

Simon Property Group, Inc. (SPG)

Real Estate / REIT - Retail · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$205.44 2026-10-16	MARKET CAP \$66.5B VOLUME 1.7M	52-WK HIGH \$238.50 52-WK LOW \$172.19	TRAILING PE 14.5 P/S 9.58	GROSS MARGIN 84.6% NET MARGIN 66.4%	ROE 109% ROIC 9%	PIOTROSKI 5/9 ALTMAN Z 1.7	1-YR RETURN +17.7% 5-YR RETURN +97.5%
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Simon Property Group (NYSE: SPG) is a prominent S&P 100 real estate investment trust that specializes in owning and developing a portfolio of world-class shopping, dining, entertainment, and mixed-use destinations. These significant properties, strategically located across North America, Europe, and Asia, serve as vital community hubs, attracting millions of visitors daily and contributing billions in annual revenue.

SECTOR Real Estate INDUSTRY REIT - Retail EXCHANGE NYSE MARKET CAP \$66.5B EMPLOYEES 3,600 (SEC-filed) CEO Eli Simon IPO 1993-12-14 COUNTRY US
225 West Washington Street, Indianapolis, IN 46204-3438 · Tel 317-636-1600 · simon.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

57 / 100

Street mean \$225.17 (12 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

TWO-WAY FLOW

\$1.4M buys against \$2.0M sells / 6 mo

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE

57
OF 100

Score Breakdown

Profitability	93/100
Growth	84/100
Momentum	83/100
Quality	61/100
Earnings Quality	75/100
Balance Sheet	32/100
Value	48/100
Risk (safety)	30/100
Overall	56.7/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
O	56
KIM	53
REG	53
FRT	60
BRX	57
ADC	58
SPG	57

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 57 in 24 Q2, latest 57 — -1 since. Fell in 0 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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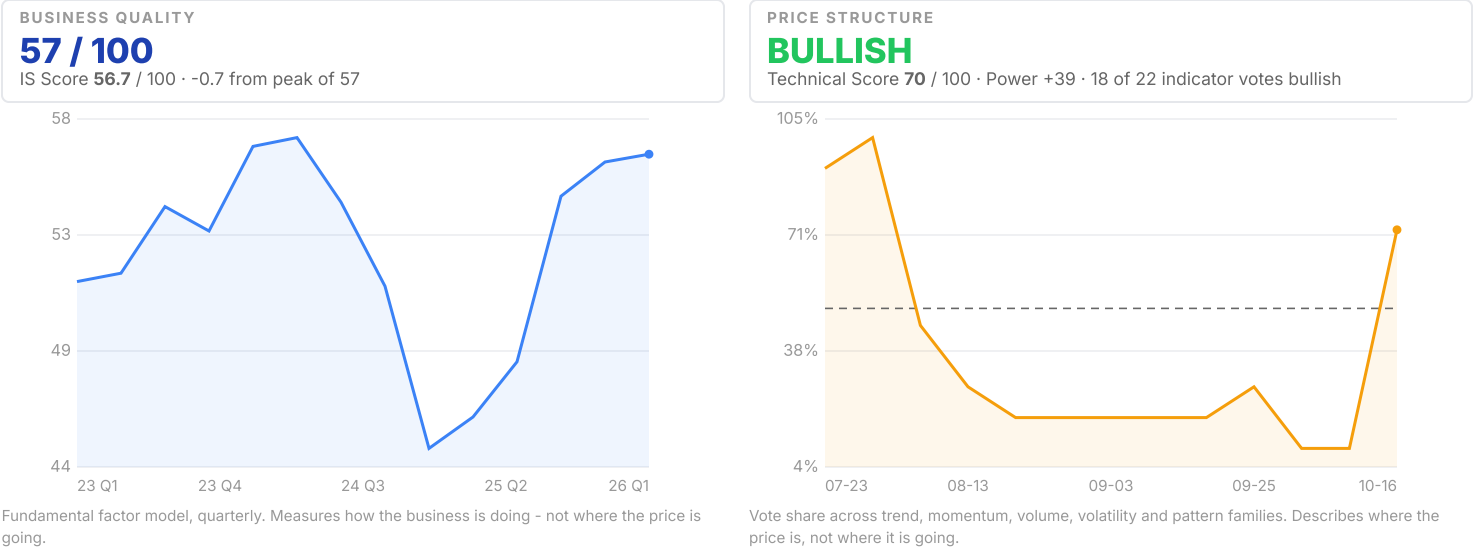
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3 PRICE AND VOLUME adjusted close, prod data layer



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS business vs price



Both readings sit above the midpoint — business quality at 57 and price structure at 70 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 56.7	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 48 → 55 → 56 → 57	the direction matters more than the level
Technical vote share back above 50%	now 73%	price structure no longer broken
Institutional holder count rises two quarters running	peak 1,366 → now 1,366	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

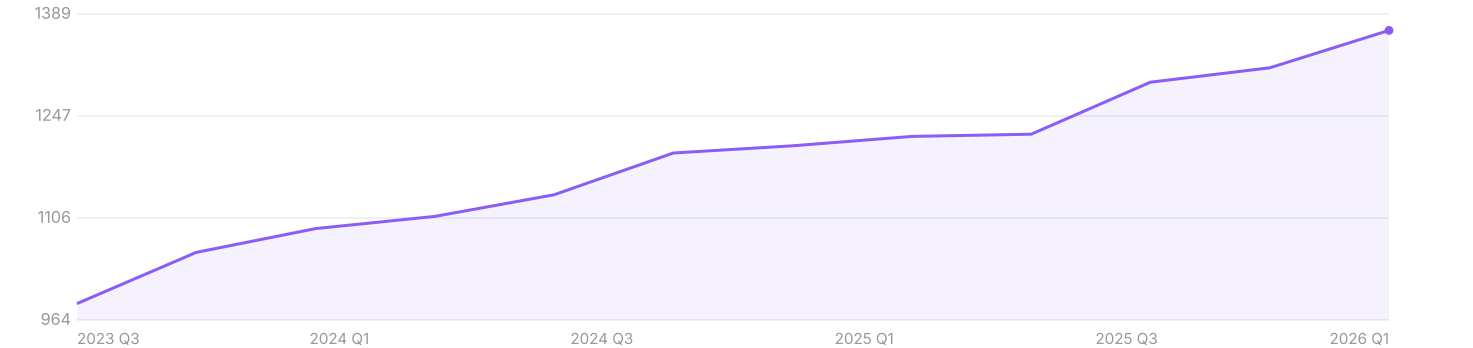
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 4 of 4 top 0% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 6 buys 2026-09-04	INSIDER BUYS (180D) 39 \$0.99M	
ETF FUNDS (30D) 1069 up / 884 down net +185 funds	INSTITUTIONS ADDED (13F) 52 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 1,366 · latest 1,366 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%
2026 Q2	1,366	307.5M	\$65.8B	94.9%
2026 Q1	1,314	292.9M	\$52.3B	90.4%
2025 Q4	1,294	293.7M	\$51.8B	90.6%
2025 Q3	1,222	290.6M	\$51.6B	89.7%
2025 Q2	1,219	291.6M	\$44.2B	90.0%
2025 Q1	1,206	294.9M	\$46.1B	91.0%
2024 Q4	1,196	293.2M	\$46.5B	90.5%
2024 Q3	1,138	289.6M	\$44.7B	89.4%
2024 Q2	1,108	288.5M	\$42.8B	89.0%
2024 Q1	1,091	290.2M	\$44.4B	89.5%
2023 Q4	1,058	290.0M	\$40.5B	89.5%
2023 Q3	987	287.2M	\$30.5B	88.6%

