noncontrolling Interests	Total
	Unrealized Gains (Losses) - Hedging Agreements			
Beginning balance, July 1, 2015	\$410	\$ 1,109	\$ (2,938)	\$(1,419)
OCI before reclassifications	9	903	63	975
Amounts reclassified from AOCI ⁽¹⁾	—	(518)	—	(518)
Net current quarterly period OCI	9	385	63	457
Ending balance, September 30, 2015	\$419	\$ 1,494	\$ (2,875)	\$(962)

⁽¹⁾ Reclassified \$518 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations.

The changes in the components of AOCI for the nine months ended September 30, 2016 and 2015 are as follows:

	Redeemable Noncontrolling Interests	The Company	Noncontrolling Interests	Total
	Unrealized Gains (Losses) - Hedging Agreements			
Beginning balance, January 1, 2016	\$433	\$ 1,935	\$ (2,802)	\$(434)
OCI before reclassifications	3	814	60	877
Amounts reclassified from AOCI ⁽¹⁾	(436)	(2,749)	2,742	(443)
Net current year-to-date period OCI	(433)	(1,935)	2,802	434
Ending balance, September 30, 2016	\$—	\$—	\$—	\$—

⁽¹⁾ Reclassified \$443 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations. The cash flow hedges matured April 1, 2016.

	Redeemable Noncontrolling Interests	The Company	Noncontrolling Interests	Total			
	Unrealized Gains (Losses) Hedging Available-for-Sale Agreements						
	Hedging Available-for-Sale Securities						
	Hedging Available-for-Sale Securities						
	Hedging Available-for-Sale Securities						
	Hedging Available-for-Sale Securities						
Beginning balance, January 1, 2015	\$401	\$ 384	\$303	\$ 13,108	\$(3,053)	\$ 2,826	\$13,969
OCI before reclassifications	18	10	2,878	160	178	72	3,316
Amounts reclassified from AOCI ⁽¹⁾	—	(394)	(1,687)	(13,268)	—	(2,898)	(18,247)
Net current year-to-date period OCI	18	(384)	1,191	(13,108)	178	(2,826)	(14,931)
Ending balance, September 30, 2015	\$419	\$—	\$1,494	\$—	\$(2,875)	\$—	\$(962)

(1) Reclassified \$16,560 realized gain on sale of available-for-sale securities to Gain on Investment and reclassified \$1,687 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations.

Table of Contents

Accumulated Other Comprehensive Income (Loss) of the Operating Partnership

Comprehensive income (loss) of the Operating Partnership includes all changes in redeemable common units and partners' capital during the period, except those resulting from investments by unitholders, distributions to unitholders and redemption valuation adjustments. OCI/L includes changes in unrealized gains (losses) on available-for-sale securities and interest rate hedge agreements.

The Operating Partnership did not have any AOCI for the three months ended September 30, 2016.

The changes in the components of AOCI for the three months ended September 30, 2015 are as follows:

	Redeemable Common Units	Partners' Capital	Total
	Unrealized		
	Gains (Losses)		
	- Hedging		
	Agreements		
Beginning balance, July 1, 2015	\$411	\$(1,830)	\$(1,419)
OCI before reclassifications	9	966	975
Amounts reclassified from AOCI ⁽¹⁾	—	(518)	(518)
Net current quarterly period OCI	9	448	457
Ending balance, September 30, 2015	\$420	\$(1,382)	\$(962)

(1) Reclassified \$518 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations.

The changes in the components of AOCI for the nine months ended September 30, 2016 and 2015 are as follows:

	Redeemable Common Units	Partners' Capital	Total
	Unrealized		
	Gains (Losses)		
	- Hedging		
	Agreements		
Beginning balance, January 1, 2016	\$434	\$(868)	\$(434)
OCI before reclassifications	3	874	877
Amounts reclassified from AOCI ⁽¹⁾	(437)	(6)	(443)
Net current year-to-date period OCI	(434)	868	434
Ending balance, September 30, 2016	\$—	\$—	\$—

(1) Reclassified \$443 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations. The cash flow hedges matured April 1, 2016.

	Redeemable Common Units	Partners' Capital	Total
	Unrealized Gains (Losses)		
	Hedging	Hedging	
	Available-for-Sale	Available-for-Sale	
	Agreements	Agreements	
	Securities	Securities	
Beginning balance, January 1, 2015	\$401	\$(2,750)	\$15,934
OCI before reclassifications	19	3,055	232
Amounts reclassified from AOCI ⁽¹⁾	—	(1,687)	(16,166)
Net current year-to-date period OCI	19	1,368	(15,934)
Ending balance, September 30, 2015	\$420	\$(1,382)	\$—

(1) Reclassified \$16,560 realized gain on sale of available-for-sale securities to Gain on Investment and reclassified \$1,687 of interest on cash flow hedges to Interest Expense in the condensed consolidated statement of operations.

