BUILDING THE SHOPPING DESTINATIONS OF THE FUTURE
Redefining our success

With a view to the collective success of Simon®, our retail partners, and our neighbors, we continue to redefine and reimagine how people around the world shop. Optimizing results across our global portfolio of preeminent Simon Malls®, Simon Premium Outlets®, and The Mills® is our priority both short and long term. We are also investing in our future. Over the next several years, Simon is committing billions of dollars to both new developments and redevelopment projects that will further diversify and expand the quality and reach of the Simon portfolio.
At Simon, our commitment to the success of our properties is paramount. We are continuously evaluating our portfolio to enhance the Simon experience, creating state-of-the-art destinations where customers want to shop and socialize.

GROUND UP

Our strategy focuses on creating superior retail environments and exceptional, world-class destinations for today’s—and future—shoppers.
— We’re dedicated to delivering innovative architecture and omnichannel retailing that blends both digital and physical experiences to make shopping more exciting and convenient.
— Our priority is the ultimate retail mix, combining best-in-class national and international powerhouses with the newest first-in-market brands and pioneering retail concepts and uses.

EXPANSIONS

Strategic investments are being made to enhance the market position of our existing assets.
— The scope of work includes developing new wings, adding department stores and other key retailers and restaurants, and updating common areas.
— Leveraging these investments will further elevate the shopping experience and reinforce Simon as the destination of choice for both shoppers and retailers.

REINVESTING

Narrower in scope, but no less significant, is the renovation and updating of our properties.
— These projects include upgraded food courts, customer amenities, new flooring, skylights, fresh lighting, enhanced entrances, painting, new RMUs, holiday décor, graphic and parking deck improvements, and more.
— This ongoing assessment of our portfolio underscores our leadership in identifying and prioritizing renovation opportunities.
GROUND UP

SIMON MALLS
SIMON PREMIUM OUTLETS
This 500,000-square-foot, open-air luxury shopping, dining, and entertainment destination opened in 2017. Part of an exciting new mixed-use development in the heart of Ft. Worth, it offers distinctive home furnishings and retail as well as a mix of unique regional and national restaurants.

Anchored by a newly opened two-story Neiman Marcus Pinstripes is now open with AMC Theatres coming soon
Also to feature 125,000 square feet of Class A office space and 392 luxury apartment homes
Partnership with Cassco Development Co.
THE SHOPS AT SYOSSET PARK

LONG ISLAND (METRO NEW YORK), NEW YORK

Located in the idyllic setting of Oyster Bay, New York, The Shops at Syosset Park will be the retail component of a world-class, master-planned, mixed-use development slated to open Holiday 2020.

450,000 square feet will encompass retail shops, restaurants, a theatre, and local stores and services
Up to 200,000 square feet of Class A office space
Seven neighborhoods with approximately 600 condominium flats, townhomes, cottages, and single-family homes
One select-service, boutique-style hotel and a companion business hotel
30-acre “Great Park” will be a regional recreational destination
Featuring 80 designer and name-brand outlets, this 328,000-square-foot center is currently under construction and scheduled to open late September 2018. It will serve the metropolitan Denver market, one of the fastest-growing and economically vibrant cities in the nation.
THE HAVEN
SOUTHERN CONNECTICUT

This 235,000-square-foot center will feature a highly curated tenant mix of the world’s finest brands. It will serve the entire metropolitan New Haven market from its breathtaking waterfront site directly on Long Island Sound.

Strategically located between New York City and Boston
This 325,000-square-foot center will feature 80 designer and name-brand outlets. It will open in Fall 2020 to serve the Tulsa metropolitan area of approximately one million people.
EXPANSIONS

SIMON MALLS
SIMON PREMIUM OUTLETS
THE MILLS
AVENTURA MALL
NORTH MIAMI BEACH, FLORIDA

This popular shopping destination recently added 212,000 square feet of retail shops and restaurants.
Anchored by Nordstrom, Bloomingdale’s, Macy’s, Macy’s Men’s & Home, JCPenney, AMC Theatres Aventura, and Equinox
Expansion included four restaurants surrounding a new feature piazza, a new Food Hall with casual food offerings, and a VIP concierge area for shoppers
A new parking deck is also part of the project
Managed by Turnberry Associates