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

8 INSIDER ACTIVITY							live Form 4 data
INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED	
Jones Nina P	director	2026-09-30	BUY	46	\$0.01M	4,229	
Glasscock Larry C	director	2026-09-30	BUY	367	\$0.07M	46,269	
Cicco Martin J	director	2026-09-30	BUY	15	\$0.00M	1,402	
Aepfel Glyn	director	2026-09-30	BUY	222	\$0.05M	21,289	
Stewart Marta R	director	2026-09-30	BUY	199	\$0.04M	18,199	
Smith Daniel C.	director	2026-09-30	BUY	350	\$0.07M	34,830	
Selig Stefan M	director	2026-09-30	BUY	208	\$0.04M	34,020	
Rodkin Gary M	director	2026-09-30	BUY	232	\$0.05M	21,248	

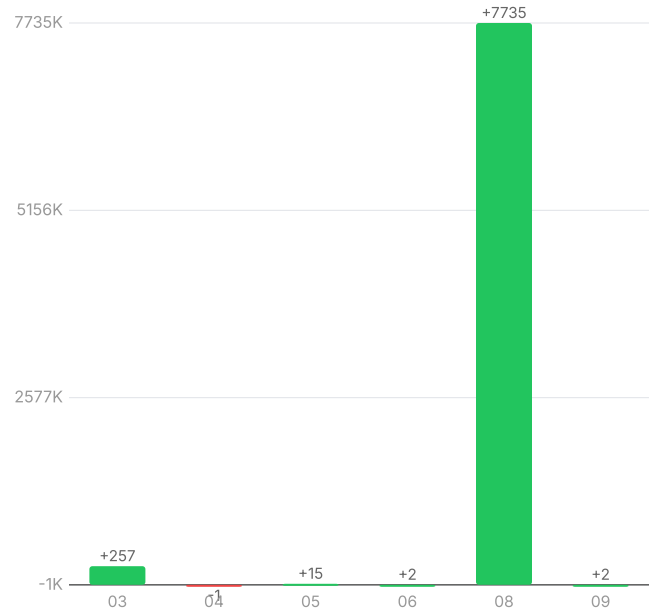
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9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY

EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	1	10,000	\$2.0M	Counted
P — Open-market purchases	49	6,906	\$1.4M	Counted
M — Exercises (paired A/D)	8	39,693	—	None — mechanics
F — Tax withholding	17	20,984	\$4.3M	None — compensation
G — Gifts	2	7,736,735	—	None

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Two-Way Flow	OPEN-MARKET SELL \$2.0M 1 txns / 6 mo	OPEN-MARKET BUY \$1.4M 49 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 CONGRESSIONAL TRADING

EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-04	2026-10-09
William R. Keating	House	BUY	\$1,001 - \$15,000	2026-05-08	2026-05-19
Jonathan Jackson	House	BUY	\$15,001 - \$50,000	2026-04-20	2026-05-28
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-21
Pat Toomey	Senate	BUY	\$1,001 - \$15,000	2021-10-15	2021-11-15
Patrick Joseph Toomey	Senate	BUY	\$1,001 - \$15,000	2021-10-15	2021-11-14

HOUSE 12-MO 7 trades 6 purchases	SENATE 12-MO 1 trades 1 purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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11 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 1,314	13F SHARES 293M 90.4% of shares out	NEW / CLOSED 125 / 84 positions, QoQ	INCREASED / REDUCED 513 / 448 positions, QoQ	
PUT/CALL (13F) 1.10 option positions	FREE FLOAT 99.0% 320M sh			

2.8 · Largest Reporting 13F Managers

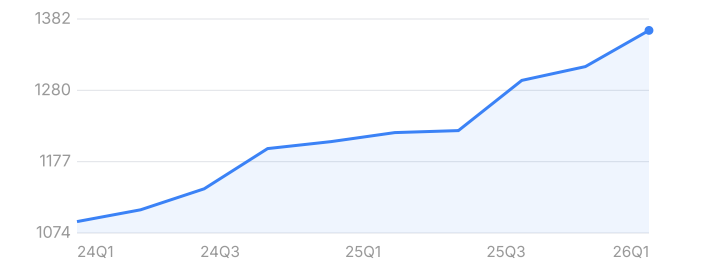
MANAGER	SHARES	VALUE
Smead Capital Management, Inc.	1.3M	\$252M
Hamlin Capital Management, Llc	814,071	\$163M
Fort Washington Investment Advisor	191,387	\$38M
Ifm Investors Pty Ltd	141,170	\$28M
Douglas Lane & Associates, Llc	121,722	\$24M
Sapient Capital Llc	110,277	\$22M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

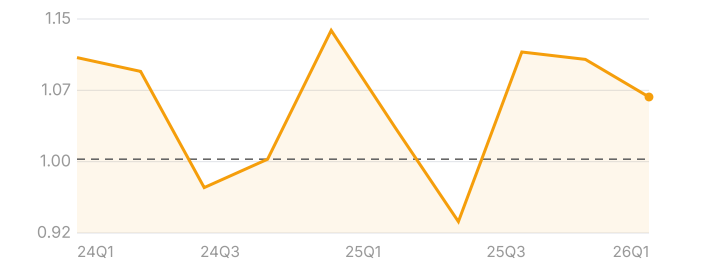
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	3.7%	\$2.5B
VGSLX	3.7%	\$2.5B
VGSNX	3.7%	\$2.5B
VITSX	0.1%	\$2.0B
VTSA	0.1%	\$2.0B
VSMPL	0.1%	\$2.0B