Table of Contents

Note 8 – Mortgage and Other Notes Receivable

Each of the Company's mortgage notes receivable is collateralized by either a first mortgage, a second mortgage, or by an assignment of 100% of the partnership interests that own the real estate assets. Other notes receivable include amounts due from tenants or government-sponsored districts and unsecured notes received from third parties as whole or partial consideration for property or investments. The Company believes that its mortgage and other notes receivable balance is fully collectable as of September 30, 2016. Mortgage and other notes receivable consist of the following:

		As of September 30, 2016		As of December 31, 2015	
	Maturity Date	Interest Rate	Balance	Interest Rate	Balance
Mortgages:					
Columbia Place Outparcel	Feb 2022	5.00%	\$326	5.00%	\$342
Park Place	May 2022	5.00%	1,242	5.00%	1,369
Village Square ⁽¹⁾	Mar 2018	3.75%	1,655	3.50%	1,685
Other ⁽²⁾	Dec 2016 - Jan 2047	3.03% - 9.50%	2,521	2.93% - 9.50%	4,380
			5,744		7,776
Other Notes Receivable:					
Horizon Group ⁽³⁾	N/A	—%	—	7.00%	3,096
RED Development Inc.	Nov 2023	5.00%	6,787	5.00%	7,366
Southwest Theaters	Apr 2026	5.00%	750	—%	—
Other	Jan 2017	7.00%	300	—%	—
			7,837		10,462
			\$13,581		\$18,238

In May 2016, the mortgage note receivable related to Village Square was extended to March 2018. The interest rate (1) increased from 3.5% to 3.75% for the period from April 2016 through March 2017, with an increase to a rate of 4.0% from April 2017 through the maturity date.

(2) In conjunction with the foreclosure of Gulf Coast Town Center, the Company wrote off the \$1,846 balance of a note receivable. The note bore interest at a rate of 6.32% and was due to mature in March 2017.

(3) In May 2016, in conjunction with the formation of the Laredo joint venture (see Note 5), the Company contributed its interest in the note of \$5,280 as a capital contribution to the joint venture.

Table of Contents

Note 9 – Segment Information

The Company measures performance and allocates resources according to property type, which is determined based on certain criteria such as type of tenants, capital requirements, economic risks, leasing terms, and short and long-term returns on capital. Rental income and tenant reimbursements from tenant leases provide the majority of revenues from all segments. Information on the Company's reportable segments is presented as follows:

Three Months Ended September 30, 2016	Malls	Associated Centers	Community Centers	All Other (1)	Total
Revenues	\$228,918	\$ 9,997	\$ 4,776	\$8,030	\$251,721
Property operating expenses (2)	(68,189)	(2,311)	(1,149)	805	(70,844)
Interest expense	(35,915)	(1,424)	(858)	(16,095)	(54,292)
Other expense	—	—	—	(5,576)	(5,576)
Gain on sales of real estate assets	273	—	—	4,653	4,926
Segment profit (loss)	\$125,087	\$ 6,262	\$ 2,769	\$(8,183)	125,935
Depreciation and amortization expense					(71,794)
General and administrative expense					(13,222)
Interest and other income					451
Loss on extinguishment of debt					(6)
Loss on impairment					(53,558)
Equity in earnings of unconsolidated affiliates					10,478
Income tax benefit					2,386
Net income					\$670
Capital expenditures (3) (4)	\$64,085	\$ 61	\$ 1,452	\$32,420	\$98,018
Three Months Ended September 30, 2015	Malls	Associated Centers	Community Centers	All Other (1)	Total
Revenues	\$234,095	\$ 9,693	\$ 5,231	\$13,616	\$262,636
Property operating expenses (2)	(69,690)	(2,260)	(1,114)	1,145	(71,918)
Interest expense	(39,707)	(1,732)	(1,003)	(14,008)	(56,451)
Other expense	—	—	—	(8,787)	(8,787)
Gain on sales of real estate assets	—	2,769	—	468	3,237
Segment profit (loss)	\$124,698	\$ 8,470	\$ 3,114	\$(7,566)	128,717
Depreciation and amortization expense					(74,045)
General and administrative expense					(12,995)
Interest and other income					579
Loss on impairment					(884)
Equity in earnings of unconsolidated affiliates					3,508
Income tax provision					(448)
Net income					\$44,432
Capital expenditures (3)	\$66,311	\$ 1,134	\$ 489	\$5,549	\$73,483

