

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): October 29, 2002

TANGER FACTORY OUTLET CENTERS, INC.

-----  
(Exact name of registrant as specified in its charter)

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

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)

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Item 9. Regulation FD Disclosure.

On October 29, 2002 Tanger Factory Outlet Centers, Inc. (the "Company") made publicly available certain supplemental operating and financial information for the quarter ended September 30, 2002. This supplemental operating and financial information is attached to this current report as exhibit 99.1 and is incorporated herein by reference to this report.

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: October 29, 2002

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ Frank C. Marchisello, Jr.

\_\_\_\_\_  
Frank C. Marchisello, Jr.

Senior Vice President, Chief Financial Officer

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EXHIBIT INDEX

Exhibit No.		Sequentially Numbered Page
99.1	Supplemental operating and financial information of the Company for the quarter ended September 30, 2002.	3



Tanger Factory Outlet Centers, Inc.  
Supplemental Operating and Financial Data for the  
Quarter Ended 09/30/02

Tanger Factory Outlet Centers, Inc.

Supplemental Operating and Financial Data

September 30, 2002

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Notice

This Supplemental Operating and Financial Data may contain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, which reflect management's current views with respect to future events and financial performance relating to our re-merchandising strategy, the renewal and re-tenanting of space, tenant sales and sales trends, interest rates, fund from operations, the development of new centers, the opening of ongoing expansions, coverage of the current dividend and the impact of sales of land parcels. These forward-looking statements are subject to risks and uncertainties. Actual results could differ materially from those projected due to various factors including, but not limited to, the risks associated with general economic and local real estate conditions, the availability and cost of capital, our ability to lease our properties, our inability to collect rent due to the bankruptcy or insolvency of tenants or otherwise, and competition. For a more detailed discussion of the factors that affect our operating results, interested parties should review the Tanger Factory Outlet Centers, Inc. Annual Report on Form 10-K for the fiscal year ended December 31, 2001.

This Supplemental Operating and Financial Data is not an offer to sell or a solicitation to buy any securities of the Company. Any offers to sell or solicitations to buy any securities of the Company shall be made only by means of a prospectus.

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### 3

#### Quarterly Highlights from Press Release dated October 29, 2002

Greensboro, NC, October 29, 2002, Tanger Factory Outlet Centers, Inc. (NYSE:SKT) today reported funds from operations (FFO) for the third quarter of 2002 increased 10% to \$10.3 million, or \$.84 per share, compared to \$9.4 million, or \$.80 per share, in the same quarter of 2001. On a per share basis, FFO increased by 5% in the third quarter of 2002 to \$.84, compared to \$.80 in the same quarter of 2001. For the nine months ended September 30, 2002, FFO increased 9% to \$28.6 million, or \$2.38 per share, compared to \$26.3 million or \$2.24 per share, in the same period of 2001. On a per share basis, FFO increased by 6% for the nine months ended September 30, 2002 to \$2.38, compared to \$2.24 in the same period of 2001. Net income for the third quarter of 2002 increased 29% to \$.22 per share compared to net income of \$.17 per share in the same quarter of 2001. Net income for the first nine months of 2002 increased 67% to \$.55 per share compared to \$.33 per share for the same period of 2001. All FFO and net income calculations are on a fully diluted basis and assume full conversion of the minority interest in the operating partnership.

Based on current market conditions, we currently expect our 2003 FFO to range between \$3.41 and \$3.49 per share for the year. On a quarterly basis, we expect FFO for 2003 to range between \$.78 and \$.80 per share in the first quarter, \$.79 to \$.81 per share in the second quarter, \$.85 to \$.87 per share in the third quarter and \$.99 to \$1.01 per share in the fourth quarter of the year.

