

SIMON PROPERTY GROUP INC /DE/  
Form 8-K  
February 07, 2003

[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 7, 2003**

## 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, 2002	5

Exhibit No.	Description	Page Number in This Filing
99.2	Earnings Release for the quarter ended December 31, 2002	46

## Item 9. Regulation FD Disclosure

On February 6, 2003, the Registrant issued a press release containing information on earnings for the quarter ended December 31, 2002 and other matters. A copy of the press release is included as an exhibit to this filing.

On February 7, 2003, 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, 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: February 7, 2003

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, 2002

Description	Page
Exhibit 99.1	
Supplemental Information	
<b>Company Overview</b>	
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	9-10
Equity Information	11
Debt-to-Market Capitalization	11
Miscellaneous Balance Sheet Data	11

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

Description	Page
Balance Sheets	12
Income Statements	13-14
Analysis of Other Income and Other Expense	15
EBITDA Composition	16
<b>Operational Data</b>	
Portfolio GLA, Occupancy & Rent Data	17
Rent Information	18
Lease Expirations	19-20
Top Regional Mall Tenants	21
2002 and 2003 Regional Mall Anchor/Big Box Openings	22-23
Property Listing	24-29
<b>Development Activity</b>	
Capital Expenditures	30
Development Activity Project Overview, Construction-in-Progress and Land Held for Development	31-32
<b>Balance Sheet Information</b>	
Debt Amortization and Maturities by Year	33
Summary of Indebtedness	34
Summary of Indebtedness by Maturity	35-41
Unencumbered Assets	42-44
Preferred Stock/Units Outstanding	45
<b>Quarterly Earnings Announcement</b>	
Exhibit 99.2 Press Release	46-57

## QuickLinks

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

[Item 9. Regulation FD Disclosure](#)

[SIGNATURES](#)

[SIMON PROPERTY GROUP Table of Contents As of December 31, 2002](#)