

SIMON PROPERTY GROUP INC /DE/

Form 8-K

October 28, 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): **October 27, 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)

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

**46204**  
(Zip Code)

**Not Applicable**

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

---

---

---

**Item 2.02. Results of Operation and Financial Condition**

On October 27, 2004, the Registrant issued a press release containing information on earnings for the quarter ended September 30, 2004 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 Net Operating Income ("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 64 furnished herewith in Exhibit 99.2. The reconciliation of net income to NOI is provided on page 18 furnished herewith in Exhibit 99.1.

The exhibits included with this filing are being furnished pursuant to Item 2.02 and Item 7.01 of Form 8-K.

**Item 7.01. Regulation FD Disclosure**

On October 27, 2004, the Registrant made available additional ownership and operational information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of September 30, 2004, 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 9.01. Financial Statements and Exhibits**

Financial Statements:

**None**

Exhibits:

Exhibit No.	Description	Page Number in This Filing
99.1	Supplemental Information as of September 30, 2004	5
99.2	Earnings Release for the quarter ended September 30, 2004	57



## SIMON PROPERTY GROUP

## Table of Contents

As of September 30, 2004

Description	Page
Exhibit 99.1	
Supplemental Information	
<b>Company Overview</b>	
Overview (reporting calendar, stock information, and corporate ratings)	5-7
Ownership Structure	8
Changes in Common Shares and Unit Ownership	9
<b>Financial Data</b>	
Selected Financial and Operational Information	
Financial Highlights and Operational Statistics	10-11
Shareholders' Equity Information	12
Debt Information	12
Debt-to-Market Capitalization	12
Miscellaneous Balance Sheet Data	12
Unaudited Pro-Rata Balance Sheet	14
Unaudited Pro-Rata Statements of Operations	15-16
Reconciliation of NOI to Net Income	17-18
Computation of Comparable Property NOI Growth	19
Analysis of Other Income and Other Expense	20
NOI Composition	21
<b>Operational Data</b>	
Portfolio GLA, Occupancy & Rent Data	22
Rent Information	23
Lease Expirations	24-25
Top Regional Mall Tenants	26
Projected Regional Mall Anchor/Big Box Openings, 2004 - 2006	27-28
Property Listing North American Assets	29-36
Property Listing European Assets	37-38
<b>Development Activity</b>	
Capital Expenditures	39
North American Development Activity Report	40-42
European Development Activity Report	43
<b>Balance Sheet Information</b>	
Debt Amortization and Maturities by Year	44
Summary of Indebtedness	45
Summary of Indebtedness by Maturity	46-52
Unencumbered Assets	53-55
Preferred Stock/Units Outstanding	56
<b>Quarterly Earnings Announcement</b>	
Exhibit 99.2	
Press Release	57-68

QuickLinks

[Item 2.02. Results of Operation and Financial Condition](#)

[Item 7.01. Regulation FD Disclosure](#)

[Item 9.01. Financial Statements and Exhibits](#)

[SIGNATURES](#)

[SIMON PROPERTY GROUP Table of Contents As of September 30, 2004](#)