Reported same-space sales per square foot for the rolling twelve months ended September 30, 2002 were \$297 per square foot. This represents a 6% increase compared to the same period in 2001. Same-space sales is defined as the weighted average sales per square foot reported in space open for the full duration of each comparison period. Our ability to attract high volume tenants to many of our outlet centers continues to improve the average sales per square foot throughout our portfolio. During 2002, we have added 26 new tenants to our portfolio, 18 of which were added in the third quarter, including Baby Gap, Dooney and Bourke, Puma, Chico's, Escada and Versace.

Reported tenant sales for the first nine months of 2002 for all Tanger Outlet Centers increased 2% to \$985 million compared to \$968 million in 2001. Reported same-store sales for the nine months ended September 30, 2002, defined as the weighted average sales per square foot reported by tenants for stores open since January 1, 2001 were flat. Sales in the third quarter were adversely affected by several hurricanes and unseasonably warm weather during the important Back to School season.

Through September 30, 2002, we renewed approximately 744,000 square feet, or 80%, of the 935,000 square feet coming up for renewal during the current year at an average base rental rate 1% higher than the expiring rate. We anticipate that most of the remaining leases up for renewal will either be renewed with the existing tenants during 2002 or re-tenanted during the next twelve months. We also re-tenanted approximately 191,000 square feet of vacant space during the first nine months of 2002 at a 3% increase in the average base rental rate from that which was charged previously.

In September 2002, we completed a 1,000,000 common share offering that generated net proceeds of approximately \$28,000,000. No current shareholders, including the Tanger family, sold any shares through this public offering. As a result of the offering, on a fully diluted basis, there are 12,785,719 shares outstanding, of which the Tanger family continues to own 3,190,651 shares, representing approximately 25% of the company's fully diluted shares. The average shares traded each day have increased substantially during the past year.

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Immediately following this capital transaction, we completed the acquisition of Kensington Valley Factory Shops located in Howell, Michigan, within the greater Detroit metropolitan region. The established center contains approximately 325,000 square feet, is 100% occupied, and has been renamed the Tanger Outlet

Center at Kensington Valley. The purchase price of \$37.5 million represents an approximate 12% capitalization rate on the existing net operating income. The accretive acquisition was funded with proceeds from the sale of our Fort Lauderdale property in June of this year and a portion of the net proceeds from the one million common share offering.

We also announced during the third quarter that John Hancock Life Insurance Company has retained us for a fee as the exclusive manager of an existing 329,000 square foot factory outlet shopping center located in Vero Beach, Florida. The property is in the process of being renamed Tanger Outlet Center at Vero Beach. We will manage the day-to-day operations, marketing and leasing of the established outlet center.

Stanley K. Tanger, Chairman of the Board and Chief Executive Officer, said, "Our third quarter was full of activity and our results came in as expected. We completed a very successful common share offering and immediately put those funds to work with the acquisition of the center in Howell, Michigan. We were also pleased that John Hancock has selected the Tanger management team to oversee their outlet center in Vero Beach, Florida. We believe we can add value to the center through capitalizing on the Tanger brand name, increasing consumer traffic and improving the tenant mix at the center. We are proud that our company has paid out over \$226,000,000 in cumulative dividends to shareholders during the past 37 consecutive quarters. Historically a portion of the dividend is classified as return of capital and may have advantageous tax benefits to investors.

Tanger Factory Outlet Centers, Inc., a fully integrated, self-administered and self-managed publicly-traded REIT, presently has ownership interests in or management responsibilities for 34 shopping centers in 21 states coast-to-coast, totaling approximately 6,200,000 million square feet, leased to over 1,500 stores that are operated by over 250 different brand name companies. As of September 30, 2002, our existing wholly and partially owned centers were 96% occupied. We are filing a Form 8-K with the Securities and Exchange Commission that includes a supplemental information package for the quarter ended September 30, 2002. For more information on Tanger Outlet Centers, visit our web site at [www.tangeroutlet.com](http://www.tangeroutlet.com).

