

TANGER FACTORY OUTLET CENTERS INC
Form 8-K/A
October 27, 2005

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K/A

Current Report Pursuant to Section 13 or 15(d) of
The Securities Exchange Act of 1934

(Date of earliest event reported): October 26, 2005

TANGER FACTORY OUTLET CENTERS, INC.

(Exact name of registrant as specified in its charter)

North Carolina
(State or other jurisdiction of
Incorporation)

1-11986
(Commission File
Number)

56-1815473
(I.R.S. Employer Identification
Number)

3200 Northline Avenue, Greensboro, North Carolina
27408

(Address of principal executive offices) (Zip Code)

(336) 292-3010
(Registrants' telephone number, including area code)

N/A
(former name or former address, if changed since last
report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

TANGER FACTORY OUTLET CENTERS, INC.

CURRENT REPORT

ON

FORM 8-K/A

Section 9. Financial Statements and Exhibits

We are amending the Form 8-K/A dated October 24, 2005, in order to revise our financial assumptions as a result of our preferred share offering which priced on October 26, 2005.

Item 9.01 Financial Statements and Exhibits

Tanger Factory Outlet Centers, Inc., (the “Company”), filed a Form 8-K dated August 22, 2005 to announce an agreement to acquire for \$282.5 million the remaining two-thirds interest in the portfolio of nine factory outlet centers with approximately 3.3 million square feet, (the “Charter Oak Portfolio”) owned by an affiliate of Blackstone Real Estate Advisors (“Blackstone”). The Company and Blackstone originally acquired the Charter Oak Portfolio in December 2003 through a joint venture, COROC Holdings LLC (“COROC”), whereby the Company owned a one-third interest and Blackstone owned a two-thirds interest.

Our factory outlet centers and other assets are held by, and all of our operations are conducted by, our majority owned subsidiary, Tanger Properties Limited Partnership (the “Operating Partnership”). The terms “we”, “our” and “us” refer to the Company and the Operating Partnership together, as the context requires.

Separate financial statements for the Charter Oak Portfolio are not required since the results of its operations have been included in our audited consolidated financial statements since December 2003. Unaudited pro forma financial information filed herewith to give effect to the proposed acquisition are as set forth below:

| (b) Pro Forma Financial Information | Page |
|---|------|
| (1) Pro Forma Consolidated Statements of Operations (unaudited) | |
| for the nine months ended September 30, 2005 and notes thereto | 5 |
| for the year ended December 31, 2004 and notes thereto | 7 |
| (2) Pro Forma Consolidated Balance Sheet (unaudited) | |
| as of September 30, 2005 and notes thereto | 9 |

TANGER FACTORY OUTLET CENTERS, INC.
UNAUDITED PRO FORMA CONSOLIDATED FINANCIAL STATEMENTS

The accompanying unaudited Pro Forma Consolidated Financial Statements have been derived from the historical statements of the Company and give effect to the proposed acquisition of the remaining two-thirds interest in the Charter Oak Portfolio owned by Blackstone. The unaudited Pro Forma Consolidated Statements of Operations for the nine months ended September 30, 2005 and the year ended December 31, 2004 assume the acquisition had occurred as of January 1, 2004. The unaudited Pro forma Consolidated Balance Sheet assumes the acquisition had occurred on September 30, 2005.

The purchase price of \$282.5 million involves an all-cash payment, which we expect to finance in the public markets through a mixture of long-term unsecured debt and equity. Closing of the transaction is subject to certain conditions including those contained within an existing GMAC loan currently collateralizing the properties. We anticipate the transaction will close sometime in November 2005.

The unaudited Pro Forma Consolidated Financial Statements reflect the early prepayment of our mortgages with John Hancock totaling \$77.4 million as well as an associated prepayment premium of \$9.4 million on October 3, 2005, which were secured by four properties in our portfolio.