Table of Contents

Nine Months Ended September 30, 2016	Malls	Associated Centers	Community Centers	All Other (1)	Total
Revenues	\$700,407	\$30,096	\$14,747	\$24,514	\$769,764
Property operating expenses (2)	(208,975)	(7,010)	(3,552)	6,805	(212,732)
Interest expense	(105,797)	(4,557)	(321)	(52,035)	(162,710)
Other expense	—	—	—	(20,313)	(20,313)
Gain on sales of real estate assets	489	478	3,239	10,297	14,503
Segment profit (loss)	\$386,124	\$19,007	\$14,113	\$(30,732)	388,512
Depreciation and amortization expense					(220,505)
General and administrative expense					(46,865)
Interest and other income					1,062
Loss on impairment					(116,736)
Equity in earnings of unconsolidated affiliates					107,217
Income tax benefit					2,974
Net income					\$115,659
Capital expenditures (3) (4)	\$125,406	\$3,158	\$2,420	\$49,554	\$180,538
Nine Months Ended September 30, 2015	Malls	Associated Centers	Community Centers	All Other (1)	Total
Revenues	\$694,310	\$30,164	\$14,925	\$37,988	\$777,388
Property operating expenses (2)	(209,850)	(7,206)	(3,392)	4,803	(215,645)
Interest expense	(128,168)	(5,561)	(3,233)	(37,400)	(174,362)
Other expense	—	—	—	(21,191)	(21,191)
Gain on sales of real estate assets	264	16,260	—	1,643	18,167
Segment profit (loss)	\$356,556	\$33,657	\$8,300	\$(14,157)	384,357
Depreciation and amortization expense					(221,550)
General and administrative expense					(46,440)
Interest and other income					6,242
Gain on extinguishment of debt					256
Loss on impairment					(3,665)
Gain on investment					16,560
Equity in earnings of unconsolidated affiliates					12,212
Income tax provision					(2,004)
Net income					\$145,968
Capital expenditures (3)	\$326,607	\$2,523	\$1,884	\$18,978	\$349,992
Total Assets	Malls	Associated Centers	Community Centers	All Other (1)	Total
September 30, 2016	\$5,472,051	\$261,107	\$246,748	\$194,415	\$6,174,321
December 31, 2015	\$5,766,084	\$252,188	\$263,614	\$198,105	\$6,479,991

(1) The All Other category includes mortgage and other notes receivable, office buildings, the Management Company and the Company's subsidiary that provides security and maintenance services.

(2) Property operating expenses include property operating, real estate taxes and maintenance and repairs.

(3) Amounts include acquisitions of real estate assets and investments in unconsolidated affiliates. Developments in progress are included in the All Other category.

(4)

Primarily related to the development of The Outlet Shoppes at Laredo, which is a consolidated 65/35 joint venture. Costs are reflected at 100% in the above table.

Table of Contents

Note 10 – Equity and Capital

At-The-Market Equity Program

On March 1, 2013, the Company entered into separate controlled equity offering sales agreements (collectively, the "Sales Agreements") with a number of sales agents to sell shares of CBL's common stock, having an aggregate offering price of up to \$300,000, from time to time in "at-the-market" equity offerings (as defined in Rule 415 of the Securities Act of 1933, as amended) or in negotiated transactions (the "ATM program"). In accordance with the Sales Agreements, the Company sets the parameters for the sales of shares, including the number of shares to be issued, the time period during which sales are to be made and any minimum price below which sales may not be made. The Sales Agreements provide that the sales agents are entitled to compensation for their services at a mutually agreed commission rate not to exceed 2.0% of the gross proceeds from the sales of shares sold through the ATM program. For each share of common stock issued by CBL, the Operating Partnership issues a corresponding number of common units of limited partnership interest to CBL in exchange for the contribution of the proceeds from the stock issuance. The Company includes only share issuances that have settled in the calculation of shares outstanding at the end of each period.

The Company has not sold any shares under the ATM program since 2013. Since the commencement of the ATM program, CBL has issued 8,419,298 shares of common stock, at a weighted-average sales price of \$25.12 per share, and approximately \$88,507 remains available that may be sold under this program as of September 30, 2016. Actual future sales under this program, if any, will depend on a variety of factors including but not limited to market conditions, the trading price of CBL's common stock and the Company's capital needs. The Company has no obligation to sell the remaining shares available under the ATM program.

Common Stock Repurchase Program

In July 2015, CBL's Board of Directors authorized a common stock repurchase program, which expired on August 31, 2016. Under the program, the Company could purchase up to \$200,000 of CBL's common stock from time to time, in the open market, in privately negotiated transactions or otherwise, depending on market prices and other conditions. The Company was not obligated to repurchase any shares of stock under the program. No shares were repurchased under this program prior to its expiration.

