

FOR IMMEDIATE RELEASE

Anthropologie to bring eclectic world mix of women's apparel and home furnishings to The Market Common, Myrtle Beach.

June 26, 2006 – McCaffery Interests, Inc. of Chicago, Illinois, is pleased to announce they have an executed lease agreement with Anthropologie (www.anthropologie.com) to open a new location at The Market Common, Myrtle Beach located in Myrtle Beach, South Carolina, scheduled to open 2007. This will be the first store for Anthropologie in the state of South Carolina.

Founded in 1992, Anthropologie is owned by Urban Outfitters Inc. (NASDAQ:URBN) (www.urbanoutfittersinc.com) and tailors its merchandise and inviting store environment to sophisticated and contemporary women. Products include a unique and eclectic assortment of women's casual apparel and accessories, home furnishings and a diverse array of gifts and decorative items. The home furnishings range from furniture, rugs, lighting, and antiques to table top items, bedding and gifts. Currently there are 60 Anthropologie stores in the United States, as well as the www.anthropologie.com website and the Anthropologie catalog.

As part of The Market Common, Myrtle Beach, Anthropologie will be an important retail component of a master-planned, mixed-use development that includes a complimentary mix of retail, restaurant, residential, theatres, and parking – all designed to create a beautiful pedestrian-friendly lifestyle center.

About The Market Common, Myrtle Beach.

Located on a 3,790-acre parcel of land with \$30-million of new infrastructure including 29 acres of lakes, new community parks and four miles of new roads, The Market Common, Myrtle Beach at 121-acres is the focal point of the redevelopment program by the Myrtle Beach Air Force Base Redevelopment Authority.

McCaffery Interests will bring to Myrtle Beach the same creative and thoughtful development initiative that earned the company national recognition with the award-winning mixed-use project, The Market Common, Clarendon in Arlington, Virginia.

About McCaffery Interests, Inc.

Well respected in the commercial industry for creating exciting environments, McCaffery Interests has received numerous prestigious awards including: 2004 Winner for the National Association of Home Builders' Pillars of the Industry Award; 2001 Washington Business Journal Best Retail Deal of the Year; 2001 Delta Associates' Mid-Atlantic Community Impact Award for an Apartment Property; 1999 Transwestern Carey Winston DC Area Commercial Real Estate Services Trendsetter of the Year.

Established in 1991, McCaffery Interests, Inc. is a privately held real estate development company specializing in the development, leasing, and construction and management of urban mixed-use properties nationwide. McCaffery Interests, Inc. is located at 737 Michigan Avenue, Suite 2050, Chicago, IL 60611, (312) 944-3777.

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