13F Filers Holding SPG — quarterly



Institutional Put/Call — quarterly



12

SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed

83%

62%

41%

20%

07-23

08-10

08-26

09-14

09-30

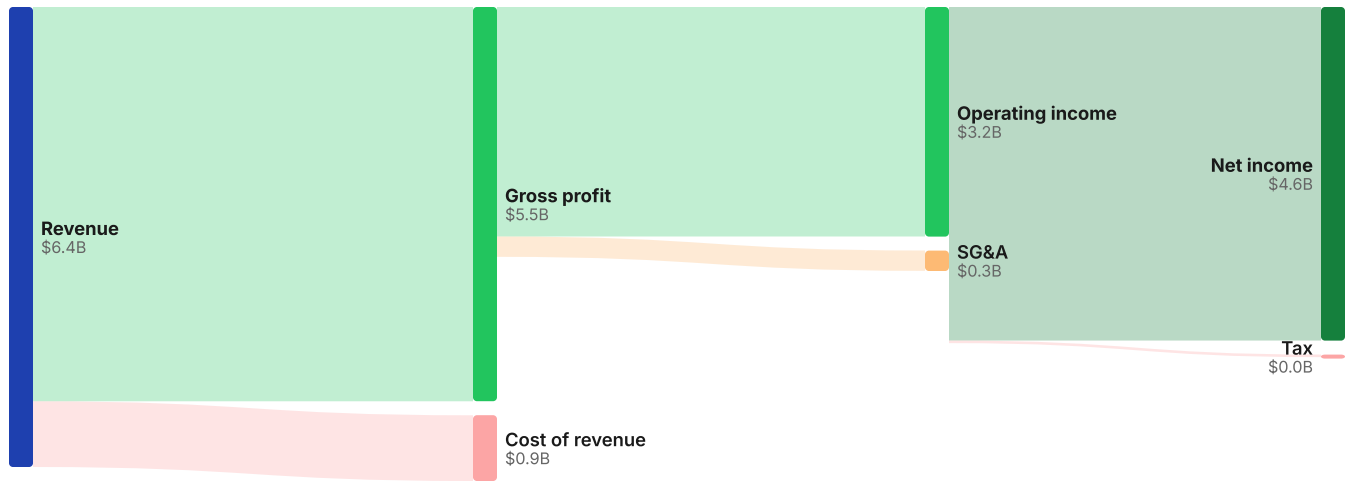
13 DARK POOL ACTIVITY			EDGE · live ATS data
Weekly Notional (\$B)			
Where SPG Trades in the Dark			
ATS VENUE (4-WK)	SHARES	AVG TRADE	
Incr Intelligent Cross Llc	1.8M	36 sh	
Ubsa Ubs Ats	1.3M	39 sh	
Sgmt Sigma X2	1.0M	34 sh	
Ebxl Level Ats	0.9M	22 sh	
Mspl Ms Pool (Ats-4)	0.7M	136 sh	
Mlix Instinct X	0.7M	54 sh	

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REVENUE FLOW — FY2025

live income data

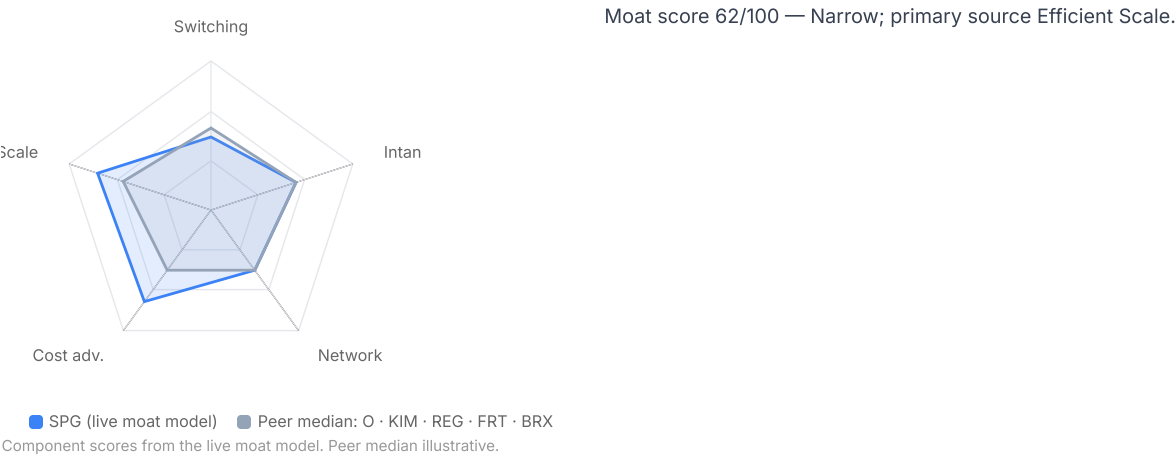


Where a dollar of Simon Property Group, Inc. revenue goes. All values FY2025 filings, live. Product segmentation not yet parsed for this symbol — revenue shown unsegmented.

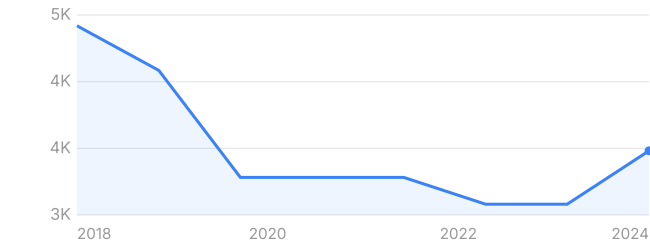
15

MOAT & COMPETITIVE POSITION

LIVE MODEL · 62/100 NARROW



3.8 · Employees (SEC filings)



16

CORPORATE INFORMATION — KEY OFFICERS

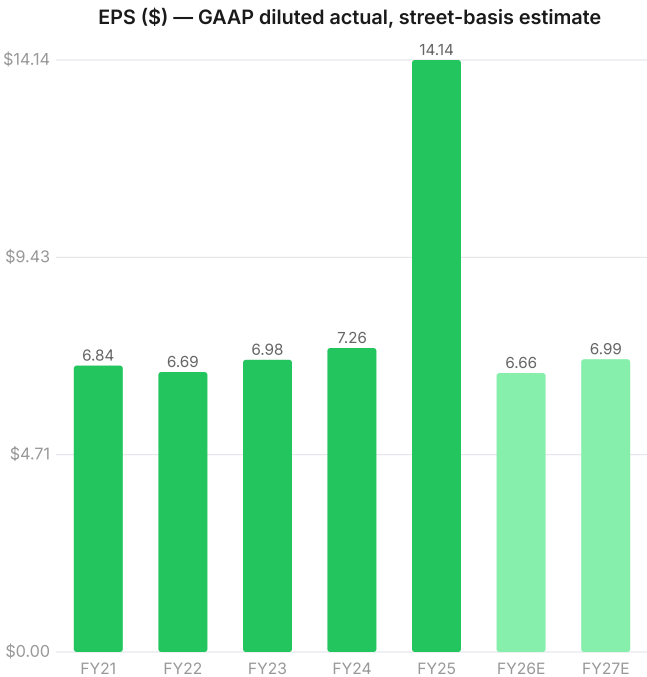
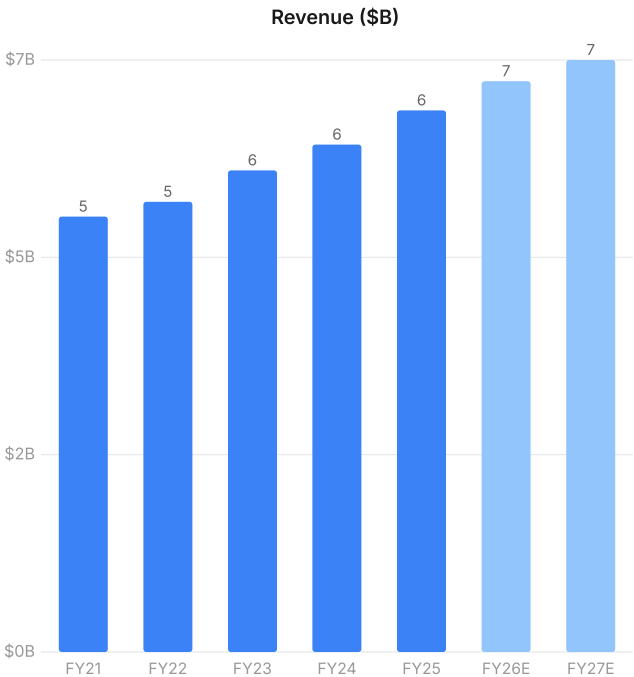
3,600 employees