Note 11 – Earnings per Share and Earnings per Unit

Earnings per Share of the Company

Basic earnings per share ("EPS") is computed by dividing net income attributable to common shareholders by the weighted-average number of common shares outstanding for the period. Diluted EPS assumes the issuance of common stock for all potential dilutive common shares outstanding. The limited partners' rights to convert their noncontrolling interests in the Operating Partnership into shares of common stock are not dilutive.

The following summarizes the impact of potential dilutive common shares on the denominator used to compute EPS:

	Three Months Ended September 30, 2016		Nine Months Ended September 30, 2015	
Denominator – basic	170,792	170,494	170,751	170,470
Effect of performance stock units ⁽¹⁾	—	—	—	30
Denominator – diluted	170,792	170,494	170,751	170,500

Performance stock units are contingently issuable common shares and are included in earnings per share if the (1) effect is dilutive. See Note 13 for a description of the long-term incentive program, which was adopted in 2015, that these units relate to.

Earnings per Unit of the Operating Partnership

Basic earnings per unit ("EPU") is computed by dividing net income attributable to common unitholders by the weighted-average number of common units outstanding for the period. Diluted EPU assumes the issuance of common units for all potential dilutive common units outstanding.

The following summarizes the impact of potential dilutive common units on the denominator used to compute EPU:

Edgar Filing: CBL & ASSOCIATES PROPERTIES INC - Form 10-Q

	Three Months		Nine Months	
	Ended		Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Denominator – basic	200,004	199,751	199,992	199,728
Effect of performance stock units ⁽¹⁾	—	—	—	30
Denominator – diluted	200,004	199,751	199,992	199,758

Performance stock units are contingently issuable common units and are included in earnings per unit if the effect (1) is dilutive. See Note 13 for a description of the long-term incentive program, which was adopted in 2015, that these units relate to.

Table of Contents

Note 12 – Contingencies

Litigation

The Company is currently involved in certain litigation that arises in the ordinary course of business, most of which is expected to be covered by liability insurance. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters using the latest information available. The Company records a liability for litigation if an unfavorable outcome is probable and the amount of loss or range of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, the Company accrues the best estimate within the range. If no amount within the range is a better estimate than any other amount, the Company accrues the minimum amount within the range. If an unfavorable outcome is probable but the amount of the loss cannot be reasonably estimated, the Company discloses the nature of the litigation and indicates that an estimate of the loss or range of loss cannot be made. If an unfavorable outcome is reasonably possible and the estimated loss is material, the Company discloses the nature and estimate of the possible loss of the litigation. Based on current expectations, such matters, both individually and in the aggregate, are not expected to have a material adverse effect on the liquidity, results of operations, business or financial condition of the Company. On May 27, 2016, Tommy French filed a putative class action in the United States District Court for the Eastern District of Tennessee on behalf of himself and all persons who purchased the Company's common stock between August 8, 2013 and May 24, 2016. Two additional suits were filed shortly thereafter with similar allegations. On June 9, 2016, The Allan J. and Sherry R. Potts Living Trust filed a putative class action in the same Court on behalf of the trust and all persons who purchased the Company's common stock between August 8, 2013 and May 24, 2016, and on June 24, 2016, International Union of Painters & Allied Trades District Council No. 35 Pension Plan filed another putative class action in the same Court on behalf of itself and all persons who purchased the Company's common stock between August 9, 2011 and May 24, 2016, containing similar allegations. On July 26, 2016, motions were submitted to the Court for the consolidation of these three cases, as well as for the appointment of a lead plaintiff. On September 26, 2016, the Court granted the motion, consolidated the cases into one action, and appointed the New Mexico Educational Retirement Board as lead plaintiff and its counsel, Bernstein Liebhard, as lead counsel. The Court granted the lead plaintiff 60 days to file a consolidated amended complaint, and once filed, the Company will file a response. The previously filed complaints are all based on substantially similar allegations that certain of the Company's financing arrangements were obtained through fraud and/or misrepresentation, and that the Company and certain of its officers and directors made materially misleading statements to the market by failing to disclose material information concerning these alleged misrepresentations, and concerning the supposed involvement by insiders of the Company in alleged trading in the Company's stock by a United States senator on the basis of material nonpublic information. Based on these allegations, these complaints assert claims for violation of the securities laws and seek a variety of relief, including unspecified monetary damages as well as costs and attorneys' fees. The Company believes these complaints are without merit and intends to defend itself vigorously.