The unaudited Pro Forma Consolidated Financial Statements also reflect our assumption that we will finance the purchase price of \$282.5 million, the related estimated closing costs of \$3.3 million and the early prepayment of the John Hancock mortgages and related prepayment premium totaling \$86.8 million. The financing will include (1) the issuance of 2.0 million preferred shares with net proceeds of approximately \$48.1 million; (2) the issuance of long-term unsecured public debt with net proceeds of approximately \$248.1 million; (3) the use of \$24.75 million in cash equivalents and short-term investments available as of September 30, 2005; and (4) draw downs of \$51.6 million of available lines of credit. There can be no assurance that closing on the transaction will actually occur or that we will be able to issue these securities in the form and for the amounts stated above to fund our transaction. Changes in the form of securities issued or in the amount of common shares, preferred shares and debt actually issued could result in an increase or decrease in pro forma income from continuing operations and related pro forma earnings per share.

The accompanying unaudited Pro Forma Consolidated Financial Statements reflect a preliminary allocation of the purchase price under Statement of Financial Accounting Standards No. 141, "Business Combinations" ("FAS 141"). This allocation is subject to final adjustment following the acquisition. The Company expects to finalize the valuation following the consummation of the transaction. Changes in the allocation of the purchase price and/or estimated useful lives from those used in the unaudited Pro Forma Consolidated Financial Statements could result in an increase or decrease in pro forma income from continuing operations and related pro forma earnings per share. The following table summarizes our preliminary allocation of purchase price plus closing costs and the estimated useful lives used for the pro forma calculations.

| | Amount (in thousands) | Average estimated useful life (in years) |
|---|--------------------------|---|
| Land | \$ 4,873 | |
| Buildings, improvements and fixtures | 41,048 | 24.4 |
| Deferred lease and other intangibles: | | |
| Above (below) market leases, net | (4,754) | 3.8 |
| Other lease related intangibles (principally tenant relationships and lease in place value) | 16,186 | 5.9 |
| Debt premium | 1,173 | 3.0 |
| Minority interest | 227,234 | |

| | | |
|---------------------|----|---------|
| Net assets acquired | \$ | 285,760 |
|---------------------|----|---------|

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The unaudited Pro Forma Consolidated Financial Statements have been prepared by the Company's management. These pro forma statements may not be indicative of the results that would have actually occurred if the acquisition and the early prepayment of the John Hancock mortgages had been in effect on the dates indicated, nor do they purport to represent the results of operations for future periods. The unaudited Pro Forma Consolidated Financial Statements should be read in conjunction with the Company's unaudited financial statements and notes thereto as of September 30, 2005 and for the nine months then ended (which are contained in the Company's Form 10-Q for the period ended September 30, 2005), and the Company's audited financial statements and notes thereto as of December 31, 2004 and for the year then ended (which are contained in the Company's Annual Report on Form 10-K for the year ended December 31, 2004).

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
PRO FORMA CONSOLIDATED STATEMENTS OF OPERATIONS
For the Nine Months Ended September 30, 2005

(Unaudited)

(In thousands, except per share data)

| | Historical | Pro forma | Adjustments | | Pro forma |
|--|-------------------|------------------|--------------------|-----|---------------------|
| | (a) | | | | Consolidated |
| REVENUES | | | | | |
| Base rentals | \$ 99,370 | \$ | 929 | (b) | \$ 100,299 |
| Percentage rentals | 3,968 | | | | 3,968 |
| Expense reimbursements | 41,165 | | | | 41,165 |
| Other income | 3,747 | | (74) | (c) | 3,673 |
| Total revenues | 148,250 | | 855 | | 149,105 |
| EXPENSES | | | | | |
| Property operating | 46,911 | | | | 46,911 |
| General and administrative | 10,333 | | | | 10,333 |
| Depreciation and amortization | 36,458 | | 3,317 | (d) | 39,775 |
| Total expenses | 93,702 | | 3,317 | | 97,019 |
| Operating income | 54,548 | | (2,462) | | 52,086 |
| Interest expense | 24,327 | | 7,631 | (e) | 31,958 |
| Income before equity in earnings of unconsolidated joint ventures, minority interest, discontinued operations and loss on sale of real estate | | | | | |
| | 30,221 | | (10,093) | | 20,128 |
| Equity in earnings of unconsolidated joint ventures | 714 | | | | 714 |
| Minority interests: | | | | | |
| Consolidated joint venture | (20,211) | | 20,211 | (f) | - |
| Operating partnership | (1,917) | | (1,085) | (f) | (3,002) |
| Income from continuing operations | \$ 8,807 | \$ | 9,033 | | \$ 17,840 |
| Basic earnings per common share: | | | | | |
| Income from continuing operations | \$.18 | | | | \$.49 (h) |
| Weighted average shares | 27,682 | | 2,681 | (g) | 30,363 |
| Diluted earnings per common share: | | | | | |
| Income from continuing operations | \$.18 | | | | \$.49 (h) |
| Weighted average shares | 27,934 | | 2,681 | (g) | 30,615 |