BREA MALL®
BREA (LOS ANGELES), CALIFORNIA

North Orange County’s long-time, fashion-focused retail destination, Brea Mall is broadening its appeal with exciting new mixed-use venues.
A new 3-story, 120,000-square-foot Life Time Athletic healthy living, healthy aging, healthy entertainment destination will spearhead the expansion
Additional world-class entertainment, dining, and retail options plus a residential component are planned
Anchored by four department stores and currently spanning 1.3 million square feet with 175+ specialty stores and 31 eateries
Strategically situated at the intersection of the Orange Freeway (SR 57) and Imperial Highway (SR 90), it is the only mall of its size and quality in its expansive trade area
Guests enjoy the convenience of a 2,500-car parking garage and ample surface parking
An Embassy Suites hotel and the Brea Civic & Cultural Center are adjacent to the mall
BURLINGTON MALL®

BURLINGTON (BOSTON), MASSACHUSETTS

Serving affluent northwest Greater Boston, Burlington Mall continues to elevate its distinctive retail, dining, and entertainment experience with the addition of even more innovative, first-to-market concepts.

Phase-one construction starts Summer 2018 for a projected opening in Spring 2019

Redevelopment plans focus on expanded restaurant, home furnishing, and service options

Anchored by Nordstrom, Lord & Taylor, Macy’s, and Primark, the mall’s 1.3 million square feet includes 175+ specialty shops, four full-service restaurants, and a myriad of fast-casual options.

DADELAND MALL

MIAMI, FLORIDA

One of the top-performing regional malls in the country, Dadeland Mall is known around the world as a premier shopping destination.

Features Nordstrom, Saks Fifth Avenue, Florida’s largest and most productive Macy’s, Macy’s Children & Home, JCPenney, Aoki Teppanyaki, The Cheesecake Factory, Earls Kitchen + Bar, and Texas de Brazil

New Terrace Dining Pavilion recently completed

Adding a hotel and an outdoor expansion offering retail flagship locations with frontage on West Kendall Avenue.
DEL AMO FASHION CENTER®
TORRANCE (LOS ANGELES), CALIFORNIA

Del Amo Fashion Center is the largest shopping center in the western U.S.
Three distinct districts have been created: upscale enclosed mall, value-oriented enclosed mall, and lifestyle/entertainment venue
Nordstrom and 400,000 square feet of new specialty stores and restaurants, including brio coastal bar & kitchen and FRIDA, plus the new upscale, garden-inspired Patio Cafés now open
Completed a comprehensive renovation of enclosed mall anchored by Macy’s, Macy’s Men’s & Home, JCPenney, Sears, Barnes & Noble, Crate & Barrel, Dick’s Sporting Goods, Arhaus, Zara, AMC Del Amo 18, and LA Fitness
EMC Seafood & Raw Bar, Marshalls, and Dave & Buster’s opening in 2018

KING OF PRUSSIA®
KING OF PRUSSIA (PHILADELPHIA), PENNSYLVANIA

A crown jewel in the Simon portfolio, King of Prussia boasts more retail space than any other shopping attraction in America and is consistently ranked among the top 10 centers in the country.
A recently completed multimillion-dollar redevelopment added a stunning new expansion connecting two sections of the center and featuring some 50 new retailers, several restaurants, an upscale Dining Pavilion, and new customer lounge
Just begun, a dramatic interior makeover of the Plaza area will add vivid color and fresh finishes, creating a vibrant environment that mirrors the expansion’s enhanced shopping experience
Plans are also under way to add an open-air retail, dining, and entertainment component with an outdoor civic plaza along with residential, a 300-room hotel, and a Class A office building
A total of seventeen highly noted retailers and restaurants anchor the center
Eddie V’s coming soon
LA PLAZA

MCALLEN, TEXAS

One of Simon's highest-grossing malls in the country, La Plaza benefits from the robust buying power of thousands of Mexican nationals living just minutes away.

