

SIMON
 Combined Financial Highlights^(A)
 (In thousands, except as noted)

	Three Months Ended		Twelve Months Ended	
	December 31,		December 31,	
	<u>2000</u>	<u>1999</u>	<u>2000</u>	<u>1999</u>
Revenue:				
Minimum rent	\$337,347	\$315,496	\$1,227,782	\$1,146,659
Overage rent	27,982	20,643	56,438	60,976
Tenant reimbursements	158,445	150,425	602,829	583,777
Other income	<u>37,541</u>	<u>34,869</u>	<u>133,702</u>	<u>101,291</u>
Total revenue	561,315	521,433	2,020,751	1,892,703
Expenses:				
Property operating	85,328	78,020	320,548	294,699
Depreciation and amortization	115,454	109,249	420,065	382,176
Real estate taxes	44,007	48,433	191,190	187,627
Repairs and maintenance	22,228	18,507	73,918	70,760
Advertising and promotion	23,069	20,408	65,797	65,843
Provision for credit losses	1,973	1,704	9,644	8,541
Other	<u>11,547</u>	<u>9,190</u>	<u>39,021</u>	<u>28,812</u>
Total operating expenses	303,606	285,511	1,120,183	1,038,458
Operating Income	257,709	235,922	900,568	854,245
Interest Expense	<u>161,144</u>	<u>151,722</u>	<u>635,678</u>	<u>579,593</u>
Income before Minority Interest	96,565	84,200	264,890	274,652
Minority Interest	(3,271)	(2,980)	(10,370)	(10,719)
Gain (Loss) on Sales of Real Estate, net ^(B)	323	2,246	9,132	(7,062)
Income Tax Benefit of SRC	—	—	—	<u>3,374</u>
Income before Unconsolidated Entities	93,617	83,466	263,652	260,245
Income from Unconsolidated Entities	<u>29,320</u>	<u>10,783</u>	<u>83,767</u>	<u>55,855</u>
Income before Extraordinary Items and Cumulative Effect of Accounting Change	122,937	94,249	347,419	316,100
Unusual Item ^(C)	-	-	-	(12,000)
Extraordinary Items – Debt Related Transactions	(209)	(4,478)	(649)	(6,705)
Cumulative Effect of Accounting Change ^(D)	—	—	<u>(12,342)</u>	—
Income before Allocation to Limited Partners	122,728	89,771	334,428	297,395
Less: Limited Partners' Interest in the Operating Partnerships	(28,144)	(19,503)	(70,490)	(60,758)
Less: Preferred Distributions of the SPG Operating Partnership	(2,817)	(2,305)	(11,267)	(2,917)
Less: Preferred Dividends of Subsidiary	<u>(7,334)</u>	<u>(7,334)</u>	<u>(29,335)</u>	<u>(29,335)</u>
Net Income	84,433	60,629	223,336	204,385
Preferred Dividends	<u>(9,185)</u>	<u>(9,166)</u>	<u>(36,808)</u>	<u>(37,071)</u>
Net Income Available to Common Shareholders	<u>\$75,248</u>	<u>\$51,463</u>	<u>\$186,528</u>	<u>\$167,314</u>

SIMON
 Combined Financial Highlights - Continued^(A)
 (In thousands, except as noted)

	Three Months Ended		Twelve Months Ended	
	December 31,		December 31,	
<u>PER SHARE DATA:</u>	<u>2000</u>	<u>1999</u>	<u>2000</u>	<u>1999</u>
Basic Income per Paired Share:				
Before Extraordinary Items	\$0.44	\$0.32	\$1.13	\$1.00
Extraordinary Items	-	(0.02)	-	(0.03)
Cumulative Effect of Accounting Change	-	-	(0.05)	-
Net Income Available to Common Shareholders	<u>\$0.44</u>	<u>\$0.30</u>	<u>\$1.08</u>	<u>\$0.97</u>
Diluted Income per Paired Share:				
Before Extraordinary Items	\$0.44	\$0.32	\$1.13	\$1.00
Extraordinary Items	-	(0.02)	-	(0.03)
Cumulative Effect of Accounting Change	-	-	(0.05)	-
Net Income Available to Common Shareholders	<u>\$0.44</u>	<u>\$0.30</u>	<u>\$1.08</u>	<u>\$0.97</u>