OFFICER	TITLE
Eli Simon	President, CEO, COO & Director
Brian J. McDade	Executive Vice President & Chief Financial Officer
John Rulli	Chief Administrative Officer
Steven E. Fivel	General Counsel & Secretary

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17 REVENUE & EPS — HISTORY AND ESTIMATES

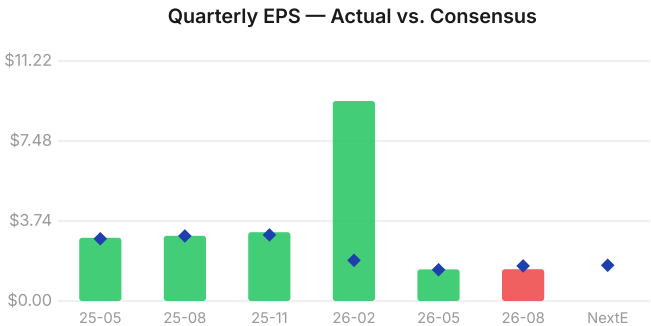
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

18 ESTIMATE VS. ACTUAL & SURPRISES

live data



BEATS (>2%) 2 of 6 recent quarters	AVG SURPRISE +65.0%	NEXT REPORT 2026-11-05	INCOME QUALITY 0.77 OCF ÷ net income
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19 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

BEAT RATE —% 0 of 0 quarters		CURRENT STREAK 0 longest 0		AVG EPS SURPRISE —% median —%		SURPRISE TREND — last 4 vs prior 4	
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE	

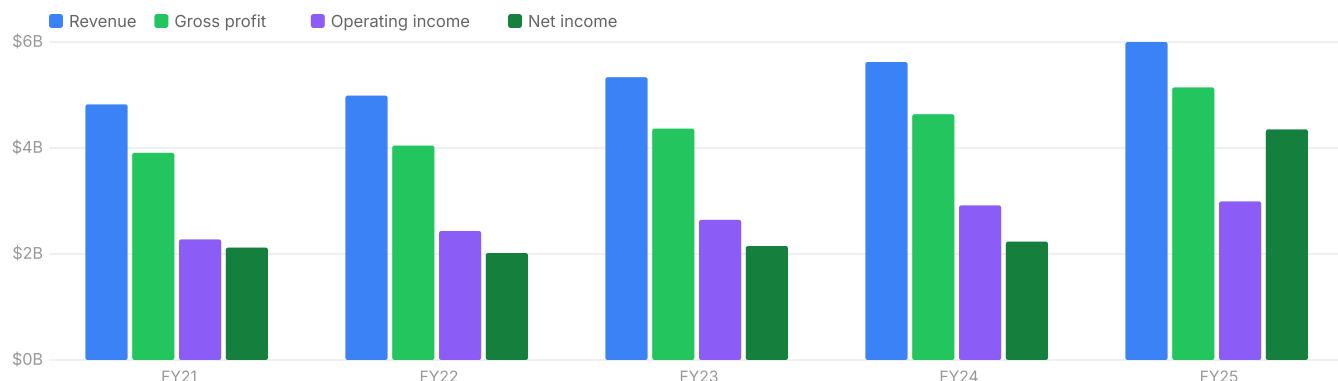
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

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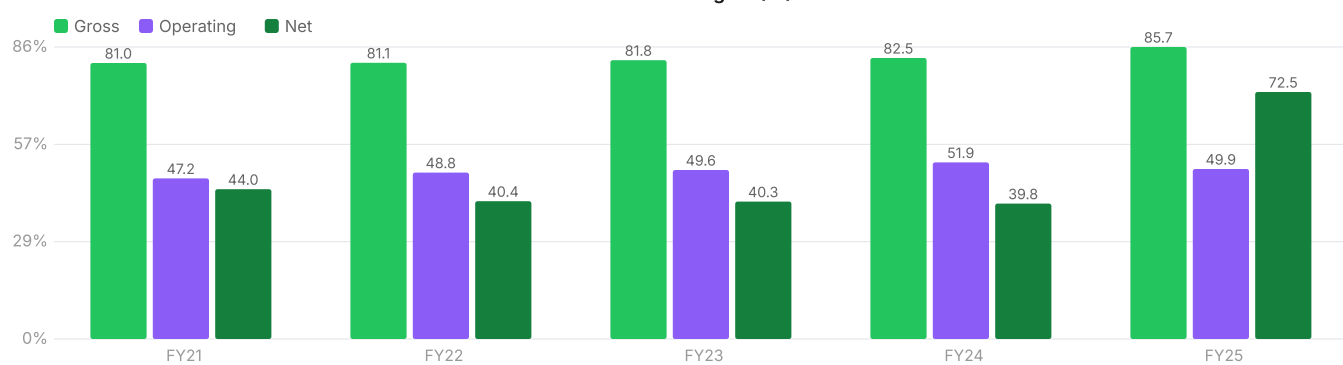
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INCOME TRENDS — 5 YEAR

live financials



Profit Margins (%)



YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+11.1%	+3.4%	+6.9%	+5.4%	+6.7%
Gross profit	+11.4%	+3.5%	+7.9%	+6.3%	+10.9%
Operating income	+22.4%	+7.1%	+8.6%	+10.2%	+2.7%
Net income	+102.2%	-4.9%	+6.7%	+3.8%	+94.7%

