SIMON PROPERTY GROUP INC /DE/

Form 10-Q August 02, 2018 Table of Contents

**UNITED STATES** 

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10 Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE

SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended June 30, 2018

SIMON PROPERTY GROUP, INC.

SIMON PROPERTY GROUP, L.P.

(Exact name of registrant as specified in its charter)

Delaware 001 14469 04 6268599

(Simon Property Group, Inc.) (Simon Property Group, Inc.) (Simon Property Group, Inc.)

Delaware 001-36110 34-1755769

(Simon Property Group, L.P.) (Simon Property Group, L.P.) (Simon Property Group, L.P.)

(State of incorporation (Commission File No.) (I.R.S. Employer or organization) Identification No.)

225 West Washington Street Indianapolis, Indiana 46204

(Address of principal executive offices)

(317) 636 1600

(Registrant's telephone number, including area code)

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Simon Property Group, Inc. Yes No Simon Property Group, L.P. Yes No Indicate by check mark whether the Registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the Registrant was required to submit and post such files).

Simon Property Group, Inc. Yes No Simon Property Group, L.P. Yes No

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non accelerated filer, smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act (check one):

Simon Property Group, Inc.:

(Do not check if a smaller reporting company)

Emerging growth company

Simon Property Group, L.P.:

(Do not check if a smaller reporting company)

Emerging growth company

If an emerging growth company, indicate by check mark if the Registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Simon Property Group, Inc. Simon Property Group, L.P. Indicate by check mark whether Registrant is a shell company (as defined by Rule 12b 2 of the Exchange Act).

Simon Property Group, Inc. Yes No Simon Property Group, L.P. Yes No As of June 30, 2018, Simon Property Group, Inc. had 309,209,683 shares of common stock, par value \$0.0001 per share, and 8,000 shares of Class B common stock, par value \$0.0001 per share, outstanding. Simon Property Group, L.P. has no common stock outstanding.

#### **Table of Contents**

#### **EXPLANATORY NOTE**

This report combines the quarterly reports on Form 10 Q for the quarterly period ended June 30, 2018 of Simon Property Group, Inc., a Delaware corporation, and Simon Property Group, L.P., a Delaware limited partnership. Unless stated otherwise or the context otherwise requires, references to "Simon" mean Simon Property Group, Inc. and references to the "Operating Partnership" mean Simon Property Group, L.P. References to "we," "us" and "our" mean collectively Simon, the Operating Partnership and those entities/subsidiaries owned or controlled by Simon and/or the Operating Partnership.

Simon is a real estate investment trust, or REIT, under the Internal Revenue Code of 1986, as amended, or the Internal Revenue Code. We are structured as an umbrella partnership REIT under which substantially all of our business is conducted through the Operating Partnership, Simon's majority owned partnership subsidiary, for which Simon is the general partner. As of June 30, 2018, Simon owned an approximate 86.8% ownership interest in the Operating Partnership, with the remaining 13.2% ownership interest owned by limited partners. As the sole general partner of the Operating Partnership, Simon has exclusive control of the Operating Partnership's day to day management.

We operate Simon and the Operating Partnership as one business. The management of Simon consists of the same members as the management of the Operating Partnership. As general partner with control of the Operating Partnership, Simon consolidates the Operating Partnership for financial reporting purposes, and Simon has no material assets or liabilities other than its investment in the Operating Partnership. Therefore, the assets and liabilities of Simon and the Operating Partnership are the same on their respective financial statements.

We believe that combining the quarterly reports on Form 10 Q of Simon and the Operating Partnership into this single report provides the following benefits:

- enhances investors' understanding of Simon and the Operating Partnership by enabling investors to view the business as a whole in the same manner as management views and operates the business;
- eliminates duplicative disclosure and provides a more streamlined presentation since substantially all of the disclosure in this report applies to both Simon and the Operating Partnership; and
- · creates time and cost efficiencies through the preparation of one combined report instead of two separate reports. We believe it is important for investors to understand the few differences between Simon and the Operating Partnership in the context of how we operate as a consolidated company. The primary difference is that Simon itself does not conduct business, other than acting as the general partner of the Operating Partnership and issuing equity or equity related instruments from time to time. In addition, Simon itself does not incur any indebtedness, as all debt is incurred by the Operating Partnership or entities/subsidiaries owned or controlled by the Operating Partnership.