Anchored by Dillard’s, Macy’s, Macy’s Home & Children’s Store, and JCPenney

221,000-square-foot expansion added 25 new retailers, including Zara, Old Navy, Forever 21, and H&M, as well as five signature restaurants

Texas de Brazil is now open, with Buddy V’s, Yard House, and Palenque Grill coming soon

Complete interior and exterior renovation with the addition of two parking garages

MIDLAND PARK MALL

MIDLAND, TEXAS

A strong, diverse retail mix attracts shoppers far beyond the primary trade area, making Midland Park Mall a premier shopping destination in the West Texas market.

Plans include two new restaurants and a new, larger Dillard’s store, as well as a new-to-the-market, large-format retailer

Construction is expected to start in 2018 and be completed by Summer 2020

Currently anchored by two Dillard’s locations and JCPenney

636,000 square feet of selling space encompasses more than 80 specialty stores, including Aéropostale, PINK, and ULTA Beauty

Genghis Grill, Fuddruckers, Longhorn Steakhouse, and Bubba’s 33 spice up the mall’s dining options
NORTHGATE MALL
SEATTLE, WASHINGTON

A favorite shopping destination since the 1950s, Northgate Mall is continuously evolving to meet the needs of its surrounding revitalized community and beyond. Introduction of a light rail transit station at the mall is sparking significant commercial and residential development in the area. A transformative reimagining of the center will include Class A office space, residential opportunities, a hotel, and abundant public green space. Currently anchored by Nordstrom, JCPenney, and Macy’s with 12 full-service and additional fast-casual dining options.

OCEAN COUNTY MALL®
TOMS RIVER (METRO NEW YORK), NEW JERSEY

A pillar of the community and only enclosed shopping center in Ocean County, the mall has been a place for friends and family to shop, dine, and play together for more than 40 years. The mall’s 899,000-square-foot expanse, anchored by Macy’s, Boscov’s, and JCPenney, features 120+ retailers, four full-service dining options, and eight casual eateries. Only three miles from the Garden State Parkway, the mall serves a number of beach communities at the hub of New Jersey’s shore region. The significant trade-area population doubles with the influx of tourists during the holidays and summer months. Redvelopment plans include exciting new retail, dining, and fitness opportunities. Construction starting Fall 2018 will be completed in 2020.
ORLAND SQUARE

ORLAND PARK (CHICAGO), ILLINOIS

This preeminent shopping destination in Chicago’s southwestern suburbs continues to mirror the dynamic growth and success of its sophisticated, affluent trade area.

Macy’s and JCPenney anchor the center’s 1.2 million square feet of retail space boasting more than 150 retail favorites and a variety of full-service and fast-casual dining opportunities.

Convenient highway and commuter rail access attracts shoppers from the Chicago Loop, neighboring cities, and Indiana alike.

Plans currently under way to add new restaurants and shops:

Texas de Brazil joins the restaurant lineup in Fall 2018

A new AMC Theatre is scheduled to open in 2019

PHIPPS PLAZA

ATLANTA, GEORGIA

Phipps Plaza, combined with Lenox Square, is the destination for upscale shopping in Atlanta.

A comprehensive transformation is under way to add a 150-room Nobu Hotel and Restaurant; Life Time Athletic healthy living and entertainment destination; a unique, curated dining experience; and One Phipps Plaza, a Manhattan-style Class A office building.

Saks Fifth Avenue, Nordstrom, Arhaus, and AMC Theatres anchor the center.

The Public Kitchen & Bar and Chef Michael Schwartz’s Genuine Pizza are now open, with Grand Lux Cafe and Ecco under development.

319 residential units are featured at Domain at Phipps Plaza.

AC Hotels by Marriott now open with 166 rooms and suites.
ROSS PARK MALL

PITTSBURGH, PENNSYLVANIA

Pittsburgh's style destination of choice, Ross Park Mall is set to undergo a comprehensive redevelopment that will change the center’s footprint and add more unique, first-to-market retail, entertainment, and restaurants offering outdoor seating.

Plans include a new Dining Hall and three levels of expanded opportunities for shopping, dining, relaxation, and recreation.

Construction is slated to start in early 2019 with completion in the Summer of 2020.

The center features a distinctively strong mix of home furnishing and lifestyle retailers that include Crate & Barrel, Pottery Barn, Restoration Hardware, and Williams-Sonoma.

