“This was an excellent quarter and year for Simon Property Group, capped off by our twenty-fifth anniversary as a public company in December. Over that 25-year period, we are proud to have delivered a total return to shareholders of 2,752%. In 2018, we opened two new shopping destinations; delivered five significant property transformations and expansions; started construction on several redevelopments of former department store spaces; and importantly, our reported FFO per share for the year beat the top end of our initial guidance, and our 2018 dividend was 10.5% higher than in 2017.”

David Simon Chairman & CEO, February 1, 2019

FINANCIAL AND OPERATING HIGHLIGHTS

- Funds from Operations (FFO) was $4.325 billion, or $12.13 per diluted share in 2018, as compared to $4.021 billion, or $11.21 per diluted share in 2017, an 8.2% increase per diluted share.
- FFO was $1.151 billion, or $3.23 per diluted share for the quarter, as compared to $1.115 billion, or $3.12 per diluted share in the prior year period, an increase of 3.5% per diluted share.
- Growth in portfolio net operating income (NOI) was 3.7% for the twelve months ended December 31, 2018.
- Comparable property NOI growth was 2.3% for the 12-months ended December 31, 2018.
- Reported retailer sales per square foot was $54.18 at December 31, 2018.
- Occupancy was 95.9% at December 31, 2018, compared to 95.6% at December 31, 2017.
- Base minimum rent per square foot was $54.18 at December 31, 2018.
- Leasing spread per square foot for the trailing 12-months ended December 31, 2018 was $7.75, an increase of 14.3%.
- Declared quarterly common stock dividend of $2.05 per share, a year-over-year increase of 5.1%. Record date February 14, 2019, payable on February 28, 2019.

DEVELOPMENT

- During the quarter, the 140,000 square-foot expansion of Toronto Premium Outlets opened adding enhanced amenities, elevated food offerings and more than 40 new, exciting brands. Simon owns 50% of this center. Also during the quarter, the 45,000 square-foot, phase III expansion of Johor Premium Outlets (Johor, Malaysia) opened. Simon owns 50% of this center.
- Construction continues on three new international development projects including: Queretaro Premium Outlets (Queretaro, Mexico); scheduled to open in summer 2019. Simon owns a 50% interest in this project.
- Malaga Designer Outlet (Malaga, Spain); scheduled to open in fall 2019. Simon owns a 46% interest in this project.
- Cannock Designer Outlet (Cannock, United Kingdom); scheduled to open in spring 2020. Simon owns a 20% interest in this project.
- Construction also continues on other significant redevelopment and expansion projects including The Shops at Riverside (Hackensack, NJ), Southdale Center (Edina (Minneapolis), MN), Northshore Mall (Peabody (Boston), MA) and Paju Premium Outlets (Seoul, South Korea).
- Construction also started on five significant redevelopment projects of former department store spaces at Broadway Square, Cape Cod Mall, Midland Park Mall, Ocean County Mall and Phipps Plaza.

FINANCING ACTIVITY

- During 2018, the Company closed on 22 mortgage loans totaling approximately $3.2 billion, (U.S. dollar equivalent), of which Simon’s share is approximately $1.3 billion. The weighted average interest rate and weighted average term on these loans is 3.69% and 8.1 years, respectively.
- As of December 31, 2018, Simon had more than $7.5 billion of liquidity consisting of cash on hand, including its share of joint venture cash, and available capacity under its revolving credit facilities.
- We continue to have the strongest credit profile metrics in the REIT industry:
  - We ended 2018 with a net debt to EBITDA of 5.1 times – the lowest in our sector
  - Our interest coverage ratio was 5.1 times
  - Our long term issuer rating of A/A2 continues to be the highest in the REIT sector

25 YEARS AS A PUBLIC COMPANY

- Through commitment to our strategy, active portfolio management, disciplined investments, relentless focus on operations and cost structure, we have increased our annual FFO generation by more than 25 times since our initial public offering.
- We paid more than $28 billion in dividends and delivered a total return to shareholders of 2,752% over our 25-year history as a public company.

