

Simon Property Group Fact Sheet

- Largest public U.S. REIT/largest U.S. retail REIT
- Total Market Capitalization as of May 31, 2009: approximately \$43 billion
- Number of Properties in the U.S. as of May 31, 2009: 323
- U.S. Properties are located in 41 states plus Puerto Rico
- U.S. GLA as of May 31, 2009: 244 million square feet
- Annual Retail Sales Generated at U.S. Properties: In excess of \$60 billion
- 77 regional malls, 18 Premium Outlet centers and 13 traditional Mills properties located in the 25 largest U.S. CBSAs (Combined Statistical Areas - census bureau's new definition which replaces Metropolitan Statistical Areas)
- Chelsea Property Group, division of SPG, is the leading owner, developer and manager of Premium Outlet Centers in the U.S. and Asia. Its portfolio includes centers located in major metropolitan markets such as New York, Los Angeles and Boston, and tourist destinations such as Orlando, Las Vegas and Palm Springs. Its seven Premium Outlet Centers in Japan are located near Tokyo, Osaka, Nagoya and Fukuoka and its center in Korea is located near Seoul.
- Annual Shopper Visits at U.S. Properties: Over 2.8 billion
- Over 5,000 employees
- International Presence - The Company owns interests in 51 European shopping centers in France, Italy and Poland; 7 Premium Outlet Centers in Japan; one Premium Outlet Center in both Mexico and South Korea; and one shopping center in China. Total international GLA is approximately 16.4 million square feet.
- SPG is a S&P 500 company

U.S. Portfolio Composition at 5/31/09:

- Simon Regional Malls - 163 properties comprising 160.9 million sq ft
- Mills Regional Malls - 16 properties comprising 17.5 million sq ft
- Premium Outlet Centers® - 40 properties comprising 16.4 million sq ft
- The Mills® - 16 properties comprising 22.9 million sq ft
- Simon Community/Lifestyle Centers - 70 properties comprising approximately 20.8 million sq ft
- Mills Community/Lifestyle Centers - 4 properties comprising approximately 1.0 million sq ft
- Other - 14 properties comprising 4.9 million sq ft ⁽¹⁾
- Annual Consolidated Revenues: Approximately \$3.8 billion.