The accompanying notes are an integral part of these unaudited pro forma consolidated financial statements.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONSOLIDATED STATEMENT OF OPERATIONS
For the Nine Months Ended September 30, 2005

- a) As reported in the unaudited consolidated statement of operations of Tanger Factory Outlet Centers, Inc. and Subsidiaries for the nine months ended September 30, 2005.
- b) To reflect amortization of the portion of the purchase price assigned to above and below market leases in accordance with FAS 141.
- c) To reflect the elimination of interest income earned from available cash equivalents and short-term investments remaining from the September 2, 2005 issuance of 3.0 million common shares.
- d) To reflect depreciation and amortization on the partial step-up of assets to fair value.
- e) To reflect (1) interest expense from the assumed issuance of \$250.0 million in unsecured public debt with a coupon rate of 6.00% (effective rate of 6.08% after underwriting discount; an increase or decrease of 100 basis points in the coupon rate would result in an increase or decrease in interest expense of \$2.5 million on an annual basis); (2) the amortization of debt issuance costs (\$1.9 million amortized over ten years); (3) reduction in the amortization of debt premium of \$1.2 million amortized over three years; (4) adjustments to interest expense to reflect an assumed \$51.6 million balance outstanding on available lines of credit at an interest rate of 4.79% based on one month LIBOR plus 0.85%; and (5) the elimination of interest paid during the year on the John Hancock mortgage loans, which were repaid early on October 3, 2005, totaling \$77.4 million with interest rates ranging from 7.875% to 7.89% and their associated loan cost amortization.
- f) To eliminate the minority interest in the net income of the consolidated joint venture that is being acquired in this transaction and to reflect the minority interest in the additional income of the Operating Partnership resulting from the pro forma adjustments.
- g) To reflect the 3.0 million common shares issued on September 2, 2005, which had a weighted average of 319,000 shares outstanding for the nine months ended September 30, 2005, as if the shares had been issued as of the beginning of the nine month period.
- h) Pro forma income per share is computed as follows: Income from continuing operations less preferred share dividends of \$2.8 million (from the issuance of 2.0 million preferred shares at a price of \$25 per share and at a coupon rate of 7.5%) divided by pro forma weighted average shares outstanding.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
PRO FORMA CONSOLIDATED STATEMENTS OF OPERATIONS
For the Year Ended December 31, 2004

(Unaudited)

(In thousands, except per share data)