(1) Please refer to back cover and our quarterly Form 8-K Supplemental for information on non-GAAP financial measures
(2) Includes comparable property NOI, NOI from new development, redevelopment, expansion and acquisitions, NOI from international properties and our share of NOI from investments
(3) Includes Malls, Premium Outlets, The Mills and Lifestyle Centers opened and operating as comparable for the period
(4) Combined information for U.S. Malls and Premium Outlets
GLOBAL LEADER IN THE RETAIL REAL ESTATE INDUSTRY

- S&P 100 company with total market capitalization of $90 billion and an equity market capitalization of $60 billion
- Owns or has an interest in 234 retail real estate properties including Malls, Premium Outlets® and The Mills® comprising 191 million square feet in North America, Europe and Asia
- Tenants in U.S. portfolio generate annual retail sales of more than $60 billion
- 21.3% ownership interest in Klépierre, a public real estate company with shopping centers in 16 European countries

COMPANY STRENGTHS

- Positive operating fundamentals; comparable FFO per share compound annual growth of approximately 8% from 2014 to 2018
- Organic growth drivers: tenant demand for stores in quality locations and ability to re-lease space at higher market rents upon expiration
- Potential to deploy capital for accretive returns, both domestic and international: redevelopments in existing portfolio and new ground-up Premium Outlets
- Dividend growth: 4-year dividend per share compound annual growth of 11%
- Low cost of capital: highest investment-grade credit ratings in industry (Moody’s A2, Standard & Poor’s A)
- Industry-leading management team: experienced at operating through all economic cycles

CORPORATE LEADERSHIP

- Global recognition of management:
  - #1 CEO in real estate industry by Institutional Investor, 2009-2018
  - World’s Best 30 CEOs by Barron’s, 2013
  - Recognized three times by Institutional Investor as the Best Investor Relations program among REITs
  - Named Fortune’s Most Admired Real Estate Company in 2017 (eighth time)

SUSTAINABILITY

- Achieved CDP’s Highest “Leadership” Recognition for Top Sustainability Performance, 2016-2017
- Named on the Climate Disclosure Leadership Index seven times and named on the Climate Performance Leadership Index two times
- Named on the Climate ‘A’ List for two consecutive years, 2014-2015
- Received Green Star rating, the highest designation awarded by GRESB, 2014-2018
- 34% reduction in energy consumption since 2003
- More than 560 electric vehicle charging stations at 110 properties across the U.S.
- For additional information, please see Simon’s Sustainability Report 2018, available at www.simon.com/sustainability

(1) As of December 31, 2018

HIGH-QUALITY PORTFOLIO OF RETAIL PROPERTIES IN MAJOR MARKETS:

- Aventura Mall—Miami
- Burlington Mall—Boston
- Copley Place—Boston
- Dadeland Mall—Miami
- Desert Hills Premium Outlets—Cabazon (Palm Springs), CA
- Fashion Centre at Pentagon City—Washington, D.C.
- Fashion Valley—San Diego
- The Florida Mall—Orlando
- The Forum Shops at Caesars Palace—Las Vegas
- The Galleria—Houston
- Gotemba Premium Outlets—Gotemba (Tokyo), Japan
- King of Prussia—Philadelphia
- Las Vegas Premium Outlets (2)—Las Vegas
- Lenox Square and Phipps Plaza—Atlanta
- Orlando Premium Outlets (2)—Orlando
- Roosevelt Field—New York
- Sawgrass Mills—Ft. Lauderdale
- The Shops at Crystals—Las Vegas
- The Shops at Riverside—New York
- SouthPark—Charlotte
- Stanford Shopping Center—Palo Alto
- Town Center at Boca Raton—Boca Raton
- Walt Whitman Shops—New York
- The Westchester—New York
- Woodbury Common Premium Outlets—New York
- Woodfield Mall—Chicago
# SELECTED FINANCIAL DATA

As of or for the year ended December 31,

(In thousands, except per share data and as otherwise noted)

<table>
<thead>
<tr>
<th>OPERATING DATA:</th>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidated net income</td>
<td>$</td>
<td>2,822,343</td>
<td>$ 2,244,903</td>
</tr>
<tr>
<td>Net income attributable to common stockholders</td>
<td>$</td>
<td>2,436,721</td>
<td>$ 1,944,625</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PER COMMON SHARE DATA:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FFO (diluted)</td>
<td>$</td>
<td>12.13</td>
<td>$ 11.21</td>
</tr>
<tr>
<td>Net income (diluted)</td>
<td>$</td>
<td>7.87</td>
<td>$ 6.24</td>
</tr>
<tr>
<td>Distributions per share</td>
<td>$</td>
<td>7.90</td>
<td>$ 7.15</td>
</tr>
<tr>
<td>Closing price</td>
<td>$</td>
<td>167.99</td>
<td>$ 171.74</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BALANCE SHEET DATA:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$</td>
<td>514,335</td>
<td>$ 1,482,309</td>
</tr>
<tr>
<td>Total assets</td>
<td>$</td>
<td>30,686,223</td>
<td>$ 32,257,638</td>
</tr>
<tr>
<td>Mortgages and unsecured indebtedness</td>
<td>$</td>
<td>23,305,535</td>
<td>$ 24,632,463</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER DATA:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shares of common stock</td>
<td>309,018</td>
<td>311,167</td>
<td></td>
</tr>
<tr>
<td>Limited partnership units</td>
<td>46,807</td>
<td>46,879</td>
<td></td>
</tr>
<tr>
<td>Total equity capitalization (in millions)</td>
<td>$</td>
<td>59,855</td>
<td>$ 61,573</td>
</tr>
<tr>
<td>Total market capitalization (2) (in millions)</td>
<td>$</td>
<td>90,156</td>
<td>$ 93,050</td>
</tr>
</tbody>
</table>