The Operating Partnership holds, directly or indirectly, substantially all of our assets, including our ownership interests in our joint ventures. The Operating Partnership conducts substantially all of our business and is structured as a partnership with no publicly traded equity. Except for the net proceeds from equity issuances by Simon, which are contributed to the capital of the Operating Partnership in exchange for, in the case of common stock issuances by Simon, common units of partnership interest in the Operating Partnership, or units, or, in the case of preferred stock issuances by Simon, preferred units of partnership interest in the Operating Partnership, or preferred units, the Operating Partnership, directly or indirectly, generates the capital required by our business through its operations, the incurrence of indebtedness, proceeds received from the disposition of certain properties and joint ventures and the issuance of units or preferred units to third parties.

The presentation of stockholders' equity, partners' equity and noncontrolling interests are the main areas of difference between the consolidated financial statements of Simon and those of the Operating Partnership. The differences between stockholders' equity and partners' equity result from differences in the equity issued at the Simon and

Operating Partnership levels. The units held by limited partners in the Operating Partnership are accounted for as partners' equity in the Operating Partnership's financial statements and as noncontrolling interests in Simon's financial statements. The noncontrolling interests in the Operating Partnership's financial statements include the interests of unaffiliated partners in various consolidated partnerships. The noncontrolling interests in Simon's financial statements include the same noncontrolling interests at the Operating Partnership level and, as previously stated, the units held by limited partners of the Operating Partnership. Although classified differently, total equity of Simon and the Operating Partnership is the same.

To help investors understand the differences between Simon and the Operating Partnership, this report provides:

· separate consolidated financial statements for Simon and the Operating Partnership;

#### **Table of Contents**

- a single set of condensed notes to such consolidated financial statements that includes separate discussions of noncontrolling interests and stockholders' equity or partners' equity, accumulated other comprehensive income (loss) and per share and per unit data, as applicable;
- · a combined Management's Discussion and Analysis of Financial Condition and Results of Operations section that also includes discrete information related to each entity; and
- · separate Part II, Item 2. Unregistered Sales of Equity Securities and Use of Proceeds sections related to each entity. This report also includes separate Part I, Item 4. Controls and Procedures sections and separate Exhibits 31 and 32 certifications for each of Simon and the Operating Partnership in order to establish that the requisite certifications have been made and that Simon and the Operating Partnership are each compliant with Rule 13a 14(a) or Rule 15d 14(a) of the Securities Exchange Act of 1934 and 18 U.S.C. §1350. The separate discussions of Simon and the Operating Partnership in this report should be read in conjunction with each other to understand our results on a consolidated basis and how management operates our business.

In order to highlight the differences between Simon and the Operating Partnership, the separate sections in this report for Simon and the Operating Partnership specifically refer to Simon and the Operating Partnership. In the sections that combine disclosure of Simon and the Operating Partnership, this report refers to actions or holdings of Simon and the Operating Partnership as being "our" actions or holdings. Although the Operating Partnership is generally the entity that directly or indirectly enters into contracts and joint ventures, holds assets and incurs debt, we believe that references to "we," "us" or "our" in this context is appropriate because the business is one enterprise and we operate substantially all of our business through the Operating Partnership.

