

SIMON PROPERTY GROUP INC /DE/
Form 8-K
February 06, 2004

[QuickLinks](#) -- Click here to rapidly navigate through this document

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): **February 5, 2004**

SIMON PROPERTY GROUP, INC.

(Exact name of registrant as specified in its charter)

Delaware
(State or other jurisdiction
of incorporation)

001-14469
(Commission
File Number)

046268599
(IRS Employer
Identification No.)

**115 WEST WASHINGTON STREET
INDIANAPOLIS, INDIANA**

(Address of principal executive offices)

46204
(Zip Code)

Registrant's telephone number, including area code: **317.636.1600**

Not Applicable

(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits

Financial Statements:

None

Exhibits:

Exhibit No.	Description	Page Number in This Filing
99.1	Supplemental Information as of December 31, 2003	5
99.2	Earnings Release for the quarter ended December 31, 2003	52

Item 9. Regulation FD Disclosure

Edgar Filing: SIMON PROPERTY GROUP INC /DE/ - Form 8-K

On February 6, 2004, the Registrant made available additional ownership and operation information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of December 31, 2003, in the form of a Supplemental Information package, a copy of which is included as an exhibit to this filing. The Supplemental Information package is also available upon request as specified therein.

Item 12. Results of Operation and Financial Condition

On February 5, 2004, the Registrant issued a press release containing information on earnings for the quarter ended December 31, 2003 and other matters. A copy of the press release is included as an exhibit to this filing.

The exhibits furnished herewith use the non-GAAP financial measures Funds from Operations ("FFO") and NOI. The Company considers FFO and NOI key measures of its operating performance that are not specifically defined by accounting principles generally accepted in the United States ("GAAP"). The Company believes that FFO and NOI are helpful to investors because they are widely recognized measures of the performance of real estate investment trusts and provide relevant bases for comparison among REITs. The Company also uses FFO and NOI internally to measure the operating performance of its portfolio. The reconciliation of net income to FFO is provided on page 59 furnished herewith in Exhibit 99.2 The reconciliation of net income to NOI is provided on page 16 furnished herewith in Exhibit 99.1.

The exhibits included with this filing are being furnished pursuant to Item 9 and Item 12 of Form 8-K.

2

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Dated: February 6, 2004

SIMON PROPERTY GROUP, INC.

By: /s/ STEPHEN E. STERRETT

Stephen E. Sterrett,
*Executive Vice President and
Chief Financial Officer*

3

SIMON PROPERTY GROUP

Table of Contents

As of December 31, 2003

Description	Page
Exhibit 99.1	Supplemental Information
Company Overview	
Overview (reporting calendar, stock information, and corporate ratings)	5-6
Ownership Structure	7
Changes in Common Shares and Unit Ownership	8

Description	Page
Financial Data	
Selected Financial Information	
Financial Highlights and Operational Statistics	9-10
Shareholders' Equity Information	11
Debt Information	11
Debt-to-Market Capitalization	11
Miscellaneous Balance Sheet Data	11
Unaudited Pro-Rata Balance Sheet	12-13
Unaudited Pro-Rata Statements of Operations	14-15
Reconciliation of NOI to Net Income	16
Computation of Comparable Property NOI Growth	17
Analysis of Other Income and Other Expense	18
NOI Composition	19
Operational Data	
Portfolio GLA, Occupancy & Rent Data	20
Rent Information	21
Lease Expirations	22-23
Top Regional Mall Tenants	24
2003 Regional Mall Anchor/Big Box Openings	25
2004 Projected Regional Mall Anchor/Big Box Openings	26
2005 Projected Regional Mall Anchor/Big Box Openings	27
Property Listing North American Assets	28-32
Property Listing European Assets	33
Development Activity	
Capital Expenditures	34
North American Development Activity Report	35-36
European Development Activity Report	37
Balance Sheet Information	
Debt Amortization and Maturities by Year	38
Summary of Indebtedness	39
Summary of Indebtedness by Maturity	40-47
Unencumbered Assets	48-50
Preferred Stock/Units Outstanding	51
Quarterly Earnings Announcement	
Exhibit 99.2 Press Release	52-64

QuickLinks

SIGNATURESSIMON PROPERTY GROUP Table of Contents As of December 31, 2003