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 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, upgraded lighting, enhanced entrances, painting, new RMUs, holiday décor, parking deck paint, graphic 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®
Opened in Fall 2016 in the heart of Brickell, downtown Miami’s largest concentration of wealth and population, Brickell City Centre is an impressive 5.4 million-square-foot, mixed-use development.

Saks Fifth Avenue anchors 500,000 square feet that includes Apple, AllSaints, Armani Collezioni, Bally, BOSS, Cole Haan, Giuseppe Zanotti Design, Intermix, Kendra Scott, lululemon, Orlebar Brown, Ted Baker London, Illesteva, and Zara as well as restaurants and CMX, a luxury VIP Cinema Experience.

La Centrale, a three-level Italian Food Hall will open later this year.

Includes 260,000 square feet of Class A office space.

Features 820 luxury condominiums and the 263-room EAST, Miami luxury hotel.

Partnership with Swire Properties and Whitman Family Development.
THE SHOPS AT CLEARFORK

FT. WORTH, TEXAS

This upscale retail component of an exciting new mixed-use development in the heart of Ft. Worth will feature luxury retail, restaurants, and entertainment.

Anchored by a newly opened two-story, 90,000-square-foot Neiman Marcus

Phase 2 to include 380,000 square feet of luxury and specialty retail and restaurants opening September 2017

AMC Theatres and Pinstripes opening Spring 2018

Also to feature 125,000 square feet of Class A office space and 392 luxury apartment homes

Partnership with Cassco Development Co.
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, theatres, 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 288,000-square-foot center is scheduled to start construction this summer and open in October 2018. It will serve the metropolitan Denver market.

Located 10 miles north of downtown Denver off I-25/US 87 at the East 136th Avenue exit
Adjacent to Cabela’s
This 332,000-square-foot center featuring 80 designer and name-brand outlets will open in June 2017 to serve Norfolk, Virginia Beach, Chesapeake, and the entire Hampton Roads area.

Centrally located adjacent to Norfolk International Airport at the major crossroads of I-64 and US 13 (leading to the Chesapeake Bay Bridge/Tunnel)

Impressive tenant roster includes Polo Ralph Lauren, Nike, Coach, Michael Kors, A|X Armani Exchange, The North Face, Calvin Klein, Tommy Hilfiger, Under Armour, and many others
Scheduled to open in May 2018 at the Edmonton International Airport, this 428,000-square-foot center will feature 100 designer and name-brand outlets serving the Edmonton (Calgary) region.

Edmonton is at the center of Canada’s sixth-largest census metropolitan area (CMA) and a major hub for the oil and gas industry.

A popular destination for tourists, Edmonton welcomes 6.5 million visitors annually.

Joint venture with Ivanhoé Cambridge
This 325,000-square-foot center will feature 80 designer and name-brand outlets opening in 2019 to serve the Tulsa metropolitan area of approximately one million people.

Located south of downtown Tulsa on Creek Turnpike at Elm Street in the affluent city of Jenks.
AVENTURA MALL
NORTH MIAMI BEACH, FLORIDA

This popular shopping destination is adding 212,000 square feet of retail shops and restaurants in an expansion opening Spring 2018.

Anchored by Nordstrom, Bloomingdale’s, Macy’s, Macy’s Men’s & Home, JCPenney, AMC Theatres Aventura, and Equinox

Expansion to include 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 will be built as part of the project

Managed by Turnberry Associates

COLLEGE MALL
BLOOMINGTON, INDIANA

College Mall is Southern Indiana’s premier shopping destination, conveniently located near Indiana University with its student enrollment of approximately 43,000. An open-air expansion featuring a food market and ULTA Beauty is opening in 2017.

Anchored by Macy’s, Target, Dick’s Sporting Goods, Bed Bath & Beyond, and Panera Bread

75,000-square-foot, open-air component featuring ULTA Beauty opening in 2017 along with BJ’s Restaurant & Brewhouse

Adding approximately 17,000 square feet of new small-shop space and renovating another 16,000 square feet

Redevelopment of the enclosed mall will include new floor tile, lighting, and railings

Making significant site improvements to create a pedestrian-friendly environment
COLEY PLACE
BOSTON, MASSACHUSETTS

Copley Place is a dazzling complex built on 9.5 acres in the heart of Boston’s exclusive Back Bay neighborhood. Renovation of the center’s interior and entrance from the southwest corridor is to be completed in Summer 2017.