#### Table of Contents

Simon Pro	perty Group, Inc.	
Simon Pro	perty Group, L.P.	
Form 10	Q	
INDEX		
		Page
Part I — F	inancial Information	
Item 1.	Consolidated Financial Statements of Simon Property Group, Inc. (Unaudited)	
	Consolidated Balance Sheets as of June 30, 2018 and December 31, 2017	5
	Consolidated Statements of Operations and Comprehensive Income for the three and six months	
	ended June 30, 2018 and 2017	6
	Consolidated Statements of Cash Flows for the six months ended June 30, 2018 and 2017	7
	Consolidated Financial Statements of Simon Property Group, L.P. (Unaudited)	
	Consolidated Balance Sheets as of June 30, 2018 and December 31, 2017	8
	Consolidated Statements of Operations and Comprehensive Income for the three and six months	
	ended June 30, 2018 and 2017	9
	Consolidated Statements of Cash Flows for the six months ended June 30, 2018 and 2017	10
	Condensed Notes to Consolidated Financial Statements	11
Item 2.	Management's Discussion and Analysis of Financial Condition and Results of Operations	31
Item 3.	Qualitative and Quantitative Disclosures About Market Risk	44
Item 4.	Controls and Procedures	44
Part II — (	Other Information	
Item 1.	Legal Proceedings	45
· · · · · · · · · · · · · · · · · · ·	Risk Factors	45
Item 2.	Unregistered Sales of Equity Securities and Use of Proceeds	45
Item 3.	Defaults Upon Senior Securities  Defaults Upon Senior Securities	45
<u>Item 4.</u>	Mine Safety Disclosures	45
Item 5.	Other Information	46
Item 6.	Exhibits	47
Signatures		48

#### Table of Contents

Simon Property Group, Inc.

Unaudited Consolidated Balance Sheets

(Dollars in thousands, except share amounts)

	June 30, 2018	December 31, 2017
ASSETS:	2010	2017
Investment properties, at cost	\$ 36,429,603	\$ 36,393,464
Less - accumulated depreciation	12,354,966	11,935,949
	24,074,637	24,457,515
Cash and cash equivalents	714,247	1,482,309
Tenant receivables and accrued revenue, net	681,551	742,672
Investment in unconsolidated entities, at equity	2,302,833	2,266,483
Investment in Klépierre, at equity	1,772,155	1,934,676
Deferred costs and other assets	1,297,717	1,373,983
Total assets	\$ 30,843,140	\$ 32,257,638
LIABILITIES:		
Mortgages and unsecured indebtedness	\$ 23,505,002	\$ 24,632,463
Accounts payable, accrued expenses, intangibles, and deferred revenues	1,230,775	1,269,190
Cash distributions and losses in unconsolidated entities, at equity	1,531,136	1,406,378
Other liabilities	499,598	520,363
Total liabilities	26,766,511	27,828,394
Commitments and contingencies		
Limited partners' preferred interest in the Operating Partnership and		
noncontrolling redeemable interests in properties	198,001	190,480
EQUITY:		
Stockholders' Equity		
Capital stock (850,000,000 total shares authorized, \$0.0001 par value,		
238,000,000 shares of excess common stock, 100,000,000 authorized shares of		
preferred stock):		
Series J 83/8% cumulative redeemable preferred stock, 1,000,000 shares		
authorized, 796,948 issued and outstanding with a liquidation value of	12.012	12.077
\$39,847	42,912	43,077
Common stock, \$0.0001 par value, 511,990,000 shares authorized,	22	
320,324,839 and 320,322,774 issued and outstanding, respectively	32	32
Class B common stock, \$0.0001 par value, 10,000 shares authorized, 8,000		
issued and outstanding	— 0.657.010	— 0.614.740
Capital in excess of par value	9,657,810	9,614,748
Accumulated deficit	(4,833,826)	(4,782,173)
Accumulated other comprehensive loss	(115,285)	(110,453)
Common stock held in treasury, at cost, 11,115,156 and 9,163,920 shares,	(1.200.610)	(1.070.0(2)
respectively	(1,380,619)	(1,079,063)
Total stockholders' equity	3,371,024	3,686,168
Noncontrolling interests	507,604	552,596
Total equity	3,878,628	4,238,764
Total liabilities and equity	\$ 30,843,140	\$ 32,257,638

The accompanying notes are an integral part of these statements.

#### Table of Contents

Simon Property Group, Inc.