(1) Please refer to the back cover for a reconciliation of diluted net income per share to diluted FFO per share.
(2) Includes our share of consolidated and joint venture debt.

# STATISTICS

<table>
<thead>
<tr>
<th>U.S. OPERATIONAL STATISTICS (1)</th>
<th>As of 12/31/18</th>
<th>As of 12/31/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ending Occupancy</td>
<td>95.9%</td>
<td>95.6%</td>
</tr>
<tr>
<td>Base Minimum Rent per square foot</td>
<td>$ 54.18</td>
<td>$ 53.11</td>
</tr>
<tr>
<td>Leasing Spread per square foot (for trailing twelve months)</td>
<td>$ 7.87</td>
<td>$ 7.42</td>
</tr>
<tr>
<td>Leasing Spread (percentage change)</td>
<td>14.3%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Total Sales per square foot (for trailing twelve months)</td>
<td>$ 661</td>
<td>$ 628</td>
</tr>
<tr>
<td>Occupancy Cost (percentage of sales)</td>
<td>12.8%</td>
<td>13.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NUMBER OF PROPERTIES</th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Malls</td>
<td>107</td>
<td>107</td>
</tr>
<tr>
<td>Premium Outlets</td>
<td>69</td>
<td>68</td>
</tr>
<tr>
<td>The Mills</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Lifestyle Centers</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>International</td>
<td>28</td>
<td>27</td>
</tr>
<tr>
<td>Other Properties</td>
<td>12</td>
<td>14</td>
</tr>
<tr>
<td>Total Number of Properties</td>
<td>234</td>
<td>234</td>
</tr>
</tbody>
</table>

| TOTAL SQUARE FOOTAGE (in thousands) | 190,597 | 191,117 |

(1) Combined information for U.S. Malls and Premium Outlets. For statistical definitions, see our quarterly Form 10-Q Supplemental Information available on our website at investors.simon.com.
For the year ended December 31,

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diluted net income per share</td>
<td>$7.87</td>
<td>$6.24</td>
</tr>
<tr>
<td>Adjustments to arrive at FFO:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depreciation and amortization from consolidated properties and our share of depreciation and amortization from unconsolidated entities, including Klépierre and HBS Global Properties, net of noncontrolling interests portion of depreciation and amortization</td>
<td>5.01</td>
<td>4.98</td>
</tr>
<tr>
<td>Gain upon acquisition of controlling interests, sale or disposal of, or recovery on, assets and interests in unconsolidated entities and impairment, net</td>
<td>(0.79)</td>
<td>(0.01)</td>
</tr>
<tr>
<td>Unrealized change in fair value of equity instruments</td>
<td>0.04</td>
<td>—</td>
</tr>
<tr>
<td>Diluted FFO per share</td>
<td>$12.13</td>
<td>$11.21</td>
</tr>
</tbody>
</table>

For reconciliations of other non-GAAP financial measures, see our quarterly Form 8-K Supplemental Information available at investors.simon.com.

STOCKHOLDER INQUIRIES
Tom Ward, Senior Vice President
Investor Relations
800-461-3439
IRContact@simon.com

COMPANY SECURITIES
Our common stock and preferred stock are traded on the New York Stock Exchange under the following symbols:
Common Stock: SPG
8.375% Series J Cumulative Redeemable Preferred: SPGPrJ

INVESTOR SERVICES PROGRAM
We offer an Investor Services Program for investors wishing to purchase or sell our common stock. To enroll in this program, please contact our transfer agent, Computershare at 800-454-9768 or www.computershare.com/investor.

WEBSITE
Information such as financial results, corporate announcements, dividend news and corporate governance is available at investors.simon.com.