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#### Geographic Diversification

As of September 30, 2002

State	# of Centers	GLA	\$ of GLA
<S>	<C>	<C>	<C>
Georgia	4	950,590	17%
New York	1	729,238	13%
Texas	2	619,426	11%
Tennessee	2	448,535	8%
Michigan	2	437,651	8%
Missouri	1	277,494	5%
Iowa	1	277,230	5%
South Carolina (1)	1	260,006	5%
Pennsylvania	1	255,059	4%
Louisiana	1	245,199	4%
Florida	1	198,789	3%
North Carolina	2	187,702	3%
Arizona	1	184,768	3%
Indiana	1	141,051	3%
Minnesota	1	134,480	2%

California	1	105,950	2%
Maine	2	84,397	1%
Alabama	1	80,775	1%
New Hampshire	2	61,745	1%
West Virginia	1	49,252	1%
Massachusetts	1	23,417	--%
-----			
Total	30	5,752,754	100%
-----			

(1) Includes one center totaling 260,006 sq. ft. of which Tanger owns a 50% interest through a joint venture arrangement. Property Summary - Occupancy  
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Property Summary - Occupancy

Location	Total GLA 09/30/02	% Occupied 09/30/02	% Occupied 06/30/02	% Occupied 03/31/02	% Occupied 12/31/01	% Occupied 09/30/01
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Riverhead, NY	729,238	99%	99%	98%	100%	96%
San Marcos, TX	441,936	98%	98%	98%	98%	97%
Sevierville, TN	353,977	100%	100%	100%	100%	100%
Commerce II, GA	342,556	96%	97%	95%	99%	97%
Howell, MI	325,231	100%	n/a	n/a	n/a	n/a
Branson, MO	277,494	100%	98%	94%	100%	99%
Williamsburg, IA	277,230	99%	98%	97%	96%	97%
Myrtle Beach, SC (1)	260,006	100%	100%	n/a	n/a	n/a
Lancaster, PA	255,059	96%	96%	94%	100%	100%
Locust Grove, GA	248,854	100%	98%	100%	98%	97%
Gonzales, LA	245,199	98%	96%	97%	97%	99%
Sanibel, FL	198,789	97%	93%	96%	97%	94%
Commerce I, GA	185,750	87%	90%	84%	79%	81%
Casa Grande, AZ	184,768	90%	89%	89%	94%	84%
Terrell, TX	177,490	100%	95%	96%	94%	92%
Dalton, GA	173,430	98%	96%	90%	94%	95%
Seymour, IN	141,051	80%	76%	73%	76%	74%
North Branch, MN	134,480	100%	100%	100%	100%	99%
West Branch, MI	112,420	100%	98%	100%	95%	95%
Barstow, CA	105,950	57%	57%	59%	76%	76%
Blowing Rock, NC	105,448	100%	100%	100%	100%	100%
Pigeon Forge, TN	94,558	94%	100%	100%	96%	94%
Nags Head, NC	82,254	100%	100%	100%	100%	100%
Boaz, AL	80,775	91%	93%	93%	93%	93%
Kittery I, ME	59,694	100%	100%	100%	100%	100%
LL Bean, NH	50,745	100%	100%	100%	100%	100%



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 and after
4%	16%	21%	15%	15%	14%	5%	2%	1%	2%	5%

Percentage of Total Annualized Base Rent (1)

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 and after
4%	16%	21%	15%	15%	14%	5%	2%	1%	2%	5%

(1) Includes one center totaling 260,006 sq. ft. of which Tanger owns a 50% interest through a joint venture arrangement.