Unaudited Consolidated Statements of Operations and Comprehensive Income

(Dollars in thousands, except per share amounts)

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2018	2017	2018	2017
REVENUE:				
Minimum rent	\$ 857,106	\$ 851,552	\$ 1,717,277	\$ 1,698,350
Overage rent	31,942	29,764	64,932	57,967
Tenant reimbursements	372,949	380,527	753,312	759,442
Management fees and other revenues	28,541	31,367	56,722	61,914
Other income	97,820	68,338	195,929	129,638
Total revenue	1,388,358	1,361,548	2,788,172	2,707,311
EXPENSES:				
Property operating	102,951	107,371	216,400	211,419
Depreciation and amortization	320,198	322,396	637,134	633,228
Real estate taxes	111,449	113,415	225,635	220,073
Repairs and maintenance	22,191	21,700	49,875	47,301
Advertising and promotion	36,491	36,496	71,291	72,444
Provision for credit losses	3,299	2,659	8,931	7,870
Home and regional office costs	32,316	36,476	73,380	79,455
General and administrative	10,913	13,074	23,542	27,075
Other	10,875	21,812	42,377	45,627
Total operating expenses	650,683	675,399	1,348,565	1,344,492
OPERATING INCOME	737,675	686,149	1,439,607	1,362,819
Interest expense	(206,624)	(207,174)	(412,115)	(405,373)
Loss on extinguishment of debt	_	(128,618)	<del></del>	(128,618)
Income and other taxes	(10,137)	(5,990)	(16,357)	(2,470)
Income from unconsolidated entities	100,828	92,017	190,854	161,101
Gain upon acquisition of controlling interests,	,	,	,	,
sale or disposal of, or recovery on, assets and				
interests in unconsolidated entities and				
impairment, net	9,672	4,989	144,949	4,989
CONSOLIDATED NET INCOME	631,414	441,373	1,346,938	992,448
Net income attributable to noncontrolling	,	,	, ,	,
interests	83,576	58,549	177,611	131,053
Preferred dividends	834	834	1,669	1,669
NET INCOME ATTRIBUTABLE TO			,	,
COMMON STOCKHOLDERS	\$ 547,004	\$ 381,990	\$ 1,167,658	\$ 859,726
BASIC AND DILUTED EARNINGS PER	,,	, ,	, ,,	,,
COMMON SHARE:				
Net income attributable to common stockholders	\$ 1.77	\$ 1.23	\$ 3.77	\$ 2.75
Consolidated Net Income	\$ 631,414	\$ 441,373	\$ 1,346,938	\$ 992,448
	21,260	(21,545)	15,113	(22,798)

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Unrealized gain (loss) on derivative hedge agreements Net loss reclassified from accumulated other comprehensive loss into earnings 2,185 2,439 4,339 5,059 Currency translation adjustments 29,892 (38,126)16,745 (25,034)Changes in available-for-sale securities and other 222 (1,152)(66)(463) Comprehensive income 616,955 1,341,290 437,860 1,004,138 Comprehensive income attributable to noncontrolling interests 81,654 58,065 176,794 132,490 Comprehensive income attributable to common stockholders \$ 535,301 \$ 379,795 \$ 1,164,496 \$ 871,648

The accompanying notes are an integral part of these statements.

#### Table of Contents

Simon Property Group, Inc.

Unaudited Consolidated Statements of Cash Flows

(Dollars in thousands)

