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TANGER FACTORY OUTLET CENTERS INC  
Form 8-K  
February 26, 2003

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

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FORM 8-K

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

Date of Report (date of earliest event reported): February 26, 2003

TANGER FACTORY OUTLET CENTERS, INC.

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(Exact name of registrant as specified in its charter)

|                                                   |                             |                                            |
|---------------------------------------------------|-----------------------------|--------------------------------------------|
| North Carolina                                    | 1-11986                     | 56-1815473                                 |
| -----                                             | -----                       | -----                                      |
| (State or other jurisdiction<br>of Incorporation) | (Commission<br>File Number) | (I.R.S. Employer Identification<br>Number) |

3200 Northline Avenue, Greensboro, North Carolina 27408

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(Address of principal executive offices) (Zip Code)

(336) 292-3010

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(Registrants' telephone number, including area code)

N/A

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

Item 9. Regulation FD Disclosure.

On February 26, 2003 Tanger Factory Outlet Centers, Inc. (the "Company") made publicly available certain supplemental operating and financial information for the year ended December 31, 2002. This supplemental operating and financial

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information is attached to this current report as exhibit 99.1.

Item 12. Disclosure of Results of Operations and Financial Condition.

On February 26, 2003 the Company issued a press release announcing its results of operations and financial condition as of and for the year ended December 31, 2002. This information is attached to this current report as exhibit 99.2.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: February 26, 2003

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ Frank C. Marchisello Jr.

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Frank C. Marchisello, Jr.  
Senior Vice President, Chief Financial Officer

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EXHIBIT INDEX

| Exhibit No. |                                                                                                                            | Sequentially<br>Numbered Page |
|-------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 99.1        | Supplemental operating and financial information of the Company for the year ended December 31, 2002.                      | 3                             |
| 99.2        | Press Release announcing the results of operations and financial condition as of and for the year ended December 31, 2002. | 23                            |