Anchored by Neiman Marcus, Barneys New York, Boston Marriott Copley Place, and The Westin Hotel

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, Freshii, 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, Great Maple 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, Arhaus, Zara, AMC Del Amo 18, and LA Fitness

Dick’s Sporting Goods and EMC Seafood & Raw Bar opening 2017; Marshalls and Dave & Buster’s opening 2018

FASHION CENTRE AT PENTAGON CITY
ARLINGTON (METRO WASHINGTON, DC), VIRGINIA

Fashion Centre at Pentagon City offers a world-class shopping experience with its stellar lineup of more than 170 stores and restaurants, which includes some of the most sought-after names in retail.

Anchored by Nordstrom, Macy’s, the Ritz-Carlton Hotel, and Washington Tower

Recent expansion and redesign of the Hayes Street entrance created marquee two-level storefronts for retailers

Complete interior renovation included new flooring, fixtures, soft-seating areas, a Dining Pavilion makeover, and restroom updates

Aspiring luxury brand Zara plus trendy dining options Shake Shack and matchbox american kitchen + spirit added
THE GALLERIA

HOUSTON, TEXAS

The Galleria is Houston’s premier shopping and tourist attraction, the largest shopping domain in Texas, and one of the nation’s largest shopping centers, with two million square feet of retail space.

New Saks Fifth Avenue two-story, 200,000-square-foot, state-of-the-art flagship store opened April 2016, joining anchors Neiman Marcus, Nordstrom, and Macy’s

Previous Saks Fifth Avenue space has been converted to a new two-level luxury wing connecting the new Saks Fifth Avenue, Neiman Marcus, and 35 luxury retailers and feature restaurants, including Blanco Tacos + Tequila, FIG & OLIVE, and Nobu opening in 2017

New luxury building on Westheimer Road features Shake Shack, The Webster, and Yauatcha

Galleria Tennis by Life Time Fitness is now open

Upgrading interior, exterior, and parking decks

Adjacent luxury hotel and residential high-rise planned

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 shopping centers in the country.

A recently completed multimillion-dollar redevelopment added a stunning new expansion that connects two sections of the center and features approximately 50 new retailers, several restaurants, an upscale Dining Pavilion, and a new customer lounge

Anchored by Neiman Marcus, Nordstrom, Bloomingdale’s, Lord & Taylor, Macy’s, Primark, Arhaus, The Container Store, Crate & Barrel, Dick’s Sporting Goods, California Pizza Kitchen, Grand Lux Cafe, Legal Sea Foods, Morton’s The Steakhouse, Outback Steakhouse, True Food Kitchen, and Yard House

Eddie V’s coming soon
One of Simon’s highest-grossing malls in the country, La Plaza Mall 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

230,000-square-foot expansion adding new retailers and four signature restaurants opening November 2017

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

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

Anchored by Saks Fifth Avenue, Nordstrom, Belk, Arhaus, and AMC Theatres, with restaurants Grand Lux Cafe, The Public Kitchen & Bar, and Ecco under development

320 residential units are featured at Domain at Phipps Plaza

AC Hotels by Marriott now open with 166 rooms and suites
THE SHOPS AT RIVERSIDE®

HACKENSACK (METRO NEW YORK), NEW JERSEY

Completion of a transformative redevelopment in Spring 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.

- Anchored by Bloomingdale’s, Arhaus, Barnes & Noble, and Pottery Barn
- Renovation of the luxury collection portion of the property to feature new vertical transportation, vaulted ceilings, and lush amenities
- 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

STANFORD SHOPPING CENTER

PALO ALTO (SAN JOSE), CALIFORNIA

Stanford Shopping Center is one of Palo Alto’s premier shopping and dining destinations, attracting visitors from well beyond Silicon Valley.

- Features Neiman Marcus, Nordstrom, Bloomingdale’s, American Girl®, and The Container Store
- New flagship stores for Apple and Anthropologie are among the 140+ world-class specialty shops and restaurants that also include Cartier and True Food Kitchen
- Hermès is coming soon
The Westchester offers all the amenities of New York City’s 5th Avenue to affluent Westchester County shoppers seeking true luxury.