| | Historical | Pro forma | Pro forma |
|---|-------------------|--------------------|---------------------|
| | (a) | Adjustments | Consolidated |
| REVENUES | | | |
| Base rentals | \$ 129,884 | \$ 1,238 | (b) \$ 131,122 |
| Percentage rentals | 5,338 | | 5,338 |
| Expense reimbursements | 52,585 | | 52,585 |
| Other income | 6,746 | | 6,746 |
| Total revenues | 194,553 | 1,238 | 195,791 |
| EXPENSES | | | |
| Property operating | 59,759 | | 59,759 |
| General and administrative | 12,820 | | 12,820 |
| Depreciation and amortization | 51,446 | 4,422 | (c) 55,868 |
| Total expenses | 124,025 | 4,422 | 128,447 |
| Operating income | 70,528 | (3,184) | 67,344 |
| Interest expense | 35,117 | 11,290 | (d) 46,407 |
| Income before equity in earnings of unconsolidated joint ventures, minority interest and discontinued operations | 35,411 | (14,474) | 20,937 |
| Equity in earnings of unconsolidated joint ventures | 1,042 | | 1,042 |
| Minority interests: | | | |
| Consolidated joint venture | (27,144) | 27,144 | (e) - |
| Operating partnership | (1,701) | (1,361) | (e) (3,062) |
| Income from continuing operations | \$ 7,608 | \$ 11,309 | \$ 18,917 |
| Basic earnings per common share: | | | |
| Income from continuing operations | \$.28 | | \$.50 (g) |
| Weighted average shares | 27,044 | 3,000 | (f) 30,044 |
| Diluted earnings per common share: | | | |
| Income from continuing operations | \$.28 | | \$.50 (g) |
| Weighted average shares | 27,261 | 3,000 | (f) 30,261 |

The accompanying notes are an integral part of these unaudited pro forma consolidated financial statements.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONSOLIDATED STATEMENT OF OPERATIONS
For the Year Ended December 31, 2004

- a) As reported in the audited consolidated statement of operations of Tanger Factory Outlet Centers, Inc. and Subsidiaries for the year ended December 31, 2004.
- b) To reflect amortization of the portion of the purchase price assigned to above and below market leases in accordance with FAS 141.
- c) To reflect depreciation and amortization on the partial step-up of assets to fair value.
- d) To reflect (1) interest expense from the assumed issuance of \$250.0 million in unsecured public debt with a coupon rate of 6.00% (effective rate of 6.08% after underwriting discount; an increase or decrease of 100 basis points in the coupon rate would result in an increase or decrease in interest expense of \$2.5 million on an annual basis); (2) the amortization of debt issuance costs (\$1.9 million amortized over ten years); (3) reduction in the amortization of debt premium of \$1.2 million amortized over three years; (4) adjustments to interest expense to reflect an assumed \$51.6 million balance outstanding on available lines of credit at an interest rate of 4.79% based on one month LIBOR plus 0.85%; and (5) the elimination of interest paid during the year on the John Hancock mortgage loans, which were repaid early on October 3, 2005, totaling \$77.4 million with interest rates ranging from 7.875% to 7.89% and their associated loan cost amortization.
- e) To eliminate the minority interest in the net income of the consolidated joint venture that is being acquired in this transaction and to reflect the minority interest in the additional income of the Operating Partnership resulting from the pro forma adjustments.
- f) To reflect the issuance of 3.0 million common shares on September 2, 2005 with net proceeds of approximately \$81.0 million as part of the funding of the transaction.
- g) Pro forma income per share is computed as follows: Income from continuing operations less preferred share dividends of \$3.8 million (from the issuance of 2.0 million preferred shares at a price of \$25 per share and at a coupon rate of 7.5%) divided by pro forma weighted average shares outstanding.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
PRO FORMA CONSOLIDATED BALANCE SHEET

As of September 30, 2005

(Unaudited)

(In thousands)

