

SIMON PROPERTY GROUP INC /DE/  
Form 8-K  
April 29, 2008

[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): **April 29, 2008**

## 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.)

**225 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)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))



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

On April 29, 2008, Simon Property Group, Inc. (the "Registrant") issued a press release containing information on earnings for the quarter ended March 31, 2008 and other matters. A copy of the press release is attached hereto as Exhibit 99.2 and the information in the press release is incorporated by reference into this report.

The press release and Supplemental Information package attached as Exhibit 99.1 use the non-GAAP financial measure of Funds from Operations ("FFO"). The Supplemental Information package also uses the non-GAAP measure of Net Operating Income ("NOI"). The Registrant 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 Registrant believes that FFO and NOI are helpful to investors because they are widely recognized measures of the performance of real estate investment trusts ("REITs") and provide relevant bases for comparison among REITs. The Registrant also uses FFO and NOI internally to measure the operating performance of its portfolio. Reconciliations of net income to FFO on an estimated and historical basis are provided on pages 66 and 75 furnished herewith in Exhibit 99.2. Reconciliations of net income to NOI on a historical basis are provided on page 13 furnished herewith in Exhibit 99.1.

The Registrant is furnishing the information contained herein, including Exhibit 99.2, pursuant to Item 2.02 of Form 8-K promulgated by the Securities and Exchange Commission (the "SEC"). This information shall not be deemed to be "filed" with the SEC or incorporated by reference into any other filing with the SEC.

**Item 7.01. Regulation FD Disclosure**

On April 29, 2008, the Registrant made available additional ownership and operational information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of March 31, 2008 in the form of a Supplemental Information package, a copy of which is attached as Exhibit 99.1. The Supplemental Information package is also available upon request as specified therein.

The Registrant is furnishing the information contained herein, including Exhibit 99.1, pursuant to Item 7.01 of Form 8-K promulgated by the SEC. This information shall not be deemed to be "filed" with the SEC or incorporated by reference into any other filing with the SEC.

**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 March 31, 2008	5
99.2	Earnings Release for the quarter ended March 31, 2008	63



**SIMON PROPERTY GROUP****Table of Contents  
As of March 31, 2008**

<b>Description</b>	<b>Page</b>
Exhibit 99.1	5
Supplemental Information	
<b>Company Overview</b>	
Overview (reporting calendar, stock information, and corporate ratings)	5-6
Ownership Structure	7
Changes in Common Shares and Unit Ownership	8
<b>Financial Data</b>	
Selected Financial and Equity Information	9
Unaudited Pro-Rata Statement of Operations	10-11
Unaudited Pro-Rata Balance Sheet	12
Reconciliation of Net Income to NOI	13
NOI Composition	14
Analysis of Other Income and Other Expense	15
<b>Operational Data</b>	
U.S. Portfolio GLA	16
U.S. Regional Mall Operational Information	17
U.S. Regional Mall Lease Expirations	18
U.S. Regional Mall Top Tenants	19
U.S. Regional Mall Anchor/Big Box Openings, 2008 - 2011	20-21
U.S. Regional Mall Property Listing	22-26
U.S. Premium Outlet Centers® Operational Information	27
U.S. Premium Outlet Centers® Lease Expirations	28
U.S. Premium Outlet Centers® Top Tenants	29
U.S. Premium Outlet Centers® Property Listing	30
U.S. Community/Lifestyle Centers Operational Information	31
U.S. Community/Lifestyle Centers Lease Expirations	32
U.S. Community/Lifestyle Centers Top Tenants	33
U.S. Community/Lifestyle Centers Property Listing	34-35
Mills Operational Information	36
Mills Property Listing	37
International Operational Information	38
International Property Listing	39-41
<b>Development Activity</b>	
Capital Expenditures in the U.S. Portfolio	42
U.S. Development Activity Report	43-45
International Development Activity Report	46
<b>Balance Sheet Information</b>	
The Company's Share of Total Debt Amortization and Maturities by Year	47
Summary of Indebtedness	48
Summary of Indebtedness by Maturity	49-56
Unencumbered Assets	57-61
Preferred Stock/Units Outstanding	62
<b>Quarterly Earnings Announcement</b>	
Exhibit 99.2	63-76
Press Release	

QuickLinks

[Item 2.02. Results of Operations 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 March 31, 2008](#)