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Leasing Activity

Year	03/31/02	06/30/02	09/30/02	12/31/02	to
Date					
-----	-----	-----	-----	-----	---
-----					
Re-tenanted Space:					
<S>	<C>	<C>	<C>		
<C>					
Number of leases	24	10	18		
52					
Gross leasable area	93,943	37,653	59,821		
191,417					
New base rent per square foot	\$13.93	\$18.20	\$16.62		
\$15.61					
Prior base rent per square foot	\$12.75	\$18.34	\$16.79		
\$15.11					
Percent increase in rent per square foot	9.2%	(0.8%)	(1.0%)		
3.3%					
Renewed Space:					
Number of leases	115	33	52		
200					
Gross leasable area	403,956	129,040	211,221		
744,217					
New base rent per square foot	\$16.24	\$18.22	\$12.09		
\$15.41					
Prior base rent per square foot	\$15.49	\$17.44	\$13.34		
\$15.22					
Percent increase in rent per square foot	4.8%	4.5%	(9.4%)		
1.2%					
Total Re-tenanted and Renewed Space:					
Number of leases	139	43	70		
252					
Gross leasable area	497,899	166,693	271,042		
935,634					
New base rent per square foot	\$15.81	\$18.22	\$13.09		
\$15.45					
Prior base rent per square foot	\$14.97	\$17.64	\$14.08		
\$15.20					
Percent increase in rent per square foot	5.6%	3.3%	(7.0%)		
1.6%					

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Consolidated Balance Sheets (dollars in thousands)

	09/30/02	06/30/02	03/31/02	12/31/02
09/30/01				
-----				
Assets				
Rental Property				
<S>	<C>	<C>	<C>	<C>
<C>				
Land	\$52,345	\$50,176	\$60,196	\$60,158
\$59,858				
Buildings	571,826	535,438	541,010	539,108
538,342				
-----				
Total rental property	624,171	585,614	601,206	599,266
598,200				
Accumulated depreciation	(168,327)	(161,612)	(155,614)	(148,950)
(142,182)				
-----				
Total rental property - net	455,844	424,002	445,592	450,316
456,018				
Cash	209	204	210	515
198				
Deferred charges - net	10,494	10,465	11,084	11,413
11,666				
Other assets	13,543	30,783	12,183	14,028
16,406				
-----				
Total assets	\$480,090	\$465,454	\$469,069	\$476,272
\$484,288				
-----				
Liabilities & Shareholders' Equity				
Liabilities				
Debt				
Senior, unsecured notes	\$155,609	\$155,609	\$155,609	\$160,509
\$175,000				
Mortgages payable	175,018	175,603	176,176	176,736
177,285				
Lines of credit	16,269	26,625	27,786	20,950
10,628				
-----				
Total debt	346,896	357,837	359,571	358,195
362,913				
Construction trade payables	4,041	4,141	3,934	3,722
6,431				
Accounts payable & accruals	14,743	12,943	11,278	16,478
14,191				
-----				
Total liabilities	365,680	374,921	374,783	378,395
383,535				
-----				
Minority interest	23,727	19,326	20,386	21,506
22,302				
-----				
Shareholders' equity				
Preferred shares	1	1	1	1
1				
Common shares	90	80	80	79
79				
Paid in capital	160,589	138,177	137,684	136,529
136,529				
Distributions in excess of net income	(69,672)	(66,619)	(63,370)	(59,534)
(57,403)				
Accum. other comprehensive income	(325)	(432)	(495)	(704)
(755)				
-----				
Total shareholders' equity	90,683	71,207	73,900	76,371
78,451				
-----				
Total liabilities & shareholders' equity	\$480,090	\$465,454	\$469,069	\$476,272
\$484,288				
-----				

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Consolidated Statements of Operations (dollars and shares in thousands)