On July 29, 2016, Henry Shebitz filed a shareholder derivative suit in the Chancery Court for Hamilton County, Tennessee alleging that the Company's directors, three former directors and certain current and former officers breached their fiduciary duties by causing the Company to make materially misleading statements to the market by failing to disclose material information concerning these alleged misrepresentations, and concerning the supposed involvement by insiders of the Company in alleged trading in the Company's stock by a United States senator on the basis of material nonpublic information. The complaint further alleges that certain of the Company's current and former officers and directors improperly engaged in transactions in the Company's stock while in possession of material nonpublic information concerning the Company's alleged misleading statements. The complaint purports to seek relief on behalf of the Company for unspecified damages as well as costs and attorneys' fees. The Company believes that this complaint is without merit and intends to defend against it vigorously.

Environmental Contingencies

The Company evaluates potential loss contingencies related to environmental matters using the same criteria described above related to litigation matters. Based on current information, an unfavorable outcome concerning such environmental matters, both individually and in the aggregate, is considered to be reasonably possible. However, the Company believes its maximum potential exposure to loss would not be material to its results of operations or

financial condition. The Company has a master insurance policy that provides coverage through 2022 for certain environmental claims up to \$10,000 per occurrence and up to \$50,000 in the aggregate, subject to deductibles and certain exclusions. At certain locations, individual policies are in place.

Guarantees

The Operating Partnership may guarantee the debt of a joint venture primarily because it allows the joint venture to obtain funding at a lower cost than could be obtained otherwise. This results in a higher return for the joint venture on its investment, and a higher return on the Operating Partnership's investment in the joint venture. The Operating Partnership may receive a fee from the joint venture for providing the guaranty. Additionally, when the Operating Partnership issues a guaranty, the terms of the joint venture agreement typically provide that the Operating Partnership may receive indemnification from the joint venture partner or have the ability to increase its ownership interest. The guarantees expire upon repayment of the debt, unless noted otherwise.

Table of Contents

The following table represents the Operating Partnership's guarantees of unconsolidated affiliates' debt as reflected in the accompanying condensed consolidated balance sheets as of September 30, 2016 and December 31, 2015:

Unconsolidated Affiliate	As of September 30, 2016						Obligation recorded to reflect guaranty	
	Company's Ownership Interest	Outstanding Balance	Percentage Guaranteed by the Operating Partnership	Maximum Debt Guaranteed Amount	Debt Maturity Date ⁽¹⁾	9/30/2016	12/31/2015	
West Melbourne I, LLC - Phase I	50%	\$ 42,997	20%	(2) \$ 8,599	Feb-2018 ⁽³⁾	\$86	\$ 99	
West Melbourne I, LLC - Phase II	50%	16,617	20%	(2) 3,323	Feb-2018 ⁽³⁾	33	87	
Port Orange I, LLC	50%	58,138	20%	(2) 11,628	Feb-2018 ⁽³⁾	116	148	
Fremaux Town Center JV, LLC - Phase I	65%	—	—%	(4) —	Aug-2016	—	62	
Fremaux Town Center JV, LLC - Phase II	65%	—	—%	(4) —	Aug-2016	—	161	
Ambassador Town Center JV, LLC	65%	—	—%	(4) —	Dec-2017	—	462	
Ambassador Infrastructure, LLC	65%	11,700	100%	(5) 11,700	Dec-2017 ⁽⁶⁾	177	177	
Total guaranty liability						\$412	\$ 1,196	

(1) Excludes any extension options.

(2) The guaranty was reduced from 25% to 20% when the loan was modified and extended in February 2016. See Note 5.

(3) The loan has a one-year extension option, which is at the unconsolidated affiliate's election, for an outside maturity date of February 2019.

(4) The guaranty was removed in June 2016 when the construction loan was retired using proceeds from a non-recourse mortgage loan. See Note 5 for additional information.

(5) The guaranty will be reduced to 50% on March 1st of such year as payment-in-lieu of taxes ("PILOT") payments received and attributed to the prior calendar year by Ambassador Infrastructure and delivered to the lender are \$1,200 or more, provided no event of default exists. The guaranty will be reduced to 20% when the PILOT payments are \$1,400 or more, provided no event of default exists.

(6) The loan has two one-year extension options, which are the unconsolidated affiliate's election, for an outside maturity date of December 2019.

The Company has guaranteed the lease performance of York Town Center, LP ("YTC"), an unconsolidated affiliate in which the Company owns a 50% interest, under the terms of an agreement with a third party that owns property as part of York Town Center. Under the terms of that agreement, YTC is obligated to cause performance of the third party's obligations as landlord under its lease with its sole tenant, including, but not limited to, provisions such as co-tenancy and exclusivity requirements. Should YTC fail to cause performance, then the tenant under the third party landlord's lease may pursue certain remedies ranging from rights to terminate its lease to receiving reductions in rent. The Company has guaranteed YTC's performance under this agreement up to a maximum of \$22,000, which decreases by \$800 annually until the guaranteed amount is reduced to \$10,000. The guaranty expires on December 31, 2020. The maximum guaranteed obligation was \$14,800 as of September 30, 2016. The Company entered into an agreement with its joint venture partner under which the joint venture partner has agreed to reimburse the Company 50% of any amounts it is obligated to fund under the guaranty. The Company did not include an obligation for this guaranty because it determined that the fair value of the guaranty was not material as of September 30, 2016 and

December 31, 2015.