Anchored by Neiman Marcus, Nordstrom, and Crate & Barrel, redevelopment of former food court to SAVOR Westchester will include customer amenities such as a new children’s play area and a media area, plus restaurants and a dining terrace with outdoor seating.

Valet parking upgrade and new wayfinding signage.

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, The Cheesecake Factory, and Uncle Julio’s.

Interior renovation of the mall recently completed.

Adding a new Dining Pavilion and Shake Shack in 2018.
SIMON PREMIUM OUTLETS — EXPANSIONS

ALLEN PREMIUM OUTLETS®

ALLEN (DALLAS), TEXAS

Situated just north of Dallas, this upscale outlet center features more than 100 designer and name-brand outlets. A 102,000-square-foot expansion is opening in 2017.


Among the many new brands joining this impressive group are Tory Burch, H&M, New Balance, Express, Volcom, and Starbucks.

TORONTO PREMIUM OUTLETS®

HALTON HILLS (TORONTO), ONTARIO, CANADA

Canada’s first upscale outlet shopping destination and one of the highest-performing outlet centers in North America, Toronto Premium Outlets will open a 140,000-square-foot Phase 2 expansion in 2018.


Expansion focusing on bringing exclusive upscale outlet brands to the market.

Joint venture with SmartREIT®
WOODBURY COMMON PREMIUM OUTLETS

CENTRAL VALLEY (METRO NEW YORK), NEW YORK

A full center enhancement has recently been completed, along with a 60,000-square-foot expansion. The center serves the Metro New York market as well as a significant number of international tourists.

Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, Armani, Balenciaga, Bottega Veneta, Brioni, Brunello Cucinelli, Burberry, Canali, Chloé, Coach, Diane von Furstenberg, Dior, Fendi, Givenchy, Gucci, HUGO BOSS, Jimmy Choo, Loro Piana, lululemon, Moncler, The North Face, Oscar de la Renta, Polo Ralph Lauren, Prada, Saint Laurent Paris, Salvatore Ferragamo, Theory, Tod’s, Tom Ford, Tory Burch, Valentino, Versace, and Shake Shack

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 2017

16 anchors include Bass Pro Shops Outdoor World, Burlington, Forever 21, H&M, Nike, and SEA LIFE
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 390,000 square feet of new luxury fashion outlets, restaurants, outdoor patios and dining, plus a new entry and a seven-story parking garage.

Construction to start in 2017; opening projected for Holiday 2019.

Current anchors include Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH, and Century 21.

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.

Second parking deck to open Spring 2018.

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

350,000-square-foot expansion in predevelopment to include new retail, restaurants, and a hotel in 2019.
DEVELOPMENTS 2017

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
Arizona Mills®
Tempe (Phoenix), AZ
Arundel Mills®
Hanover (Baltimore - Annapolis), MD
Aventura Mall
North Miami Beach, FL
College Mall
Bloomington, IN
Copley Place
Boston, MA
Del Amo Fashion Center®
Torrance (Los Angeles), CA
Fashion Centre at Pentagon City
Arlington (Metro Washington, DC), VA
The Florida Mall®
Orlando, FL
The Forum Shops at Caesars Palace®
Las Vegas, NV
The Galleria
Houston, TX
Great Mall®
Milpitas (San Jose), CA
Ingram Park Mall
San Antonio, TX
King of Prussia®
King of Prussia (Philadelphia), PA
La Plaza Mall
McAllen, TX
Mall of Georgia®
Buford (Atlanta), GA
Northgate Mall
Seattle, WA
Northshore Mall
Peabody (Boston), MA
The Shops at Riverside®
Hackensack (Metro New York), NJ
Smith Haven Mall
Lake Grove (Metro New York), NY
Stanford Shopping Center
Palo Alto (San Jose), CA
Town Center at Boca Raton®
Boca Raton (Miami), FL
West Town Mall
Knoxville, TN
The Westchester
White Plains (Metro New York), NY
Woodbury Common Premium Outlets®
Central Valley
(Metro New York), NY

Woodfield Mall
Schaumburg (Chicago), IL

PLANNED
ABQ Uptown
Albuquerque, NM
Barton Creek Square
Austin, TX
Cielo Vista Mall
El Paso, TX
Concord Mills®
Concord (Charlotte), NC
Dadeland Mall
Miami, FL