		Three Months Ended				
YTD						
09/02	09/01	09/02	06/02	03/02	12/01	09/01
Revenues						
<S>		<C>	<C>	<C>	<C>	<C>
<C>						
Base rentals		\$18,839	\$18,532	\$18,181	\$19,303	\$18,393
\$55,552	\$54,419					
Percentage rentals		778	581	597	1,287	598
1,956	1,448					
Expense reimbursements		7,411	7,333	7,301	7,548	7,126
22,046	22,171					
Other income		1,045	508	573	849	846
2,193	1,923					
Total revenues		28,073	26,954	26,652	28,987	26,963
81,747	79,961					
Expenses						
Property operating		8,654	8,677	8,656	8,390	8,334
25,988	25,761					
General & administrative		2,623	2,092	2,275	2,134	2,012
6,990	6,097					
Interest		7,171	7,118	7,129	7,297	7,546
21,418	22,837					
Depreciation & amortization		7,201	7,116	7,083	7,143	7,112
21,400	21,070					
Total expenses		25,649	25,003	25,143	24,964	25,004
75,796	75,765					
Income before income from						
unconsolidated joint ventures,						
minority interest, discontinued						
operations and extraordinary item						
2,424		1,951		1,509	4,023	1,959
5,951	4,196					
Income from unconsolidated joint						
ventures		317	--	--	--	--
250	--					
Minority interest		(617)	(414)	(294)	(991)	(419)
(1,326)	(793)					
Income from continuing operations		2,124	1,537	1,215	3,032	1,540
4,875	3,403					
Discontinued operations (1)		184	557	230	231	230
972	690					
Income before extraordinary item		2,308	2,094	1,445	3,263	1,770
5,847	4,093					
Extraordinary item - loss on early						
extinguishments of debt		--	--	--	(114)	--
--	(130)					
Net Income		2,308	2,094	1,445	3,149	1,770
5,847	3,963					

Less applicable preferred share



21,176	Real estate - wholly owned 20,846	7,124	7,042	7,010	7,071	7,043
168	Depreciation and amortization uniquely significant to Real estate - joint ventures	168				--
(460)	-- Gain on sale of real estate	--	(460)	--	--	--
	--					
	Funds from operation	\$10,284	\$9,383	\$8,927	\$11,503	\$9,410
	\$28,594 \$26,265					
	Funds from operations per share	\$.84	\$.78	\$.76	\$.98	\$.80
	\$2.38 \$2.24					
	Funds available for distribution:					
	Funds from operations	\$10,284	\$9,383	\$8,927	\$11,503	\$9,410
	\$28,594 \$26,265					
	Plus -					
225	Corporate depreciation excluded above	77	75	73	72	69
905	224 Amortization of finance costs	313	289	303	330	326
192	1,330 Straight line rent adjustment	91	60	41	73	96
	269					
	Less -					
(1,771)	2nd generation tenant allowances	(136)	(429)	(1,206)	(1,337)	(1,567)
	(4,668)					
(1,847)	Capital improvements	(899)	(578)	(370)	(803)	(1,708)
	(2,598)					
	Funds available for distribution	\$9,730	\$8,800	\$7,768	\$9,838	\$6,626
	\$26,298 \$20,822					
	Funds available for distribution per share	\$.79	\$.73	\$.66	\$.84	\$.57
	\$2.19 \$1.78					
	Dividends paid per share	\$.6125	\$.6125	\$.61	\$.61	\$.61
	\$1.8350 \$1.8275					
	FFO payout ratio	73%	79%	80%	62%	76%
	77% 82%					
	FAD payout ratio	78%	84%	92%	73%	107%
	84% 103%					
	Diluted weighted average common shares	12,245	11,985	11,787	11,705	11,713
	12,011 11,708					

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Three Months Ended						
YTD						
09/02	09/01	09/02	06/02	03/02	12/01	09/01
GLA open at end of period -						
<S>		<C>	<C>	<C>	<C>	<C>
<C>						
Wholly owned (000's)		5,493	5,167	5,332	5,332	5,326
5,326						
Partially owned (000's) (1)		260	260	--	--	--
--						
Managed properties (000's)		434	105	105	105	105
105						
Total GLA open at end of period		6,187	5,532	5,437	5,437	5,431
5,431						
Weighted average GLA (000's) (2)		5,245	5,167	5,167	5,165	5,152
5,124						
End of period occupancy (1)		96%	96%	95%	96%	95%
94%						
PER SQUARE FOOT						
Revenues						
Base rentals		\$3.59	\$3.59	\$3.52	\$3.74	\$3.57
\$10.62						
Percentage rentals		.15	.11	.12	.25	.12
.28						
Expense reimbursements		1.41	1.42	1.41	1.46	1.38
4.33						
Other income		.20	.10	.11	.16	.16
.38						
Total revenues		5.35	5.22	5.16	5.61	5.23
15.61						
Expenses						
Property operating		1.65	1.68	1.68	1.62	1.62
5.03						
General & administrative		.50	.40	.44	.41	.39
1.19						
Interest		1.37	1.38	1.38	1.41	1.46
4.46						
Depreciation & amortization		1.37	1.38	1.37	1.38	1.38
4.11						
Total expenses		4.89	4.84	4.87	4.82	4.85
14.79						
Income before minority interest, discontinued operations and extraordinary item		\$ .46	\$ .38	\$ .29	\$ .79	\$ .38
\$.82						
Net operating income		\$3.20	\$3.13	\$3.04	\$3.58	\$3.22
\$9.39						
Funds from operations		\$1.96	\$1.82	\$1.73	\$2.23	\$1.83
\$5.13						

