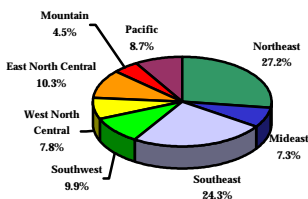


# INVESTOR FACTS

Largest retail real estate company in the U.S.

- 249 properties
- 36 states
- 186 million square feet
- 4,200 employees
- \$41 billion annual retail sales
- More than 2 billion annual shopper visits
- Over 4,400 tenants
- Over 20,000 leases
- \$21.7 billion market capitalization as of 9/30/02
- \$2.20 annual dividend as of 9/30/02
- S&P 500 Company

Geographic Diversification of Regional Mall Portfolio (Based on Total EBITDA)



Simon has the highest investment grade ratings in the regional mall sector.

- Standard & Poor's – BBB+
- Moody's – Baa1

## Contact Information

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## COMPANY PROFILE

Simon Property Group (NYSE: SPG) is the largest publicly traded retail Real Estate Investment Trust (REIT) in North America and the country's largest owner, developer and manager of market-dominant retail real estate. Simon owns 75 regional malls in the 25 largest U.S. metros and owns 29% of the top regional malls in the U.S.

Founded in 1960, Simon is known as the "Landlord of Choice" due, in part, to its rich history of innovation and creativity in developing the highest quality retail properties in North America. Today, Simon manages a retail network that drives \$41 billion in annual sales and maintains a portfolio that consistently outperforms the industry.

The Simon portfolio includes assets of national and international renown such as:

- Aventura Mall – Miami
- Copley Place – Boston
- Dadeland Mall – Miami
- The Fashion Centre at Pentagon City – Washington, D.C.
- The Forum Shops at Caesars – Las Vegas
- Fashion Valley Mall – San Diego
- The Florida Mall – Orlando
- The Galleria – Houston
- Lenox Square – Atlanta
- Mall of America – Minneapolis
- Phipps Plaza – Atlanta
- Roosevelt Field – New York
- Town Center at Boca Raton – Boca Raton
- The Westchester – New York



Simon's size, geographic distribution and high quality assets provide a firm platform from which to operate during all economic cycles. The Company is the largest landlord to specialty retailers, with 4,400 tenants comprising 20,000 leases.

## FINANCIAL INFORMATION

\$ in millions, except per share amounts	2001	2000	1999	1998	1997
Total Revenue	\$2,049	\$2,021	\$1,893	\$1,406	\$1,054
Simon's Share of EBITDA	1,658	1,628	1,455	1,068	747
Funds from Operations	850	793	715	544	415
Diluted Funds from Operations Per Share	3.51	3.28	2.98	2.83	2.58
Diluted Net Income Per Share	0.85	1.08	0.97	1.06	1.08
Dividends Declared Per Share	2.08	2.02	2.02	2.02	2.01
Common Stock Price at December 31	29.33	24.00	22.94	28.50	32.69
Total Assets	13,811	13,938	14,223	13,277	7,663
Total Liabilities	9,625	9,470	9,496	8,513	5,411
Total Market Capitalization	19,202	17,511	16,976	16,809	11,815