	For the Six Months Ended June 30,	
	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES:		
Consolidated Net Income	\$ 1,346,938	\$ 992,448
Adjustments to reconcile consolidated net income to net cash provided by		
operating activities —		
Depreciation and amortization	674,067	675,608
Loss on debt extinguishment	_	128,618
Gain upon acquisition of controlling interests, sale or disposal of, or recovery		
on, assets and interests in unconsolidated entities and impairment, net	(144,949)	(4,989)
Unrealized change in fair value of equity instruments	(6,664)	<del></del>
Gain on interest in unconsolidated entity (Note 5)	(35,621)	
Straight-line rent	(10,564)	(11,970)
Equity in income of unconsolidated entities	(190,854)	(161,101)
Distributions of income from unconsolidated entities	192,649	161,833
Changes in assets and liabilities —	·	·
Tenant receivables and accrued revenue, net	59,737	46,748
Deferred costs and other assets	(28,007)	(29,289)
Accounts payable, accrued expenses, intangibles, deferred revenues and other	, , ,	, , ,
liabilities	(19,950)	11,677
Net cash provided by operating activities	1,836,782	1,809,583
CASH FLOWS FROM INVESTING ACTIVITIES:	, ,	, ,
Acquisitions		(87,741)
Funding of loans to related parties	(4,641)	(49,668)
Capital expenditures, net	(334,674)	(318,948)
Cash impact from the consolidation of properties	_	7,536
Investments in unconsolidated entities	(29,296)	(93,459)
Purchase of marketable and non-marketable securities	(9,258)	(3,837)
Distributions of capital from unconsolidated entities and other	359,083	296,007
Net cash used in investing activities	(18,786)	(250,110)
CASH FLOWS FROM FINANCING ACTIVITIES:	, , ,	, , ,
Proceeds from sales of common stock and other, net of transaction costs	(165)	(164)
Purchase of shares related to stock grant recipients' tax withholdings	(2,911)	(2,789)
Redemption of limited partner units	(7,619)	_
Purchase of treasury stock	(307,296)	(396,169)
Distributions to noncontrolling interest holders in properties	(10,067)	(6,150)
Contributions from noncontrolling interest holders in properties	116	236
Preferred distributions of the Operating Partnership	(958)	(958)
Distributions to stockholders and preferred dividends	(1,210,168)	(1,094,925)
Distributions to limited partners	(182,949)	(165,741)
Loss on debt extinguishment	<del></del>	(128,618)

Proceeds from issuance of debt, net of transaction costs	3,720,806	5,749,137
Repayments of debt	(4,584,847)	(5,584,777)
Net cash used in financing activities	(2,586,058)	(1,630,918)
DECREASE IN CASH AND CASH EQUIVALENTS	(768,062)	(71,445)
CASH AND CASH EQUIVALENTS, beginning of period	1,482,309	560,059
CASH AND CASH EQUIVALENTS, end of period	\$ 714,247	\$ 488,614

The accompanying notes are an integral part of these statements.

#### Table of Contents

Simon Property Group, L.P.

Unaudited Consolidated Balance Sheets

(Dollars in thousands, except unit amounts)

	June 30, 2018	December 31, 2017
ASSETS:		
Investment properties, at cost	\$ 36,429,603	\$ 36,393,464
Less — accumulated depreciation	12,354,966	11,935,949
	24,074,637	24,457,515
Cash and cash equivalents	714,247	1,482,309
Tenant receivables and accrued revenue, net	681,551	742,672
Investment in unconsolidated entities, at equity	2,302,833	2,266,483
Investment in Klépierre, at equity	1,772,155	1,934,676
Deferred costs and other assets	1,297,717	1,373,983
Total assets	\$ 30,843,140	\$ 32,257,638
LIABILITIES:		
Mortgages and unsecured indebtedness	\$ 23,505,002	\$ 24,632,463
Accounts payable, accrued expenses, intangibles, and deferred revenues	1,230,775	1,269,190
Cash distributions and losses in unconsolidated entities, at equity	1,531,136	1,406,378
Other liabilities	499,598	520,363
Total liabilities	26,766,511	27,828,394
Commitments and contingencies		
Preferred units, various series, at liquidation value, and noncontrolling		
redeemable interests in properties	198,001	190,480
EQUITY:		
Partners' Equity		
Preferred units, 796,948 units outstanding. Liquidation value of \$39,847	42,912	43,077
General Partner, 309,217,683 and 311,166,854 units outstanding, respectively	3,328,112	3,643,091
Limited Partners, 46,824,406 and 46,879,625 units outstanding, respectively	503,972	548,858
Total partners' equity	3,874,996	4,235,026
Nonredeemable noncontrolling interests in properties, net	3,632	3,738
Total equity	3,878,628	4,238,764
Total liabilities and equity	\$ 30,843,140	\$ 32,257,638

The accompanying notes are an integral part of these statements.

