

SIMON PROPERTY GROUP INC /DE/
Form 8-K
October 31, 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): **October 31, 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 September 30, 2003	5

Description	Page
Financial Data	
Selected Financial Information	
Financial Highlights and Operational Statistics	9-10
Shareholders' Equity Information	11
Debt Information	11
Debt-to-Market Capitalization	11
Miscellaneous Balance Sheet Data	11
Unaudited Pro-Rata Balance Sheet	12-13
Unaudited Pro-Rata Statements of Operations	14-15
Analysis of Other Income and Other Expense	16
NOI Composition	17
Operational Data	
Portfolio GLA, Occupancy & Rent Data	18
Rent Information	19
Lease Expirations	20-21
Top Regional Mall Tenants	22
2003 Regional Mall Anchor/Big Box Openings	23
2004 Projected Regional Mall Anchor/Big Box Openings	24
Property Listing	25-29
Development Activity	
Capital Expenditures	30
Development Activity Report Project Overview, Construction-in-Progress and Land Held for Development	31-33
Balance Sheet Information	
Debt Amortization and Maturities by Year	34
Summary of Indebtedness	35
Summary of Indebtedness by Maturity	36-43
Unencumbered Assets	44-46
Preferred Stock/Units Outstanding	47
Quarterly Earnings Announcement	
Exhibit 99.2 Press Release	48-60

QuickLinks

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

[Item 9. Regulation FD Disclosure](#)

[Item 12. Results of Operation and Financial Condition](#)

SIGNATURES

[SIMON PROPERTY GROUP Table of Contents As of September 30, 2003](#)