| | Historical | Pro forma Adjustments | Pro forma Consolidated |
|---|-------------------|--------------------------|---------------------------|
| ASSETS | (a) | | |
| Rental Property | | | |
| Land | \$ 113,284 | \$ 4,873 | \$ 118,157 |
| Buildings, improvements and fixtures | 960,105 | 41,048 | 1,001,153 |
| Construction in progress | 8,797 | | 8,797 |
| | 1,082,186 | 45,921 | 1,128,107 |
| Accumulated depreciation | (247,179) | | (247,179) |
| Rental property, net | 835,007 | 45,921 | 880,928 |
| Cash and cash equivalents | 6,219 | (4,750) | 1,469 |
| Short-term investments | 20,000 | (20,000) | - |
| Deferred charges, net | 52,873 | 12,948 | 65,821 |
| Other assets | 26,895 | | 26,895 |
| Total assets | \$ 940,994 | \$ 34,119 | \$ 975,113 |
| LIABILITIES, MINORITY INTERESTS AND SHAREHOLDERS' EQUITY | | | |
| Liabilities | | | |
| Debt | | | |
| Senior, unsecured notes | \$ 100,000 | \$ 250,000 | \$ 350,000 |
| Mortgages payable | 281,069 | (78,587) | 202,482 |
| Unsecured note | 53,500 | | 53,500 |
| Lines of credit | - | 51,643 | 51,643 |
| | 434,569 | 223,056 | 657,625 |
| Construction trade payables | 8,294 | | 8,294 |
| Accounts payable and accrued expenses | 14,849 | | 14,849 |
| Total liabilities | 457,712 | 223,056 | 680,768 |
| Commitments | | | |
| Minority interests: | | | |
| Consolidated joint venture | 227,234 | (227,234) | - |
| Operating partnership | 42,220 | | 42,220 |
| Total minority interest | 269,454 | (227,234) | 42,220 |
| Shareholders' equity | | | |
| Preferred shares | - | 50,000 | 50,000 |
| Common shares | 307 | | 307 |
| Paid in capital | 349,287 | (1,875) | 347,412 |
| Distributions in excess of net income | (130,955) | (9,828) | (140,783) |
| Deferred compensation | (5,930) | | (5,930) |

| | | | |
|---|------------|-----------|------------|
| Accumulated other comprehensive loss | 1,119 | | 1,119 |
| Total shareholders' equity | 213,828 | 38,297 | 252,125 |
| Total liabilities, minority interests and shareholders' equity | \$ 940,994 | \$ 34,119 | \$ 975,113 |

The accompanying notes are an integral part of these unaudited pro forma consolidated financial statements.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONSOLIDATED BALANCE SHEET
As of September 30, 2005

- a) As reported in the unaudited consolidated balance sheet of Tanger Factory Outlet Centers, Inc. and Subsidiaries as of September 30, 2005.
- b) To reflect (1) the assumed acquisition of the two-thirds share of the difference between the fair value of the Charter Oak Portfolio and underlying book value of the assets and liabilities. See table on page 3 for amounts allocated to the assets and liabilities acquired and the average useful lives assigned to each major caption; (2) \$1.9 million in deferred financing costs from the assumed issuance of long-term unsecured debt and (3) the write-off of \$.4 million in deferred financing costs associated with the early repayment of the John Hancock mortgages on October 3, 2005.
- c) To reflect the assumed use of \$4.75 million in available cash equivalents and \$20.0 million in short-term investments as of September 30, 2005 as part of the funding of the acquisition.
- d) To reflect the assumed issuance of \$250.0 million of unsecured public debt generating net proceeds of \$248.1 million.
- e) To reflect the early repayment of the John Hancock mortgages loans totaling \$77.4 million on October 3, 2005.
- f) To reflect the assumed draw down of \$51.6 million of available lines of credit and as part of the funding of the acquisition.
- g) To eliminate the minority interest in the consolidated joint venture that is being acquired in this transaction.
- h) To reflect the issuance of 2.0 million preferred shares at a coupon rate of 7.5% and a liquidation preference value of \$25 per share with net proceeds of approximately \$48.1 million, as part of the funding of the acquisition.
- i) To reflect the debt prepayment premium of \$9.4 million and the write-off of \$.4 million in deferred financing costs associated with the early repayment of the John Hancock mortgages on October 3, 2005.

SIGNATURES

Pursuant to the requirements of the Securities and Exchange Act of 1934, the Registrant has duly caused the report to be signed its behalf by the undersigned thereunto duly authorized.

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ Frank C. Marchisello, Jr. _
Frank C. Marchisello, Jr.
Executive Vice President, Chief Financial Officer

Date: October 27, 2005