THE SHOPS AT RIVERSIDE

HACKENSACK (METRO NEW YORK), NEW JERSEY

Completion of a transformative redevelopment in Fall 2019 will establish three distinctive environments—The Collection, a spectacular luxury oasis; lifestyle and home furnishings; and entertainment and dining—creating one exceptional shopping destination that reflects the area’s refined lifestyle.

Renovation of the luxury collection to feature new vertical transportation, vaulted ceilings, and lush amenities.

Anchored by Bloomingdale's, Arhaus, Barnes & Noble, and Pottery Barn

Restaurants include The Cheesecake Factory, Houston’s, Maggiano’s Little Italy, Morton’s The Steakhouse, The Oceanaire Seafood Room, P.F. Chang’s, and Rosa Mexicano

Redevelopment of former department store to include AMC Theatres and exclusive shops and restaurants now complete

Barnes & Noble is relocating and opening a new concept store.
SOUTHDALE CENTER

EDINA (MINNEAPOLIS), MINNESOTA

The nation’s first regional indoor shopping center is transforming into a new live/work/play/shop destination featuring stunning architectural details and innovative customer amenities that will redefine the shopping, dining, and hospitality experience.

Two new powerhouse tenants—Restoration Hardware and Shake Shack—will open in Fall 2018

Life Time Athletic, Sport and Work will open a three-level, 120,000-square-foot athletic resort in early 2019

Expanding the Dining Pavilion and adding 20,000 square feet of new specialty shops

146-room Homewood Suites to open in 2018

New One Southdale Place boasts 232 luxury apartments

TOWN CENTER AT BOCA RATON®

BOCA RATON (MIAMI), FLORIDA

A new exclusive luxury concourse between Bloomingdale’s and Saks Fifth Avenue will elevate South Florida’s top shopping destination to an even higher level. Opulent architectural detailing and amenities will complement the center’s already enviable collection of luxury brands and department stores.

Adding new restaurants and small shops catering to the uber-luxury consumer

A favorite of local residents, the center also attracts a significant tourist market

An unequaled roster of anchor department stores includes Neiman Marcus, Nordstrom, Macy’s, Sears, Saks Fifth Avenue, and Bloomingdale’s

A dedicated wing, Palm Court, is home to classic luxury brands such as Louis Vuitton, Bvlgari, Cartier, Tiffany & Co., David Yurman, Omega, Montblanc, Gucci, and Versace
WOODFIELD MALL

SCHAUMBURG (CHICAGO), ILLINOIS

Offering the most distinctive collection of shopping, dining, and entertainment in the Great Lakes region, Woodfield Mall features more than 300 stores and restaurants.

Anchored by Nordstrom, Macy’s, Lord & Taylor, JCPenney, Sears, Level 257, The Cheesecake Factory, and Uncle Julio’s

Interior renovation of the mall recently completed

Adding a new Dining Pavilion and Shake Shack in 2018

DESERT HILLS PREMIUM OUTLETS

CABAZON (PALM SPRINGS), CALIFORNIA

The most extensive portfolio of outlet offerings on the West Coast and an ascendant luxury profile make Desert Hills the highest-performing outlet center in the western U.S.

Its signature retail mix includes Alexander McQueen, Brunello Cucinelli, CH Carolina Herrera, Ermenegildo Zegna, Etro, Fendi, Gucci, Jimmy Choo, Loro Piana, Max Mara, Philipp Plein, Prada, rag & bone, Roberto Cavalli, Salvatore Ferragamo, Sandro, Ted Baker London, Tom Ford, Tory Burch, and Valentino

Highly affluent Chinese tourists are a major part of the millions of annual local, regional, and international guests

Sparkling fountains, landscaped walkways, small sculpture gardens, and a convenient parking center accent the grounds

A 5,000-square-foot renovation and expansion is scheduled to open in late Fall 2018
TORONTO PREMIUM OUTLETS®
HALTON HILLS (TORONTO), ONTARIO, CANADA

Canada’s first upscale outlet shopping destination and one of the highest-performing outlet centres in North America, Toronto Premium Outlets will open a 144,000-square-foot Phase 2 expansion in late November 2018.


Expansion will bring several of the most sought-after brands to the market.