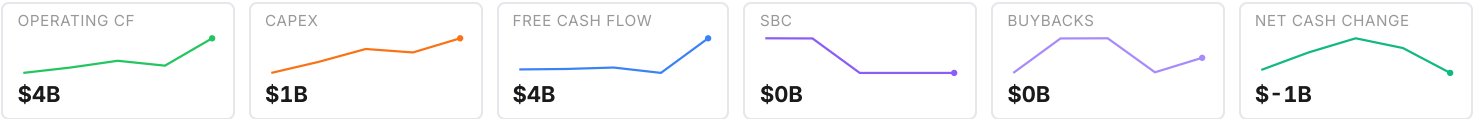
20 INCOME STATEMENT — FULL

live financials

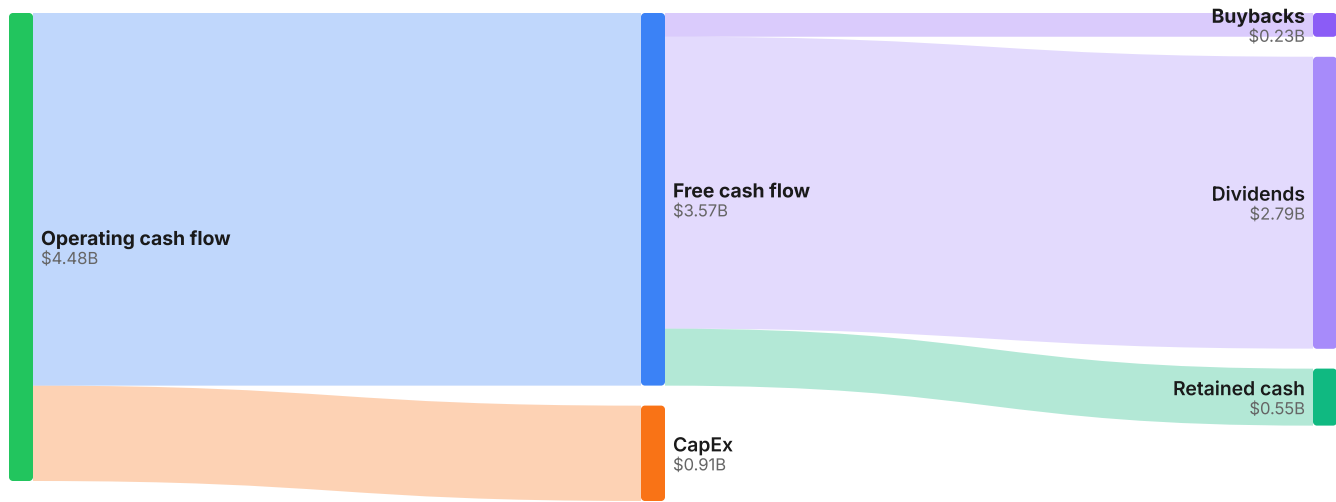
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	5.1	5.3	5.7	6.0	6.4	
Cost of revenue	1.0	1.0	1.0	1.0	0.9	
Gross profit	4.1	4.3	4.6	4.9	5.5	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.2	0.2	0.3	
Operating income	2.4	2.6	2.8	3.1	3.2	
EBITDA	4.8	4.6	4.9	5.0	7.9	
D&A	1.3	1.3	1.3	1.4	1.5	
Pretax income	2.7	2.5	2.7	2.8	5.4	
Income tax	0.2	0.1	0.1	0.0	0.0	
Net income	2.2	2.1	2.3	2.4	4.6	
Diluted EPS (\$)	6.84	6.69	6.98	7.26	14.14	
Diluted shares (M)	329	328	327	326	326	

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CASH FLOW TRENDS live data



WHERE THE CASH WENT — FY2025 cash Sankey, live data



Balance Sheet — Full

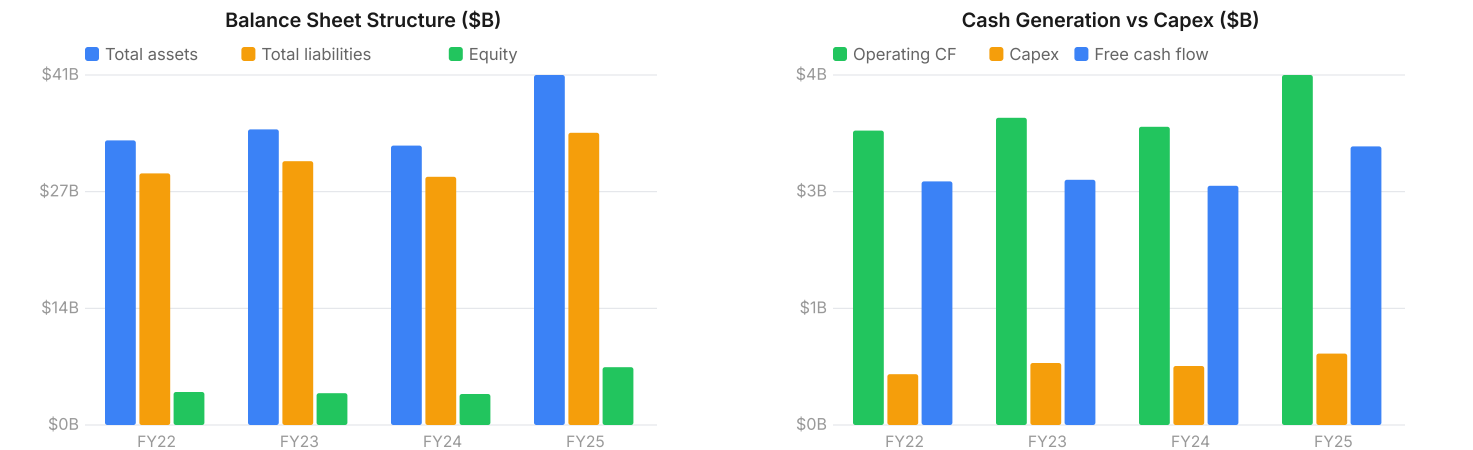
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.6	1.2	1.4	0.8	
ST investments	0.0	1.0	0.0	0.0	
Receivables (net)	1.5	1.4	1.4	0.9	
Total current assets	2.1	3.6	2.8	1.8	
PP&E (net)	0.5	0.5	0.5	31.0	
Goodwill + intangibles	0.0	0.0	0.0	0.0	
Total assets	33.0	34.3	32.4	40.6	
Accounts payable	1.5	1.7	1.7	2.0	
Short-term debt	0.0	0.0	0.0	7.3	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	3.2	3.5	3.4	11.0	
Long-term debt	24.9	26.0	24.2	21.1	
Total liabilities	29.2	30.6	28.8	33.9	
Shareholders' equity	3.8	3.7	3.6	6.7	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	2.5	2.3	2.7	4.6	
D&A	1.3	1.3	1.4	1.4	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	0.1	0.3	(0.1)	(0.0)	
Operating cash flow	3.8	3.9	3.8	4.5	
Capital expenditures	(0.7)	(0.8)	(0.8)	(0.9)	
Investing cash flow	(0.6)	(1.4)	1.4	(1.9)	
Buybacks	(0.5)	(0.5)	(0.0)	(0.2)	
Dividends paid	(2.3)	(2.4)	(2.6)	(2.8)	
Debt issuance / (repay)	(0.3)	1.0	(1.9)	0.4	
Financing cash flow	(3.1)	(2.0)	(5.0)	(3.1)	
Free cash flow	3.1	3.1	3.1	3.6	

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Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

21 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	70.3%	65.8%	74.1%	79.5%	113.2%	109%	
ROA	6.6%	6.4%	6.8%	7.1%	12.6%	11.6%	
ROIC	7.9%	8.9%	9.9%	11.6%	9.4%	8.7%	
Gross margin	81.0%	81.1%	81.8%	82.5%	85.7%	84.6%	
Operating margin	47.2%	48.8%	49.6%	51.9%	49.9%	47.4%	
Net margin	44.0%	40.4%	40.3%	39.8%	72.5%	66.4%	
EBITDA margin	94.7%	86.7%	86.4%	84.1%	123.5%	113.9%	
FCF margin	60.8%	58.9%	55.4%	51.3%	50.8%	—	
VALUATION							
P/E	18.69	15.27	18.44	22.56	13.08	14.5	
P/B	12.51	10.41	13.92	18.18	11.59	15.0	
P/S	8.22	6.17	7.44	8.97	9.48	9.58	
P/FCF	13.52	10.48	13.42	17.48	18.65	20.7	
EV/EBITDA	13.89	12.53	13.59	15.32	11.67	12.0	
EV/Revenue	13.16	10.87	11.74	12.89	13.94	13.7	
Earnings yield	5.4%	6.5%	5.4%	4.4%	7.6%	6.92%	
FCF yield	7.4%	9.5%	7.5%	5.7%	5.4%	4.84%	

EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.67	0.66	1.04	0.83	0.16	1.05	
Quick ratio	0.67	0.66	1.04	0.83	0.16	1.05	
Debt / equity	7.68	8.11	8.77	8.42	5.60	6.64	
Debt / assets	76.5%	77.1%	77.4%	76.5%	71.9%	74.1%	
Net debt / EBITDA	5.22	5.41	4.98	4.66	3.73	3.59	
Interest coverage	4.43	4.33	4.16	4.04	6.28	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.15	0.16	0.17	0.18	0.17	0.17	
Receivables turnover	4.75	6.07	6.86	7.35	7.36	7.8	
DSO (days)	77	60	53	50	50	47	
DPO (days)	516	533	578	610	736	616	
Cash conversion cycle	-439	-473	-525	-560	-686	-570	
GROWTH (YoY)							
Revenue growth	11.1%	3.4%	6.9%	5.4%	6.7%	—	
Net income growth	102.2%	-4.9%	6.7%	3.8%	94.7%	—	
EPS growth	102.1%	-4.4%	7.0%	3.7%	94.8%	—	
FCF growth	68.8%	0.2%	0.7%	-2.5%	5.8%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	6.85	6.54	7.00	7.27	14.16	14.22	
Book value / share	10.23	9.60	9.27	9.02	15.98	17.20	
Revenue / share	15.57	16.18	17.36	18.28	19.52	21.42	
FCF / share	9.46	9.53	9.63	9.38	9.92	9.93	
Cash / share	1.62	1.90	6.65	4.29	2.52	3.15	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.6%	1.2%	0.1%	0.4%	0.87%	
Altman Z-Score	1.07	0.87	1.09	1.37	1.29	1.7	
Piotroski F-Score	6	6	8	6	6	5/9	
Beneish M-Score	-2.72	-2.74	-2.76	-2.71	-3.16	-2.52	

22 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	5 / 9	Middling		
Altman Z-Score	1.7	Distress (<1.81)	Distress	
Income quality	0.77	Accrual-heavy	OCF ÷ net income	
Beneish M-Score	-2.52	Non-manipulator	vs -2.22 threshold	

23 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.87	Revenue stability	0.95
Interest burden		0.87	Earnings stability	0.62
Operating margin		87.6%	Earnings persistence	0.50
Asset turnover		0.19×	Revenue CAGR 3y	8.5%
Financial leverage		10.60×	EPS CAGR 3y	29.3%
= ROE		134%	FCF CAGR 3y	1.6%

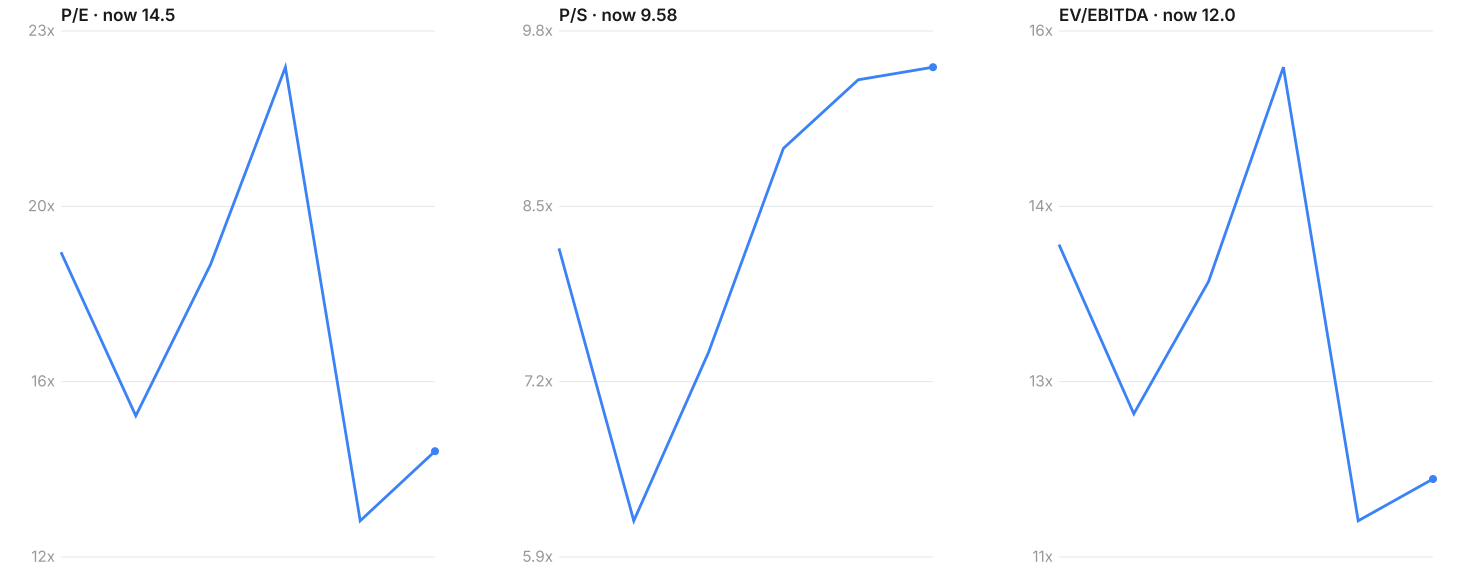
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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.87%	DIVIDEND YIELD 4.33%	TOTAL SHAREHOLDER RETURN 5.15% cash yield	SBC / REVENUE 0.0% dilution pressure
-------------------------------	--------------------------------	--	---

24 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



25 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
O	\$53.1B	40.9	3%	27.8%	+8.6%	6/9	-4.5%
KIM	\$15.4B	25.7	6%	27.8%	+5.7%	7/9	+7.4%
REG	\$13.4B	20.7	10%	27.9%	+11.2%	7/9	+3.3%
FRT	\$9.2B	21.2	13%	25.5%	+8.1%	8/9	+8.4%
BRX	\$8.5B	19.5	14%	20.8%	+5.8%	7/9	—
ADC	\$8.3B	36.0	4%	26.6%	+18.2%	5/9	—
NNN	\$7.9B	20.4	9%	40.1%	+6.5%	6/9	—
MAC	\$6.8B	-35.3	-6%	-10.8%	+1.6%	6/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

26 ANALYST CONSENSUS & ESTIMATES live consensus

Hold

38 Analysts



MEAN TARGET (QTR) \$225.17 12 targets	TARGET VS. PRICE +9.6% last-quarter mean	NEXT REPORT 2026-11-05 street \$1.67
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$6.71B	\$6.85B / \$6.60B	\$6.66	\$6.70 / \$6.57	3
FY2027	\$6.96B	\$7.26B / \$6.85B	\$6.99	\$7.09 / \$6.95	5
FY2028	\$7.18B	\$7.45B / \$6.90B	\$7.46	\$7.88 / \$6.69	5

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27 STREET TARGETS & THIRD-PARTY RATING live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$221.00	+7.6%	5
Last Quarter	\$225.17	+9.6%	12
Last Year	\$211.34	+2.9%	35
All Time	\$191.45	-6.8%	65

Rolling mean of published targets vs. last close \$205.44. Aggregated from StreetInsider, Benzinga, Pulse 2.0.