SELECTED BALANCE SHEET INFORMATION

	December 31,	December 31,
	<u>2000</u>	<u>1999</u>
Cash and Cash Equivalents	\$223,111	\$157,632
Investment Properties, net	\$11,564,414	\$11,703,171
Mortgages and Other Indebtedness	\$8,728,582	\$8,768,951

SELECTED REGIONAL MALL OPERATING STATISTICS

	December 31,	
	<u>2000</u>	<u>1999</u>
Occupancy ^(E)	91.8%	90.6%
Average Rent per Square Foot ^(E)	\$28.31	\$27.33
Total Sales Volume (in millions) ^(F)	\$16,561	\$15,542
Comparable Sales per Square Foot ^(F)	\$384	\$377
Total Sales per Square Foot ^(F)	\$377	\$367

SIMON
Combined Financial Highlights- Continued^(A)
(In thousands, except as noted)

RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS (“FFO”)

	Three Months Ended		Twelve Months Ended	
	December 31,		December 31,	
	<u>2000</u>	<u>1999</u>	<u>2000</u>	<u>1999</u>
Income Before Extraordinary Items and Cumulative Effect of Accounting Change	\$122,937	\$94,249	\$347,419	\$316,100
Plus: Real estate depreciation and amortization from combined consolidated properties	115,929	109,002	418,670	381,265
Plus: Simon’s share of real estate depreciation and amortization, extraordinary items and other items from unconsolidated affiliates	32,310	38,056	119,562	97,247
Less: Unusual Item ^(C)	-	-	-	(12,000)
Less: (Gain) loss on sale of real estate, net ^(B)	(323)	(2,246)	(9,132)	7,062
Less: Minority interest portion of real estate depreciation and amortization	(1,505)	(1,562)	(5,951)	(5,128)
Less: Preferred distributions (including those of subsidiary)	(19,336)	(18,805)	(77,410)	(69,323)
FFO of the Simon Portfolio	<u>\$250,012</u>	<u>\$218,694</u>	<u>\$793,158</u>	<u>\$715,223</u>
FFO of the Simon Portfolio	\$250,012	\$218,694	\$793,158	\$715,223
<u>Basic FFO per Paired Share:</u>				
Basic FFO Allocable to the Company	\$181,629	\$158,737	\$575,655	\$520,346
Basic Weighted Average Paired Shares Outstanding	171,934	173,167	172,895	172,089
Basic FFO per Paired Share	\$1.06	\$0.92	\$3.33	\$3.02
<u>Diluted FFO per Paired Share:</u>				
Diluted FFO Allocable to the Company	\$192,034	\$168,687	\$614,034	\$559,752
Diluted Weighted Average Number of Equivalent Paired Shares	186,468	187,735	187,469	187,732
Diluted FFO per Paired Share	\$1.03	\$0.90	\$3.28	\$2.98

- (A) Represents combined condensed financial statements of Simon Property Group, Inc. and its paired share affiliate, SPG Realty Consultants, Inc. (“SRC”).
- (B) Net of asset write downs of \$10.57 million for the twelve months ended December 31, 2000.
- (C) Relates to litigation filed by former employees/shareholders of DeBartolo Realty Corporation (purchased by SPG in 1996) regarding stock incentive plan shares. Judgment was rendered in favor of SPG in district court, but reversed by appellate court on August 18, 1999.
- (D) Due to the adoption of SAB 101 on January 1, 2000, which requires overage rent to be recognized as revenue only when each tenant’s sales exceed their sales threshold. Previously, the Company recognized overage rent based on reported and estimated sales through the end of the period, less the applicable prorated base sales amount.
- (E) Includes mall and freestanding stores.
- (F) Based on the standard definition of sales for regional malls adopted by the International Council of Shopping Centers, which includes only mall and freestanding stores.