

SIMON PROPERTY GROUP INC /DE/  
Form 8-K  
October 31, 2002

[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 31, 2002**

## 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 September 30, 2002	5

Exhibit No.	Description	Page Number in This Filing
99.2	Earnings Release for the quarter ended September 30, 2002	45

**Item 9. Regulation FD Disclosure**

On October 31, 2002, the Registrant issued a press release containing information on earnings for the quarter ended September 30, 2002 and other matters. A copy of the press release is included as an exhibit to this filing.

On October 31, 2002 the Registrant made available additional ownership and operation information concerning the Registrant, SPG Realty Consultants, Inc. (the Registrant's paired-share affiliate), Simon Property Group, L.P., and properties owned or managed as of September 30, 2002, 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.

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: October 31, 2002

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 September 30, 2002**

Description	Page
Exhibit 99.1	
Supplemental Information	
<b>Company Overview</b>	
Company Overview (reporting calendar, stock information, and corporate ratings)	5-6
Ownership Structure	7-8
<b>Financial Data</b>	
Selected Financial Information	
Financial Highlights and Operational Statistics	9
Equity Information	10
Debt-to-Market Capitalization	10
Miscellaneous Balance Sheet Data	10
Pro-Rata Balance Sheet	11

<b>Description</b>	<b>Page</b>
Pro-Rata Statements of Operations	12-13
Analysis of Other Income	14
EBITDA Composition	15
<b>Operational Data</b>	
Portfolio GLA, Occupancy & Rent Data	16
Rent Information	17
Lease Expirations	18-19
Top Regional Mall Tenants	20
2002 and 2003 Regional Mall Anchor/Big Box Openings	21-22
Property Listing	23-28
<b>Capital Expenditures and Development Activity</b>	
Capital Expenditures	29
Development Activity Project Overview, Construction-in-Progress and Land Held for Development	30-31
<b>Balance Sheet Information</b>	
Debt Amortization and Maturities by Year	32
Summary of Indebtedness	33
Summary of Indebtedness by Maturity	34-40
Unencumbered Assets	41-43
Preferred Stock/Units Outstanding	44
<b>Quarterly Earnings Announcement</b>	
Exhibit 99.2 Press Release	45-55

## QuickLinks

[Item 7. Financial Statements and Exhibits](#)

[Item 9. Regulation FD Disclosure](#)

[SIGNATURES](#)

[SIMON PROPERTY GROUP Table of Contents As of September 30, 2002](#)