#### Table of Contents

Simon Property Group, L.P.

Unaudited Consolidated Statements of Operations and Comprehensive Income

(Dollars in thousands, except per unit amounts)

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Overage rent	31,942	29,764	64,932	57,967
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Other income	97,820	68,338	195,929	129,638
Total revenue	1,388,358	1,361,548	2,788,172	2,707,311
EXPENSES:				
Property operating	102,951	107,371	216,400	211,419
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Real estate taxes	111,449	113,415	225,635	220,073
Repairs and maintenance	22,191	21,700	49,875	47,301
Advertising and promotion	36,491	36,496	71,291	72,444
Provision for credit losses	3,299	2,659	8,931	7,870
Home and regional office costs	32,316	36,476	73,380	79,455
General and administrative	10,913	13,074	23,542	27,075
Other	10,875	21,812	42,377	45,627
Total operating expenses	650,683	675,399	1,348,565	1,344,492
OPERATING INCOME	737,675	686,149	1,439,607	1,362,819
Interest expense	(206,624)	(207,174)	(412,115)	(405,373)
Loss on extinguishment of debt		(128,618)	_	(128,618)
Income and other taxes	(10,137)	(5,990)	(16,357)	(2,470)
Income from unconsolidated entities	100,828	92,017	190,854	161,101
Gain upon acquisition of controlling interests,				
sale or disposal of, or recovery on, assets and				
interests in unconsolidated entities and				
impairment, net	9,672	4,989	144,949	4,989
CONSOLIDATED NET INCOME	631,414	441,373	1,346,938	992,448
Net income (loss) attributable to noncontrolling				
interests	279	74	186	(170)
Preferred unit requirements	1,313	1,313	2,626	2,626
NET INCOME ATTRIBUTABLE TO				
UNITHOLDERS	\$ 629,822	\$ 439,986	\$ 1,344,126	\$ 989,992
NET INCOME ATTRIBUTABLE TO				
UNITHOLDERS ATTRIBUTABLE TO:				
General Partner	\$ 547,004	381,990	\$ 1,167,658	\$ 859,726
Limited Partners	82,818	57,996	176,468	130,266
Net income attributable to unitholders	\$ 629,822	\$ 439,986	\$ 1,344,126	\$ 989,992

# BASIC AND DILUTED EARNINGS PER

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Consolidated net income       \$ 631,414       \$ 441,373       \$ 1,346,938       \$ 992,448         Unrealized gain (loss) on derivative hedge agreements       21,260       (21,545)       15,113       (22,798)         Net loss reclassified from accumulated other comprehensive loss into earnings       2,185       2,439       4,339       5,059         Currency translation adjustments       (38,126)       16,745       (25,034)       29,892         Changes in available-for-sale securities and other       222       (1,152)       (66)	Net income attributable to unitholders	\$ 1.77	\$ 1.23	\$ 3.77	\$ 2.75
agreements 21,260 (21,545) 15,113 (22,798)  Net loss reclassified from accumulated other comprehensive loss into earnings 2,185 2,439 4,339 5,059  Currency translation adjustments (38,126) 16,745 (25,034) 29,892  Changes in available-for-sale securities and		\$ 631,414	\$ 441,373	\$ 1,346,938	\$ 992,448
comprehensive loss into earnings 2,185 2,439 4,339 5,059 Currency translation adjustments (38,126) 16,745 (25,034) 29,892 Changes in available-for-sale securities and	agreements	21,260	(21,545)	15,113	(22,798)
Changes in available-for-sale securities and		2,185	2,439	4,339	5,059
	•	(38,126)	16,745	(25,034)	29,892
		222	(1,152)	(66)	