Third-Party Composite Rating

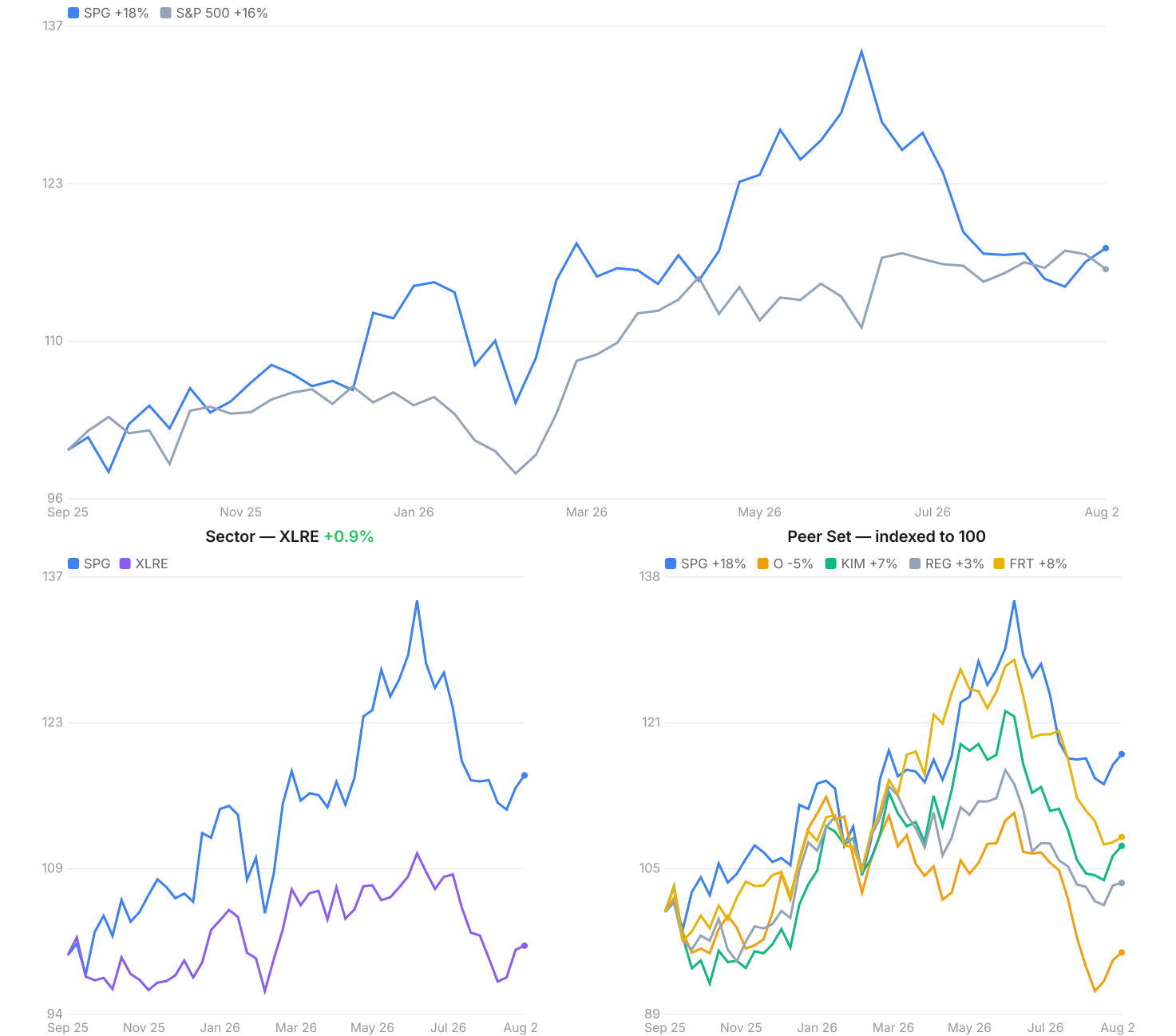
B+

DCF4/5ROE5/5ROA5/5DEBT/EQ1/5P/E3/5P/B1/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

28 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set

SPG +17.7% vs S&P 500 +15.9% — spread +1.8pp



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$202.27	+3.17	+1.57%	Above
SMA 50	\$208.90	-3.46	-1.66%	Below
SMA 200	\$204.27	+1.17	+0.57%	Above
EMA 9	\$201.91	+3.53	+1.75%	Above
EMA 21	\$202.94	+2.50	+1.23%	Above
EMA 50	\$207.34	-1.90	-0.92%	Below
EMA 200	\$203.15	+2.29	+1.13%	Above

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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29 TECHNICAL POWER SCORE