Joint venture with SmartCentres®

THE MILLS — EXPANSIONS

CONCORD MILLS®
CONCORD (CHARLOTTE), NORTH CAROLINA

Concord Mills is the largest shopping and entertainment destination in the Carolinas, serving Cabarrus, Mecklenburg, and other surrounding counties.

Recent expansion features freestanding sit-down restaurants, including Bonefish Grill, Chipotle Mexican Grill, and Outback Steakhouse.

Comprehensive interior renovation is complete.

Exterior renovation to be completed in 2018.

16 anchors include Bass Pro Shops Outdoor World, Burlington, Forever 21, H&M, Nike, and SEA LIFE Charlotte-Concord Aquarium.
THE MILLS AT JERSEY GARDENS®
ELIZABETH (METRO NEW YORK), NEW JERSEY

The planned expansion of The Mills at Jersey Gardens will add new luxury outlet brands, dining, and entertainment to the center’s already impressive footprint of 200+ stores and 1.3 million square feet.

Expansion to include a renovated AMC Theatres with new seating and the addition of approximately 250,000 square feet of new luxury fashion outlets and restaurants, plus a new entry and a five-story parking garage.

Construction to start in 2018 with opening projected for Holiday 2019.

Notable retailers include Saks Fifth Avenue OFF 5TH, Century 21, kate spade new york, lululemon, and Nike.

SAWGRASS MILLS®
SUNRISE (MIAMI - FT. LAUDERDALE), FLORIDA

Sawgrass Mills is America’s largest outlet, value retail, and entertainment destination, attracting shoppers from around the world.

24 anchors include Bloomingdale’s–The Outlet Store, Century 21, Neiman Marcus Last Call, Nordstrom Rack, Saks Fifth Avenue OFF 5TH, and Dick’s Sporting Goods.

Multiphase interior common area renovation scheduled to be complete by 2019.

250,000-square-foot expansion in predevelopment to include new retail, restaurants, a parking deck, and hotel in 2020.
REINVESTING

SIMON MALLS
SIMON PREMIUM OUTLETS
THE MILLS
New flooring. Skylights. Enhanced entrances. Electric vehicle charging stations. Upgrading the signature Simon aesthetic is never-ending. Our focus is on features which enhance the guest experience on a personal level. Comfortable seating, family restrooms, children’s play areas, wireless access, and other technological advances are just some of the upgrades and reinvestments we are constantly exploring.

### UNDER WAY

<table>
<thead>
<tr>
<th>Mall Name</th>
<th>Location</th>
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<tbody>
<tr>
<td>Aventura Mall</td>
<td>North Miami Beach, FL</td>
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<tr>
<td>Barton Creek Square</td>
<td>Austin, TX</td>
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<tr>
<td>Circle Centre Mall</td>
<td>Indianapolis, IN</td>
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<tr>
<td>Copley Place</td>
<td>Boston, MA</td>
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<tr>
<td>Del Amo Fashion Center</td>
<td>Torrance (Los Angeles), CA</td>
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<tr>
<td>Gurnee Mills®</td>
<td>Gurnee (Chicago), IL</td>
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<tr>
<td>Katy Mills®</td>
<td>Katy (Houston), TX</td>
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<tr>
<td>King of Prussia</td>
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<td>Northshore Mall</td>
<td>Peabody (Boston), MA</td>
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<td>The Shops at Riverside</td>
<td>Hackensack (Metro New York), NJ</td>
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<td>Town Center at Boca Raton</td>
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<td>West Town Mall</td>
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<td>Woodbury Common Premium Outlets®</td>
<td>Central Valley (Metro New York), NY</td>
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<td>Woodfield Mall</td>
<td>Schaumburg (Chicago), IL</td>
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## PLANNED

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<th>REINVESTING</th>
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<td><strong>ABQ Uptown</strong></td>
<td>Albuquerque, NM</td>
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<td>Miami, FL</td>
<td><strong>Ocean County Mall</strong></td>
<td>Toms River</td>
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<td><strong>Ontario Mills</strong></td>
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<td><strong>Fashion Valley</strong></td>
<td>San Diego, CA</td>
<td><strong>The Outlets at Orange</strong></td>
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<td><strong>Livingston Mall</strong></td>
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<td>(Los Angeles), CA</td>
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<td><strong>The Mall at Tuttle Crossing</strong></td>
<td>Columbus, OH</td>
<td><strong>Rockaway Townsquare</strong></td>
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<td>Sunrise (Miami - Ft. Lauderdale), FL</td>
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<td><strong>Smith Haven Mall</strong></td>
<td>Lake Grove (Metro New York), NY</td>
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DEVELOPMENTS 2018