(1) Includes one center totaling 260,006 sq. ft. of which Tanger owns a 50% interest through a joint venture arrangement.

(2) Represents GLA of wholly owned properties weighted by months of operation. GLA is not adjusted for fluctuations in occupancy that may occur subsequent to the original opening date. Debt Outstanding Summary (dollars in thousands)

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## Debt Outstanding Summary (dollars in thousands)

As of September 30, 2002			
	Principal Balance	Interest Rate	Maturity Date
Mortgage debt			
<S>	<C>	<C>	<C>
Lancaster, PA	\$14,595	9.770%	04/10/05
Commerce I, GA	8,401	9.125%	09/10/05
Branson, MO	24,000	Libor + 1.75%	03/26/06
Commerce II, GA (1)	29,500	Libor + 1.75%	03/26/06
Dalton, GA	11,183	7.875%	04/01/09
Kittery I, ME	6,363	7.875%	04/01/09
San Marcos I, TX	18,994	7.875%	04/01/09
San Marcos II, TX	19,105	7.980%	04/01/09
West Branch, MI	7,099	7.875%	04/01/09
Williamsburg, IA	19,516	7.875%	04/01/09
Blowing Rock, NC	9,688	8.860%	09/01/10
Nags Head, NC	6,574	8.860%	09/01/10
Total mortgage debt	175,018		
Corporate debt			
Unsecured credit facilities	6,000	Libor + (1.60% to 1.75%)	06/30/03
Unsecured credit facilities	10,269	Libor + (1.60% to 1.75%)	06/30/04
1997 Senior unsecured notes	55,609	7.875%	10/24/04
2001 Senior unsecured notes	100,000	9.125%	02/15/08
Total corporate debt	171,878		
Total debt	\$346,896		

(1) \$25 million of this loan has been fixed until 01/27/03 at 7.72% through the use of an interest rate swap agreement. Future Scheduled Principal Payments (dollars in thousands)

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## Future Scheduled Principal Payments (dollars in thousands)

As of September 30, 2002			
Year	Scheduled Amortization Payments	Balloon Payments	Total Scheduled Payments
<C>	<C>	<C>	<C>
2002	\$570	\$ -----	\$570
2003 (1)	2,516	6,000	8,516
2004 (1)	2,737	65,878	68,615
2005	2,556	20,577	23,133

2006	2,168	53,500	55,668
2007	2,349	--	2,349
2008	2,545	100,000	102,545
2009	967	70,474	71,441
2010	181	13,878	14,059
2011	--	--	--
2012 & thereafter	--	--	--
- - - - -	\$16,589	\$330,307	\$346,896
- - - - -	- - - - -	- - - - -	- - - - -

(1) Balloon payments in 2003 and 2004 include \$6,000 and \$10,269, respectively relating to amounts outstanding under the unsecured credit facilities.  
</TABLE>

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#### Investor Information

Tanger Outlet Centers welcomes any questions or comments from shareholders, analysts, investment managers, media and prospective investors. Please address all inquiries to our Investor Relations Department.

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