

UNITED STATES BANKRUPTCY COURT

Southern DISTRICT OF Texas

Houston Division

In re: CBL & Associates Properties, Inc., et al.,

§
§
§
§

Case No. 20-35226

Lead Case No. 20-35226

Debtor(s)

Jointly Administered

Post-confirmation Report

Chapter 11

Quarter Ending Date: 12/1/2021

Petition Date: 11/01/2020

Plan Confirmed Date: 08/11/2021

Plan Effective Date: 11/01/2021

This Post-confirmation Report relates to: Reorganized Debtor

Other Authorized Party or Entity:

Name of Authorized Party or Entity

/s/ Alfredo R. Perez

Signature of Responsible Party

12/31/2021

Date

Alfredo R. Perez

Printed Name of Responsible Party

Weil, Gotshal & Manges LLP
700 Louisiana Suite 1700
Houston, TX 77002-2784

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name CBL & Associates Properties, Inc., et al.,

Case No. 20-35226

Part 1: Summary of Post-confirmation Transfers

	Current Quarter	Total Since Effective Date
a. Total cash disbursements	\$945,929	\$292,034
b. Non-cash securities transferred	\$0	\$0
c. Other non-cash property transferred	\$0	\$0
d. Total transferred (a+b+c)	\$945,929	\$292,034

Part 2: Preconfirmation Professional Fees and Expenses

a.			Approved Current Quarter	Approved Cumulative	Paid Current Quarter	Paid Cumulative
	Professional fees & expenses (bankruptcy) incurred by or on behalf of the debtor <i>Aggregate Total</i>		N/A	N/A	\$5,178	\$30,649
<i>Itemized Breakdown by Firm</i>						
	Firm Name	Role				
i	U.S Trustee	Other			\$5,178	\$30,649
ii						

b.			Approved Current Quarter	Approved Cumulative	Paid Current Quarter	Paid Cumulative
	Professional fees & expenses (nonbankruptcy) incurred by or on behalf of the debtor <i>Aggregate Total</i>					\$2,747
<i>Itemized Breakdown by Firm</i>						
	Firm Name	Role				
i	Husch Blackwell	Other			\$2,747	\$21,798
ii						
c.	All professional fees and expenses (debtor & committees)		\$0	\$0	\$0	\$0

Part 3: Recoveries of the Holders of Claims and Interests under Confirmed Plan

	Total Anticipated Payments Under Plan	Paid Current Quarter	Paid Cumulative	Allowed Claims	% Paid of Allowed Claims
a. Administrative claims	\$0	\$0	\$0	\$0	0%
b. Secured claims	\$0	\$0	\$0	\$0	0%
c. Priority claims	\$0	\$0	\$0	\$0	0%
d. General unsecured claims	\$0	\$0	\$0	\$0	0%
e. Equity interests	\$0	\$0	\$0		

Part 4: Questionnaire

- a. Is this a final report? Yes No
 If yes, give date Final Decree was entered: 12/01/2021
 If no, give date when the application for Final Decree is anticipated: _____
- b. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes No

Debtor's Name CBL & Associates Properties, Inc., et al.,

Case No. 20-35226

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information and provision of this information is mandatory. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6) and to otherwise evaluate whether a reorganized chapter 11 debtor is performing as anticipated under a confirmed plan. Disclosure of this information may be to a bankruptcy trustee when the information is needed to perform the trustee's duties, or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." *See* 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case, or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Post-confirmation Report and its attachments, if any, are true and correct and that I have been authorized to sign this report.