Performance Bonds

The Company has issued various bonds that it would have to satisfy in the event of non-performance. The total amount outstanding on these bonds was \$14,274 and \$16,452 at September 30, 2016 and December 31, 2015, respectively.

Note 13 – Share-Based Compensation

As of September 30, 2016, there were two share-based compensation plans under which the Company has outstanding awards, the CBL & Associates Properties, Inc. 2012 Stock Incentive Plan ("the 2012 Plan") and the CBL & Associates Properties, Inc. Second Amended and Restated Stock Incentive Plan ("the 1993 Plan"). The Company can only make new awards under the 2012 Plan, which was approved by the Company's shareholders in May 2012. The 2012 Plan permits the Company to issue stock options and common stock to selected officers, employees and non-employee directors of the Company up to a total of 10,400,000 shares. The Company did not issue any new awards under the 1993 Plan, which was approved by the Company's shareholders in May 2003, between the adoption of the 2012 Plan to replace the 1993 Plan in May 2012 and the termination of the 1993 Plan (as to new awards) on May 5, 2013. As the primary operating subsidiary of the Company, the Operating Partnership participates in and bears the compensation expense associated with the Company's share-based compensation plans.

40

Table of Contents

Restricted Stock Awards

The Company may make restricted stock awards to independent directors, officers and its employees under the 2012 Plan. These awards are generally granted based on the performance of the Company and its employees. None of these awards have performance requirements other than a service condition of continued employment, unless otherwise provided. Compensation expense is recognized on a straight-line basis over the requisite service period.

Share-based compensation expense related to the restricted stock awards was \$886 and \$692 for the three months ended September 30, 2016 and 2015, respectively, and \$2,834 and \$3,615 for the nine months ended September 30, 2016 and 2015, respectively. Share-based compensation cost capitalized as part of real estate assets was \$83 and \$60 for the three months ended September 30, 2016 and 2015, respectively, and \$274 and \$213 for the nine months ended September 30, 2016 and 2015, respectively.

A summary of the status of the Company's nonvested restricted stock awards as of September 30, 2016, and changes during the nine months ended September 30, 2016, is presented below:

	Shares	Weighted Average Grant-Date Fair Value
Nonvested at January 1, 2016	533,404	\$ 19.19
Granted	319,660	\$ 10.02
Vested	(207,229)	\$ 16.44
Forfeited	(10,520)	\$ 16.91
Nonvested at September 30, 2016	635,315	\$ 15.51

As of September 30, 2016, there was \$7,622 of total unrecognized compensation cost related to nonvested stock awards granted under the plans, which is expected to be recognized over a weighted-average period of 2.9 years.

Long-Term Incentive Program

In 2015, the Company adopted a long-term incentive program ("LTIP") for its named executive officers, which consists of performance stock unit ("PSU") awards and annual restricted stock awards, that may be issued under the 2012 Plan. The number of shares related to the PSU awards that each named executive officer may receive upon the conclusion of a three-year performance period is determined based on the Company's achievement of specified levels of long-term total stockholder return ("TSR") performance relative to the National Association of Real Estate Investment Trusts ("NAREIT") Retail Index, provided that at least a "Threshold" level must be attained for any shares to be earned. Shares earned pursuant to the PSU awards vest 60% at the conclusion of the performance period while the remaining 40% of the PSU award vests 20% on each of the first two anniversaries thereafter.

Annual Restricted Stock Awards

Under the LTIP, annual restricted stock awards consist of shares of time-vested restricted stock awarded based on a qualitative evaluation of the performance of the Company and the named executive officer during the fiscal year. Annual restricted stock awards under the LTIP vest 20% on the date of grant with the remainder vesting in four equal annual installments.

Performance Stock Units

The fair value of the PSU awards are estimated on the date of grant using a Monte Carlo Simulation model. The valuation consists of computing the fair value using CBL's simulated stock price as well as TSR over a three-year performance period. The award is modeled as a contingent claim in that the expected return on the underlying shares is risk-free and the rate of discounting the payoff of the award is also risk-free.

In February 2016, the Company granted 282,995 PSUs at a grant-date fair value of \$4.98 per PSU. In March 2015, the Company granted 138,680 PSUs at a grant-date fair value of \$15.52 per PSU.

Compensation cost is recognized on a tranche-by-tranche basis using the accelerated attribution method. The resulting expense is recorded regardless of whether any PSU awards are earned as long as the required service period is met.

