“This was an excellent quarter for our Company, with strong financial and operational performance and the successful opening of our fourth outlet center in Canada. Based upon our results to date and expectations for the remainder of 2018, today, we raised our quarterly dividend and are again increasing our full-year 2018 guidance.”

David Simon Chairman & CEO, July 30, 2018

FINANCIAL AND OPERATING HIGHLIGHTS

- Funds from Operations\(^{(1)}\) (FFO) was $1.061 billion, or $2.98 per diluted share, in the second quarter of 2018 as compared to $884.7 million, or $2.47 per diluted share, in the prior year period. This is an increase of 20.6% on a per share basis. Results for the second quarter 2017 included a charge of $0.36 per diluted share related to the early redemption of certain senior notes of Simon Property Group, L.P.
- FFO was $2.087 billion, or $5.85 per diluted share, for the six months ended June 30, 2018, as compared to $1.870 billion, or $5.20 per diluted share, in the prior year period. This is an increase of 12.5% on a per share basis. FFO for the six months ended 2017 includes the aforementioned charge on the extinguishment of debt.
- Growth in portfolio net operating income (NOI)\(^{(2)}\) was 4.5% for the six months ended June 30, 2018.
- Comparable property NOI\(^{(3)}\) growth was 2.3% for the six months ended June 30, 2018.
- Reported retailer sales per square foot\(^{(4)}\) for the trailing 12-months ended June 30, 2018 was $53.84, an increase of 3.3% compared to the prior year period.
- Leasing spread per square foot\(^{(4)}\) for the trailing 12-months ended June 30, 2018 was $7.32, an increase of 10.7%.
- Declared quarterly common stock dividend of $2.00 per share, a year-over-year increase of 11.1%. Record date August 17, 2018, payable on August 31, 2018.

DEVELOPMENT

- On May 2, 2018, Premium Outlet Collection Edmonton International Airport (Edmonton, Alberta, Canada) opened with 424,000 square feet of high-quality, name brand stores. Premium Outlet Collection Edmonton IA is the only fully enclosed outlet shopping center in the Edmonton metropolitan region and the Company’s fourth outlet center in Canada. Simon owns a 50% interest in this center.
- Construction continues on four new development projects including:
  - Denver Premium Outlets (Thornton, Colorado); scheduled to open in September 2018. Simon owns 100% of this project.
  - Queretaro Premium Outlets (Queretaro, Mexico); scheduled to open in December 2018. Simon owns a 50% interest in this project.
  - Malaga Designer Outlet (Malaga, Spain); scheduled to open in spring 2019. Simon own 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 significant redevelopment and expansion projects at other properties including Town Center at Boca Raton, Toronto Premium Outlets and Southdale Center (Edina, Minneapolis), MN.
- At quarter-end, redevelopment and expansion projects, including the addition of new anchors, were underway at properties in the U.S., Canada, Europe and Asia.

FINANCING ACTIVITY

- During the first six months of 2018, the Company closed on eight mortgage loans totaling approximately $2.4 billion, (U.S. dollar equivalent), of which Simon’s share is approximately $850 million. The weighted average interest rate and weighted average term on these loans is 3.98% and 8.9 years, respectively.
- As of June 30, 2018, Simon had more than $7.0 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:
  - Net debt to EBITDA of 5.4x
  - Fixed charge coverage ratio of 5.0x
  - Long-term issuer rating of A/A2

COMMON STOCK REPURCHASE PROGRAM

- During the quarter ended June 30, 2018, the Company repurchased 514,659 shares of its common stock.

(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 $91 billion and an equity market capitalization of $61 billion(1)
- 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(1)
- Tenants in U.S. portfolio generate annual retail sales of more than $60 billion
- 21.1%(1) 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 11% from 2012 to 2017
- 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: 5-year dividend per share compound annual growth of 12%
- 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

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

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, 2014-2017
- 34% reduction in energy consumption since 2003
- Installed more than 650 electric vehicle charging stations at 108 properties across the U.S.
- For additional information, please see Simon’s Sustainability Report 2017, available at www.simon.com/sustainability