/s/ Farzana Khaleel

Signature of Responsible Party

Chief Financial Officer and Executive Vice President

Title

Farzana Khaleel

Printed Name of Responsible Party

12/31/2021

Date

Exhibit

Case Number: 20-35226¹

1. Final Decree Date:

On August 11, 2021, the Bankruptcy Court entered the *Proposed Findings of Fact, Conclusions of Law, and Order (I) Confirming Third Amended Joint Chapter 11 Plan of CBL & Associates Properties, Inc. and Its Affiliated Debtors and (II) Granting Related Relief* [Docket No. 1397] (the “**Confirmation Order**”) confirming the *Third Amended Joint Chapter 11 Plan of CBL & Associates Properties, Inc. and Its Affiliated Debtors (with Technical Modifications)* [Docket No. 1369] (as amended, supplemented, and modified, including pursuant to the Bankruptcy Court’s order entered on October 26, 2021, at Docket No. 1521, the “**Plan**”). The Effective Date of the Plan occurred on November 1, 2021 [Docket No. 1545].

On December 1, 2021 (the “**Final Decree Date**”), the Bankruptcy Court entered a final decree (the “**Final Decree**”) closing certain of the chapter 11 cases of the Reorganized Debtors (the “**Closed Cases**”). A list of the Closed Cases is attached hereto as **Annex 1**. The Reorganized Debtors in the Closed Cases file this report in accordance with paragraph 7 of the Final Decree.

2. Global Notes:

The Chapter 11 Post-Confirmation Report is unaudited and does not purport to represent financial statements prepared in accordance with GAAP nor is it intended to fully reconcile the consolidated financial statements prepared by the Reorganized Debtors. Information contained in the Chapter 11 Post-Confirmation Report has been derived from the Reorganized Debtors’ books and records as of December 1, 2021. Therefore, in order to comply with the Final Decree, the Reorganized Debtors have prepared this quarterly report for the time period of August 11, 2021 through the Final Decree Date using the best information presently available to them, which has been collected, maintained, and prepared in accordance with their historical accounting practices. Accordingly, all references to the “Current Quarter” and “Total Since Effective Date” refer to the time periods of August 11, 2021 through December 1, 2021 and November 1, 2021 through December 1, 2021, respectively. The results of operations and financial position contained herein are not necessarily indicative of results that may be expected for any other period or for the full year and may not necessarily reflect the consolidated results of operations and financial position of the Reorganized Debtors in the future.

¹ As discussed herein, this Chapter 11 Post-Confirmation Report only relates to the Closed Cases (as defined below).

3. Reservation of Rights:

This report is limited in scope, covers a limited time period, and has been prepared solely for the purpose of complying with the reporting requirements of the Final Decree. The unaudited financial statements have been derived from the books and records of the Reorganized Debtors in the Closed Cases. The information presented herein has not been subject to all procedures that typically would be applied to financial information presented in accordance with GAAP. Upon the application of such procedures, the Reorganized Debtors believe that the financial information could be subject to material change. The Reorganized Debtors hereby reserve all of their rights to dispute the validity, status, enforceability, or executory nature of any claim amount, agreement, representation, or other statement in this report and reserve the right to amend or supplement this report, if necessary, but shall be under no obligation to do so. Nothing contained in this Post-Confirmation Report shall constitute a waiver of any of the Reorganized Debtors' rights or an admission with respect to the Debtors' chapter 11 cases.