EDGE · site engine · 70/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +39

18 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

70

90

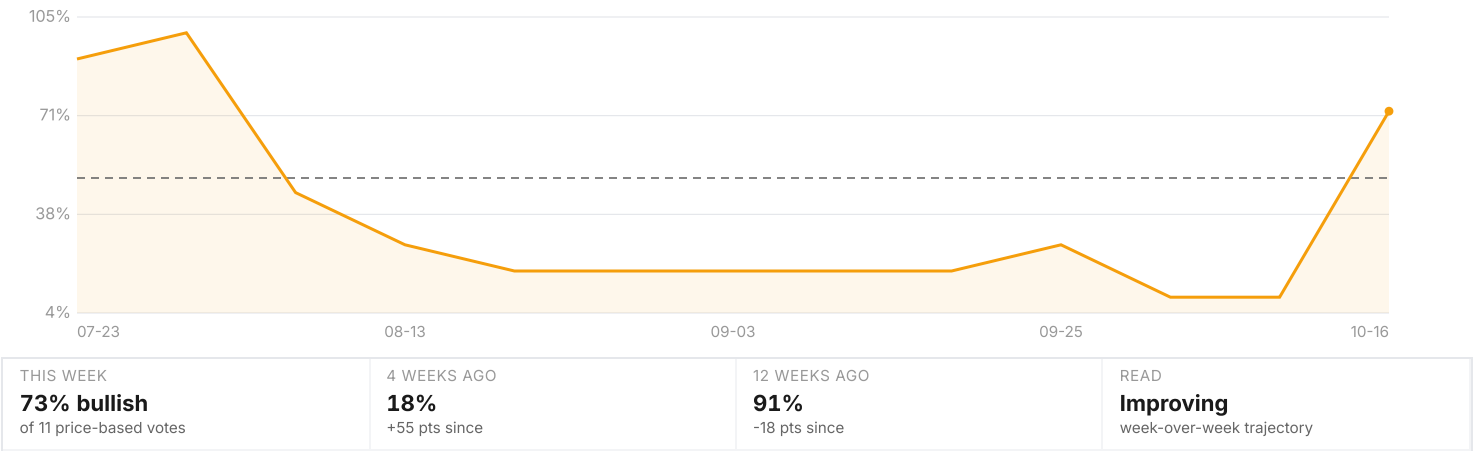
75

33

50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



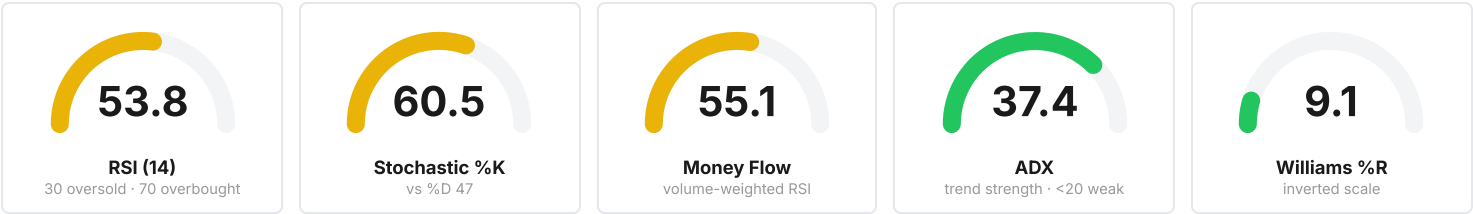
INDICATOR VOTE GRID

18 bull / 4 bear

● Price vs SMA 20	\$202.27	● Price vs SMA 50	\$208.90	● Price vs SMA 200	\$204.27
● EMA 9/21 Cross	201.9/202.9	● SMA 50/200	Golden	● ADX Direction	ADX 37
● Supertrend	\$207	● Parabolic SAR	\$197	● SMA Slope	0.010
● RSI	53.8	● Stochastic K/D	61/47	● StochRSI K/D	87/84
● Williams %R	-9	● CCI	93	● TSI vs Signal	-19.7
● CMO	7.6	● ROC	2.28%	● OBV Signal	Accum
● Chaikin MF	-0.070	● MFI	55	● Force Index	1M
● Elder Ray Bull	3.47				

INDICATOR GAUGES

site technicals-tab style



30 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$202.53 / \$204.89 / \$206.38	S1 / S2	\$201.04 / \$198.68
Bollinger (20,2)	\$197.40 - \$207.13	Squeeze	Off
52-wk range	\$170.09 - \$238.50	Off 52-wk high	-13.8%
ATR (14)	\$3.20 (1.6%)	Historical vol	15.5%

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31 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+0.7%

Jan

65%

+0.5%

Feb

50%

-1.6%

Mar

48%

+4.8%

Apr

60%

-1.4%

May

35%

-0.4%

Jun

45%

+2.2%

Jul

75%

+1.5%

Aug

50%

+0.3%

Sep

50%

+2.3%

Oct

65%

+2.0%

Nov

60%

+3.4%

Dec

75%

Sample: 20 years — treat short histories as suggestive, not statistical.

32 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	SPG	S&P 500
Weekly volatility (σ , 1y)	2.72%	1.83%
Best / worst week (1y)	+6.4% / -5.6%	—
Max drawdown (5y, monthly)	-68.2%	—
1-week VaR (95%)	-4.7%	—
Beta (5y)	1.31	1.00

33 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

SPG EQUITY WEATHER (LIVE)

CLOUDY · -12

Trend

-30

Momentum

+16

Volume

+33

Volatility

-60

Breadth

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

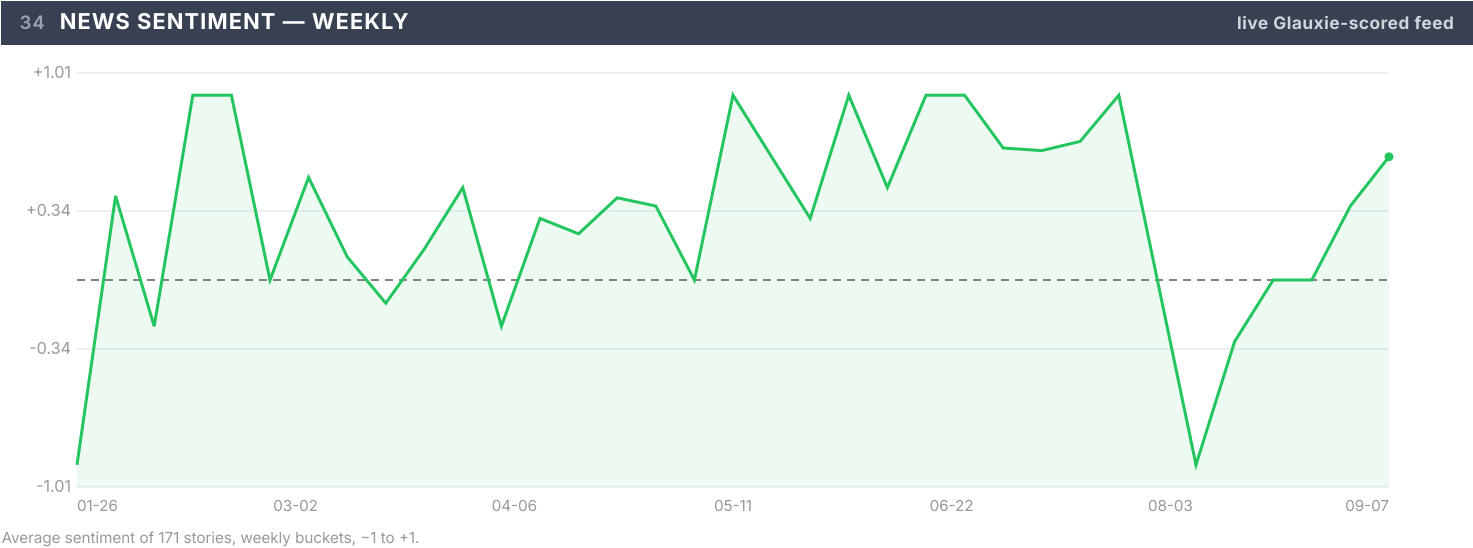
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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35 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -12.3 +13.8 vs industry	TREND -29.9 +10.8 vs industry	MOMENTUM +16.2 +13.5 vs industry	VOLUME +32.8 +59.0 vs industry
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READING	SPG	REIT - RETAIL N=145	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-12.3	-26.1	-28.0	-20.5
Trend	-29.9	-40.7	-37.3	-21.3
Momentum	+16.2	+2.7	-17.0	-15.8
Volume	+32.8	-26.2	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

36 EXECUTIVE COMPENSATION

live proxy data · FY2015

EXECUTIVE	TOTAL COMP	STRUCTURE
David Simon Chairman of the Board and Chief	\$14.2M	91% equity+incentive
Richard S. Sokolov President and Chief Opera	\$7.4M	85% equity+incentive
David J. Contis President—Simon Malls	\$4.3M	82% equity+incentive
James M. Barkley General Counsel and Secreta	\$3.9M	85% equity+incentive
Andrew A. Juster Executive Vice President an	\$3.7M	86% equity+incentive

37 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	48
Social	60
Governance	58
Composite ESG	55



38 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

39 DISCLOSURES

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40 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-11-09 to 2026-08-10	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	112 rows · 1998 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-08-31 to 2026-09-30	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.