Share-based compensation expense related to the PSUs was \$258 and \$156 for the three months ended September 30, 2016 and 2015, respectively. Share-based compensation expense related to the PSUs was \$774 and \$468 for the nine months ended September 30, 2016 and 2015, respectively. Unrecognized compensation costs related to the PSUs was

\$2,163 as of September 30, 2016.

41

Table of Contents

Note 14 – Noncash Investing and Financing Activities

The Company's noncash investing and financing activities were as follows for the nine months ended September 30, 2016 and 2015:

	Nine Months Ended September 30,	
	2016	2015
Accrued dividends and distributions payable	\$54,313	\$54,490
Additions to real estate assets accrued but not yet paid	16,495	10,114
Capital contribution of note receivable to joint venture ⁽¹⁾	5,280	—
Capital contribution from noncontrolling interest to joint venture	155	—
Write-off of notes receivable ⁽¹⁾	1,846	—
Mortgage loan assumed by buyer of Fashion Square ⁽²⁾	38,237	—
Mortgage loan assumed by buyer of EastGate Crossing ⁽²⁾	—	14,570
Deconsolidation of River Ridge Mall: ⁽³⁾		
Decrease in real estate assets	(14,025)	—
Increase in investment in unconsolidated affiliate	14,030	—
Decrease in accounts payable and accrued liabilities	(5)	—

(1) See Note 8 for further details.

(2) See Note 4 for additional information.

(3) See Note 3 and Note 5 for more information.

Note 15 – Income Taxes

The Company is qualified as a REIT under the provisions of the Internal Revenue Code. To maintain qualification as a REIT, the Company is required to distribute at least 90% of its taxable income to shareholders and meet certain other requirements.

As a REIT, the Company is generally not liable for federal corporate income taxes. If the Company fails to qualify as a REIT in any taxable year, the Company will be subject to federal and state income taxes on its taxable income at regular corporate tax rates and it may not be able to qualify as a REIT for four subsequent years. Even if the Company maintains its qualification as a REIT, the Company may be subject to certain state and local taxes on its income and property, and to federal income and excise taxes on its undistributed income. State tax expense was \$700 and \$895 during the three months ended September 30, 2016 and 2015, respectively, and \$2,724 and \$2,715 during the nine months ended September 30, 2016 and 2015, respectively.

The Company has also elected taxable REIT subsidiary status for some of its subsidiaries. This enables the Company to receive income and provide services that would otherwise be impermissible for REITs. For these entities, deferred tax assets and liabilities are established for temporary differences between the financial reporting basis and the tax basis of assets and liabilities at the enacted tax rates expected to be in effect when the temporary differences reverse. A valuation allowance for deferred tax assets is provided if the Company believes all or some portion of the deferred tax asset may not be realized. An increase or decrease in the valuation allowance resulting from changes in circumstances that may affect the realizability of the related deferred tax asset is included in income or expense, as applicable.

The Company recorded an income tax benefit (provision) as follows for the three and nine month periods ended September 30, 2016 and 2015:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Current tax benefit (provision)	\$927	\$(660)	\$1,194	\$(2,063)
Deferred tax benefit	1,459	212	1,780	59
Income tax benefit (provision)	\$2,386	\$(448)	\$2,974	\$(2,004)

The Company had a net deferred tax asset of \$6,251 at September 30, 2016 and a net deferred tax liability of \$672 at December 31, 2015. The net deferred tax asset at September 30, 2016 is included in intangible lease assets and other assets. The net deferred tax liability at December 31, 2015 is included in accounts payable and accrued liabilities. These balances primarily consisted of operating expense accruals and differences between book and tax depreciation.

Table of Contents

The Company reports any income tax penalties attributable to its properties as property operating expenses and any corporate-related income tax penalties as general and administrative expenses in its condensed consolidated statements of operations. In addition, any interest incurred on tax assessments is reported as interest expense. The Company reported nominal interest and penalty amounts for the nine month periods ended September 30, 2016 and 2015, respectively.

Note 16 – Subsequent Events

In October 2016, the Company retired the operating property loan secured by Southaven Towne Center, which had a balance of \$38,314 at September 30, 2016, with borrowings on its lines of credit. The loan was scheduled to mature in January 2017 and bore interest at a fixed-rate of 5.5%.

ITEM 2: Management’s Discussion and Analysis of Financial Condition and Results of Operations

The following discussion and analysis of financial condition and results of operations should be read in conjunction with the condensed consolidated financial statements and accompanying notes that are included in this Form 10-Q. Capitalized terms used, but not defined, in this Management’s Discussion and Analysis of Financial Condition and Results of Operations have the same meanings as defined in the notes to the condensed consolidated financial statements. In this discussion, the terms “we,” “us” and “our” refer to the Company or the Company and the Operating Partnership collectively, as the text requires.