(1) As of June 30, 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

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

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>12/31/17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OPERATING DATA:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consolidated net income</td>
<td>$1,346,938</td>
<td>$992,448</td>
<td>$2,244,903</td>
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<tr>
<td>Net income attributable to common stockholders</td>
<td>$1,167,658</td>
<td>$859,726</td>
<td>$1,944,625</td>
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<tr>
<td><strong>PER COMMON SHARE DATA:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FFO (\text{II}) (diluted)</td>
<td>$5.85</td>
<td>$5.20</td>
<td>$11.21</td>
</tr>
<tr>
<td>Net income (diluted)</td>
<td>$3.77</td>
<td>$2.75</td>
<td>$6.24</td>
</tr>
<tr>
<td>Distributions per share</td>
<td>$3.90</td>
<td>$3.50</td>
<td>$7.15</td>
</tr>
<tr>
<td>Closing price</td>
<td>$170.19</td>
<td>$161.76</td>
<td>$171.74</td>
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<tr>
<td><strong>BALANCE SHEET DATA:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$714,247</td>
<td>$488,614</td>
<td>$1,482,309</td>
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<tr>
<td>Total assets</td>
<td>$30,843,140</td>
<td>$30,965,966</td>
<td>$32,257,638</td>
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<tr>
<td>Mortgages and unsecured indebtedness</td>
<td>$23,505,002</td>
<td>$23,422,685</td>
<td>$24,632,463</td>
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<tr>
<td><strong>OTHER DATA:</strong></td>
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<td></td>
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<tr>
<td>Shares of common stock</td>
<td>309,218</td>
<td>310,843</td>
<td>311,167</td>
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<tr>
<td>Limited partnership units</td>
<td>46,824</td>
<td>47,273</td>
<td>46,879</td>
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<tr>
<td>Total equity capitalization (in millions)</td>
<td>$60,677</td>
<td>$58,010</td>
<td>$61,573</td>
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<tr>
<td>Total market capitalization ((2)) (in millions)</td>
<td>$91,197</td>
<td>$88,162</td>
<td>$93,050</td>
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</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></th>
<th>As of 6/30/18</th>
<th>As of 6/30/17</th>
<th>As of 12/31/17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>U.S. OPERATIONAL STATISTICS</strong>(1))</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ending Occupancy</td>
<td>94.7%</td>
<td>95.2%</td>
<td>95.6%</td>
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<tr>
<td>Base Minimum Rent per square foot</td>
<td>$53.84</td>
<td>$52.10</td>
<td>$53.11</td>
</tr>
<tr>
<td>Leasing Spread per square foot (for trailing twelve months)</td>
<td>$7.32</td>
<td>$8.13</td>
<td>$7.42</td>
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<tr>
<td>Leasing Spread (percentage change)</td>
<td>10.7%</td>
<td>12.9%</td>
<td>11.4%</td>
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<tr>
<td>Total Sales per square foot (for trailing twelve months)</td>
<td>$646</td>
<td>$618</td>
<td>$628</td>
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<tr>
<td>Occupancy Cost (percentage of sales)</td>
<td>12.9%</td>
<td>13.0%</td>
<td>13.2%</td>
</tr>
<tr>
<td><strong>NUMBER OF PROPERTIES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malls</td>
<td>107</td>
<td>108</td>
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<tr>
<td>Premium Outlets</td>
<td>68</td>
<td>68</td>
<td>68</td>
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<tr>
<td>The Mills</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Lifestyle Centers</td>
<td>4</td>
<td>4</td>
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<tr>
<td>International</td>
<td>28</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td>Other Properties</td>
<td>13</td>
<td>13</td>
<td>14</td>
</tr>
<tr>
<td>Total Number of Properties</td>
<td>234</td>
<td>234</td>
<td>234</td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong> (in thousands)</td>
<td>190,996</td>
<td>191,279</td>
<td>191,117</td>
</tr>
</tbody>
</table>

(1) Combined information for U.S. Malls and Premium Outlets. For statistical definitions, see our quarterly Form 8-K Supplemental Information available on our website at investors.simon.com.
Six months ended June 30, 2018

Diluted net income per share

$ 3.77

Adjustments to arrive at FFO:

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

2.51

Gain upon acquisition of controlling interests, sale or disposal of, or recovery on, assets
and interests in unconsolidated entities and impairment, net

(0.41)

Unrealized change in fair value of equity instruments

(0.02)

Diluted FFO per share

$ 5.85

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