ANNEX 1**Closed Cases**

Name of Reorganized Debtor	Case Number
Akron Mall Land, LLC	20-35267 (DRJ)
Alamance Crossing II, LLC	20-35268 (DRJ)
Alamance Crossing, LLC	20-35269 (DRJ)
APWM, LLC	20-35270 (DRJ)
Asheville, LLC	20-35271 (DRJ)
Brookfield Square Parcel, LLC	20-35273 (DRJ)
CBL Eagle Point Member, LLC	20-35274 (DRJ)
CBL Statesboro Member, LLC	20-35276 (DRJ)
CBL Walden Park, LLC	20-35277 (DRJ)
CBL/Brookfield I, LLC	20-35278 (DRJ)
CBL/Brookfield II, LLC	20-35279 (DRJ)
CBL/Citadel I, LLC	20-35283 (DRJ)
CBL/Citadel II, LLC	20-35284 (DRJ)
CBL/EastGate I, LLC	20-35285 (DRJ)
CBL/EastGate II, LLC	20-35286 (DRJ)
CBL/Monroeville II, LLC	20-35292 (DRJ)
CBL/Monroeville III, LLC	20-35293 (DRJ)
CBL/GP Cary, Inc.	20-35296 (DRJ)
CBL/Nashua Limited Partnership	20-35300 (DRJ)
CBL/Old Hickory I, LLC	20-35301 (DRJ)
CBL/Old Hickory II, LLC	20-35302 (DRJ)
CBL/Parkdale Crossing GP, LLC	20-35303 (DRJ)
CBL/Parkdale Crossing, L.P.	20-35304 (DRJ)
CBL/GP II, Inc.	20-35307 (DRJ)
CBL/GP V, Inc.	20-35309 (DRJ)
CBL/Penn Investments, LLC	20-35310 (DRJ)
CBL/GP VI, Inc.	20-35311 (DRJ)
CBL/Sunrise Commons GP, LLC	20-35312 (DRJ)
CBL/Sunrise Land, LLC	20-35313 (DRJ)
CBL/GP, Inc.	20-35314 (DRJ)
CBL/Sunrise XS Land, L.P.	20-35315 (DRJ)
CBL/Gulf Coast, LLC	20-35316 (DRJ)
CBL/J I, LLC	20-35318 (DRJ)
Charleston Joint Venture	20-35319 (DRJ)
CBL/J II, LLC	20-35320 (DRJ)
CBL/Monroeville Expansion I, LLC	20-35321 (DRJ)
Cross Creek Anchor S GP, LLC	20-35323 (DRJ)
CBL/Monroeville Expansion II, LLC	20-35324 (DRJ)
CBL/Monroeville Expansion III, LLC	20-35326 (DRJ)
D'Iberville CBL Land, LLC	20-35327 (DRJ)

Development Options, Inc.	20-35330 (DRJ)
Dunite Acquisitions, LLC	20-35333 (DRJ)
East Towne Parcel I, LLC	20-35335 (DRJ)
EastGate Anchor S, LLC	20-35336 (DRJ)
GCTC Peripheral IV, LLC	20-35337 (DRJ)
EastGate Company	20-35339 (DRJ)
Eastland Anchor M, LLC	20-35341 (DRJ)
Eastland Holding II, LLC	20-35345 (DRJ)
Eastland Member, LLC	20-35348 (DRJ)
Hickory Point Outparcels, LLC	20-35352 (DRJ)
IV Commons, LLC	20-35361 (DRJ)
IV Outparcels, LLC	20-35364 (DRJ)
Lexington Joint Venture	20-35365 (DRJ)
Jefferson Anchor M, LLC	20-35367 (DRJ)
Jefferson Anchor S, LLC	20-35369 (DRJ)
Mid Rivers Land LLC	20-35374 (DRJ)
Montgomery Partners, L.P.	20-35378 (DRJ)
Northgate SAC, LLC	20-35382 (DRJ)
Old Hickory Mall Venture	20-35387 (DRJ)
Pearland-OP Parcel 8, LLC	20-35401 (DRJ)
Southaven Town Center, LLC	20-35402 (DRJ)
West Towne District, LLC	20-35403 (DRJ)
Port Orange Holdings II, LLC	20-35404 (DRJ)
Southaven Towne Center II, LLC	20-35406 (DRJ)
Seacoast Shopping Center Limited Partnership	20-35408 (DRJ)
WestGate Mall II, LLC	20-35409 (DRJ)
Tenn-GP Holdings, LLC	20-35410 (DRJ)
SouthPark Mall-DSG, LLC	20-35416 (DRJ)
St. Clair Square Limited Partnership	20-35419 (DRJ)
Volusia Mall GP, Inc.	20-35426 (DRJ)
Volusia Mall Limited Partnership	20-35427 (DRJ)
CBL/Regency I, LLC	20-35560 (DRJ)