Certain statements made in this section or elsewhere in this report may be deemed “forward-looking statements” within the meaning of the federal securities laws. All statements other than statements of historical fact should be considered to be forward-looking statements. In many cases, these forward-looking statements may be identified by the use of words such as “will,” “may,” “should,” “could,” “believes,” “expects,” “anticipates,” “estimates,” “intends,” “projects,” “goals,” “targets,” “predicts,” “plans,” “seeks,” or similar expressions. Any forward-looking statement speaks only as of the date on which it is made and is qualified in its entirety by reference to the factors discussed throughout this report.

Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, forward-looking statements are not guarantees of future performance or results and we can give no assurance that these expectations will be attained. It is possible that actual results may differ materially from those indicated by these forward-looking statements due to a variety of known and unknown risks and uncertainties. In addition to the risk factors described in Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2015, such known risks and uncertainties include, without limitation:

- general industry, economic and business conditions;
- interest rate fluctuations;
- costs and availability of capital and capital requirements;
- costs and availability of real estate;
- inability to consummate acquisition opportunities and other risks associated with acquisitions;
- competition from other companies and retail formats;
- changes in retail demand and rental rates in our markets;
- shifts in customer demands;
- tenant bankruptcies or store closings;
- changes in vacancy rates at our properties;
- changes in operating expenses;
- changes in applicable laws, rules and regulations;
- sales of real property;
- changes in our credit ratings; and
- the ability to obtain suitable equity and/or debt financing and the continued availability of financing in the amounts and on the terms necessary to support our future refinancing requirements and business.

This list of risks and uncertainties is only a summary and is not intended to be exhaustive. We disclaim any obligation to update or revise any forward-looking statements to reflect actual results or changes in the factors affecting the forward-looking information.

Table of Contents

EXECUTIVE OVERVIEW

We are a self-managed, self-administered, fully integrated REIT that is engaged in the ownership, development, acquisition, leasing, management and operation of regional shopping malls, open-air and mixed-use centers, outlet centers, associated centers, community centers and office properties. Our properties are located in 27 states, but are primarily in the southeastern and midwestern United States. We have elected to be taxed as a REIT for federal income tax purposes.

We consolidate the financial statements of all entities in which we have a controlling financial interest or where we are the primary beneficiary of a VIE. As of September 30, 2016, we owned interests in the following properties:

	Malls ⁽¹⁾	Associated Centers	Community Centers	Office Buildings	Total
Consolidated properties	68	⁽²⁾ 20	5	7	⁽³⁾ 100
Unconsolidated properties ⁽⁴⁾	9	4	5	5	⁽⁵⁾ 23
Total	77	24	10	12	123

(1) Category consists of regional malls, open-air centers and outlet centers (including one mixed-use center).

(2) Includes three malls that are classified as held for sale at September 30, 2016. See [Note 4](#) to the condensed consolidated financial statements for more information.

(3) Includes our two corporate office buildings.

(4) We account for these investments using the equity method because one or more of the other partners have substantive participating rights.

(5) Includes four office buildings that are classified as held for sale at September 30, 2016. See [Note 5](#) to the condensed consolidated financial statements for further details.

At September 30, 2016, we had interests in the following properties under development:

	Consolidated Properties		Unconsolidated Properties	
	Malls	Community Centers	Malls	Community Centers
Development	1	—	—	—
Expansions	2	1	1	1
Redevelopments	5	—	—	—

We also hold options to acquire certain development properties owned by third parties.

Third quarter 2016 continued to showcase the positive results from our portfolio transformation and disposition program that we announced in our April 2014 investor call. To date, we have closed or have in process 17 mall transactions, representing a value of over \$700 million. We have a binding contract to sell three malls for \$32.3 million. Although we experienced a net loss for the quarter ended September 30, 2016 due primarily to a \$53.6 million loss on impairment, which was primarily to write down these three malls to their fair value, we are better positioned for long-term growth as the quality of our portfolio evolves. The results of this process are evident as we note that back in 2014, approximately 22% of our total mall NOI was derived from Tier 3 malls, which we define as malls with sales of less than \$300 per square foot. In contrast, our Tier 3 malls currently represent only approximately 7% of our total mall NOI. Ongoing expansions, redevelopments and select development projects also contribute to the strengthening of our portfolio. We also sold two malls, a community center and an office building during the quarter. We recorded a net loss attributable to common shareholders of \$10.2 million for the quarter ended September 30, 2016 as compared to net income of \$26.3 million for the quarter ended September 30, 2015, which was primarily related to the loss on impairment discussed above. For the nine months ended September 30, 2016, we had net income of \$70.4 million compared to \$92.0 million for the nine months ended