The Falls®
Miami, FL
Fashion Valley
San Diego, CA
Gurnee Mills®
Gurnee (Chicago), IL
Katy Mills®
Katy (Houston), TX
Livingston Mall®
Livingston
(Metro New York), NJ
The Mall at Tuttle Crossing®
Columbus, OH
The Mills at Jersey Gardens®
Elizabeth
(Metro New York), NJ
Ocean County Mall
Toms River
(Metro New York), NJ
Ontario Mills®
Ontario, CA
The Outlets at Orange™
Orange
(Los Angeles), CA
Rockaway Townsquare®
Rockaway
(Metro New York), NJ
Sawgrass Mills®
Sunrise
(Miami - Ft. Lauderdale), FL
Stoneridge Shopping Center®
Pleasanton
(San Francisco), CA
Tacoma Mall
Tacoma, WA
HIGH-Impact Retailer Additions 2017
**MALLS**

**Burlington Mall**
**Burlington (Boston), MA**
Arhaus now open

**College Mall**
**Bloomington, IN**
ULTA Beauty opening 2017

**Del Amo Fashion Center**
**Torrance (Los Angeles), CA**
Dick’s Sporting Goods and EMC Seafood & Raw Bar opening 2017

Marshalls and Dave & Buster’s opening 2018

**The Galleria**
**Houston, TX**
Galleria Tennis by Life Time Fitness and Yauatcha now open

Blanco Tacos + Tequila, FIG & OLIVE, and Nobu opening Fall 2017

**King of Prussia**
**King of Prussia (Philadelphia), PA**
True Food Kitchen now open

Eddie V’s coming soon

**Lakeline Mall**
**Cedar Park (Austin), TX**
AMC Theatres opening soon

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

**Newport Centre**
**Jersey City (Metro New York), NJ**
Zinburger Wine & Burger Bar opening June 2017

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

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

**The Shops at Riverside**
**Hackensack**
(Metro New York), NJ
AMC Theatres coming soon

**Smith Haven Mall**
**Lake Grove**
(Metro New York), NY
L.L.Bean coming soon

South Shore Plaza
**Braintree (Boston), MA**
Primark opening Summer 2017

Southridge Mall
**Greendale (Milwaukee), WI**
Marcus Theatres opening Summer 2017

**Stanford Shopping Center**
**Palo Alto (San Jose), CA**
Cartier now open

**Tyrone Square**
**St. Petersburg, FL**
Cobb Tyrone Luxury 10 now open

**THE MILLS**

**Colorado Mills**
**Lakewood (Denver), CO**
Dick’s Sporting Goods now open

**Grapevine Mills**
**Grapevine**
(Dallas - Ft. Worth), TX
Fieldhouse USA now open

Great Mall
**Milpitas (San Jose), CA**
Dick’s Sporting Goods now open

Gurnee Mills
**Gurnee (Chicago), IL**
Dick’s Sporting Goods coming soon

**Ontario Mills**
**Ontario, CA**
Skechers opening 2017
Dick’s Sporting Goods and Restoration Hardware Outlet opening 2018

**Opry Mills**
**Nashville, TN**
Madame Tussauds now open

**Sawgrass Mills**
**Sunrise**
(Miami - Ft. Lauderdale), FL
Dick’s Sporting Goods now open
H&M coming soon

**Sugarloaf Mills**
**Lawrenceville (Atlanta), GA**
H&M now open
**COMPANY HIGHLIGHTS**

A global leader in retail real estate and S&P 100 Company

$92 billion
Approximate total market capitalization

$62 billion
Approximate equity capitalization

206
U.S. portfolio properties

182 million
Square feet of GLA

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

$62 billion
Annual retail sales generated by U.S. properties

More than $5 billion
Annual consolidated revenues

### U.S. PORTFOLIO
- **Malls:** 108 properties comprising 122 million square feet
- **Simon Premium Outlets:** 67 properties comprising 30 million square feet
- **The Mills:** 14 properties comprising 21 million square feet

### INTERNATIONAL PORTFOLIO
- **17 Simon Premium Outlets in Canada, Japan, Korea, Malaysia, and Mexico**
- **8 Designer Outlets in Austria, Canada, France, Germany, Italy, the Netherlands, and the UK**
- **8 million square feet total**
- **20.5% 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 95.6%
- The Mills 97.7%

**Total Sales per Square Foot**
- Malls & Simon Premium Outlets $615
- The Mills $562

As of March 31, 2017
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