

SIMON PROPERTY GROUP INC /DE/
Form 8-K
January 30, 2009

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): **January 30, 2009**

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 January 30, 2009, Simon Property Group, Inc. (the "Registrant") issued a press release containing information on earnings for the quarter ended December 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 63 and 72 furnished herewith in Exhibit 99.2. Reconciliations of net income to NOI on a historical basis are provided on page 14 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 January 30, 2009, the Registrant made available additional ownership and operational information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of December 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 December 31, 2008	5
99.2	Earnings Release for the quarter ended December 31, 2008	60

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: January 30, 2009

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, 2008

Description	Page
Exhibit 99.1 Supplemental Information	5
Company Overview	
Overview (reporting calendar, stock information, and corporate ratings)	5-6
Ownership Structure	7
Changes in Common Shares and Unit Ownership	8
Financial Data	
Selected Financial and Equity Information	9
Unaudited Pro-Rata Statements of Operations	10-12
Unaudited Pro-Rata Balance Sheet	13
Reconciliation of Net Income to NOI	14
NOI Composition	15
Analysis of Other Income and Other Expense	16
Operational Data	
U.S. Portfolio GLA	17
U.S. Regional Mall Operational Information	18
U.S. Regional Mall Lease Expirations	19
U.S. Regional Mall Top Tenants	20
U.S. Regional Mall Anchor/Big Box Openings, 2008-2010	21-22
U.S. Regional Mall Property Listing	23-26
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
Development Activity	
Capital Expenditures in the U.S. Portfolio	42
U.S. Development Activity Report	43
International Development Activity Report	44
Balance Sheet Information	
The Company's Share of Total Debt Amortization and Maturities by Year	45
Summary of Indebtedness	46
Summary of Indebtedness by Maturity	47-53
Unencumbered Assets	54-58
Preferred Stock/Units Outstanding	59
Quarterly Earnings Announcement	
Exhibit 99.2 Press Release	60-73