HIGH-IMPACT RETAILER ADDITIONS
MALLS

Del Amo Fashion Center
Torrance (Los Angeles), CA
Dick’s Sporting Goods
now open

EMC Seafood & Raw Bar,
Marshalls, and Dave & Buster’s opening 2018

The Galleria
Houston, TX
Galleria Tennis by Life Time
Fitness, Yauatcha, and FIG & OLIVE now open
Blanco Tacos + Tequila,
Nobu, and Spice Route
opening in 2018

King of Prussia
King of Prussia (Philadelphia), PA
True Food Kitchen now open
Eddie V’s coming soon

The Mall at Rockingham Park
Salem (Boston), NH
Cinemark coming soon

Plaza Carolina
Carolina (San Juan), PR
Caribbean Cinema
coming soon

Prien Lake Mall
Lake Charles, LA
HomeGoods and T.J. Maxx
opening 2018

Southridge Mall
Greendale (Milwaukee), WI
Dick’s Sporting Goods and
Round 1 opening Fall 2018

Stanford Shopping Center
Palo Alto (San Jose), CA
Cartier and Hermès
now open
Jeffrey coming soon

Tacoma Mall
Tacoma, WA
Dick’s Sporting Goods
now open

Tyrone Square
St. Petersburg, FL
Dick’s Sporting Goods
now open
Lucky Markets and PetSmart
opening 2018

SIMON PREMIUM OUTLETS

Allen Premium Outlets
Allen, TX
H&M opening 2018

Gulfport Premium Outlets
Gulfport, MS
H&M opening 2018

Premium Outlets Montréal
Mirabel, Quebec, Canada
H&M opening 2018

Waterloo Premium Outlets
Waterloo, NY
H&M opening 2018

OTHER OUTLETS

Gaffney Outlet Marketplace
Gaffney, SC
H&M now open

THE MILLS

Gurnee Mills
Gurnee (Chicago), IL
Dick’s Sporting Goods
now open

Ontario Mills
Ontario, CA
Skechers and RH Outlet
now open

Opry Mills
Nashville, TN
Bavarian Bierhaus and
Madame Tussauds now open

Sawgrass Mills
Sunrise (Miami - Ft. Lauderdale), FL
Dick’s Sporting Goods, H&M,
matchbox american kitchen +
spirit, Texas de Brazil, and Yard
House now open
Seasons 52 opening 2018
AC Marriott Hotel opening 2020

The Colonnade Outlets
at Sawgrass Mills
Breitling, Dolce & Gabbana, Etro,
and Moncler now open

Sugarloaf Mills
Lawrenceville (Atlanta), GA
H&M now open
A global leader
in retail real estate and S&P 100 Company

$86 billion
Approximate total market capitalization

High-quality portfolio
Encompasses the entire retail spectrum, including Simon Malls, Simon Premium Outlets, and The Mills

$55 billion
Approximate equity market capitalization

More than $60 billion
Annual retail sales generated by U.S. properties

206
U.S. portfolio properties

206

182 million
Square feet of GLA

182 million

U.S. PORTFOLIO
— Simon Malls:
107 properties comprising
121 million square feet

— Simon Premium Outlets:
68 properties comprising
30 million square feet

— The Mills:
14 properties comprising
21 million square feet

INTERNATIONAL PORTFOLIO
— 19 Simon Premium Outlets in Canada, Japan, Korea, Malaysia, and Mexico

— 9 Designer Outlets in Austria, Canada, France, Germany, Italy, the Netherlands, and the UK

— 9 million square feet total

— 21.1% interest in Klépierre, a publicly traded real estate company based in Paris with a portfolio of high-quality shopping centers in 16 countries in Europe

U.S. OPERATIONAL STATISTICS

Occupancy
Malls & Simon Premium Outlets 94.6%
The Mills 98.3%

Total Sales per Square Foot
Simon Malls & Simon Premium Outlets $641
The Mills $599
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