

SIMON PROPERTY GROUP INC /DE/  
Form 8-K  
July 30, 2010

[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): **July 30, 2010**

## 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))
-

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

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 July 30, 2010, Simon Property Group, Inc. (the "Registrant") issued a press release containing information on earnings for the quarter ended June 30, 2010 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 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 July 30, 2010, the Registrant made available additional ownership and operational information concerning the Registrant, Simon Property Group, L.P., and properties owned or managed as of June 30, 2010 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.

This report contains measures of financial or operating performance that are not specifically defined by accounting principles generally accepted in the United States ("GAAP"), including funds from operations ("FFO"), FFO as adjusted, diluted FFO per share, diluted FFO per share as adjusted, net operating income ("NOI"), and diluted earnings per share as adjusted. FFO and NOI are performance measures that are standard in the REIT business. We believe FFO and NOI provide investors with additional information concerning our operating performance and a basis to compare our performance with those of other REITs. We also use these measures internally to monitor the operating performance of our portfolio. FFO as adjusted, diluted FFO per share as adjusted, and diluted earnings per share as adjusted measures exclude the effect of certain non-cash impairment and debt-related charges. We believe these measures provide investors with a basis to compare our current operating performance with previous periods in which we did not have those charges. Our computation of these non-GAAP measures may not be the same as similar measures reported by other REITs.

The non-GAAP financial measures used in this report should not be considered as alternatives to net income as a measure of our operating performance or to cash flows computed in accordance with GAAP as a measure of liquidity nor are they indicative of cash flows from operating, conducting and financial activities.

Reconciliations of each of the non-GAAP measures used in this report to the most-directly comparable GAAP measure are included.

**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 June 30, 2010	5
99.2	Earnings Release for the quarter ended June 30, 2010	57



## SIMON PROPERTY GROUP

## Table of Contents

As of June 30, 2010

Description	Page
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 Company Common Share and Operating Partnership Unit Ownership	8
<b>Financial Data</b>	
Selected Financial and Equity Information	9-10
Unaudited Pro-Rata Statements of Operations	12-13
Unaudited Pro-Rata Balance Sheet	14
NOI Composition	15
Analysis of Other Income and Other Expense	16
Reconciliation of Non-GAAP Financial Measures	17-19
<b>Operational Data</b>	
U.S. Portfolio GLA	20
U.S. Operational Information	21
U.S. Lease Expirations	22
U.S. Top Tenants	23
Other U.S. Operational Information	24
International Operational Information	25
Property Listing	26-36
<b>Development Activity</b>	
U.S. Anchor/Big Box Openings, 2010-2011	37
Capital Expenditures	38
U.S. Development Activity Report	39
International Development Activity Report	40
<b>Balance Sheet Information</b>	
The Company's Share of Total Debt Amortization and Maturities by Year	41
Summary of Indebtedness	42
Summary of Indebtedness by Maturity	43-50
Unencumbered Assets	51-55
Preferred Stock/Units Outstanding	56
<b>Quarterly Earnings Announcement</b>	
Exhibit 99.2	57-68
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 June 30, 2010](#)