

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

☒ [X] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934

FOR THE QUARTERLY PERIOD ENDED MARCH 31, 1998

OR

☐ [] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

COMMISSION FILE NO. 1-11986

TANGER FACTORY OUTLET CENTERS, INC.
(Exact name of Registrant as specified in its Charter)

NORTH CAROLINA	56-1815473
(State or other jurisdiction	(I.R.S. Employer
of incorporation or organization)	Identification No.)

1400 WEST NORTHWOOD STREET, GREENSBORO, NORTH CAROLINA 27408
(Address of principal executive offices) (Zip code)

(336) 274-1666
(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. Yes ☒ [X] No ☐ []

7,866,204 shares of Common Stock,
\$.01 par value, outstanding as of April 30, 1998

PART II. OTHER INFORMATION

SIGNATURES

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

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ FRANK C. MARCHISELLO, JR.

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

DATE: May 11, 1998

<TABLE> <S> <C>

<ARTICLE>

5

<S>

<C>

<PERIOD-TYPE>

3-MOS

<FISCAL-YEAR-END>

DEC-31-1998

<PERIOD-END>

MAR-31-1998

<CASH>

5,181

<SECURITIES>

0

<RECEIVABLES>

0

<ALLOWANCES>

0

<INVENTORY>

0

<CURRENT-ASSETS>

0

<PP&E>

475,317

<DEPRECIATION>

68,644

<TOTAL-ASSETS>

432,590

<CURRENT-LIABILITIES>

0

<BONDS>

253,411

<PREFERRED-MANDATORY>

0

<PREFERRED>

1

<COMMON>

79

<OTHER-SE>

121,109

<TOTAL-LIABILITY-AND-EQUITY>

432,590

<SALES>

0

<TOTAL-REVENUES>

22,806

<CGS>

0

<TOTAL-COSTS>

6,652

<OTHER-EXPENSES>

5,134<F1>

<LOSS-PROVISION>

0

<INTEREST-EXPENSE>

4,792

<INCOME-PRETAX>

5,523

<INCOME-TAX>

0

<INCOME-CONTINUING>

4,115

<DISCONTINUED>

0

<EXTRAORDINARY>

(332)

<CHANGES>

0

<NET-INCOME>

3,783

<EPS-PRIMARY>

.42

<EPS-DILUTED>

.41

<FN>

<F1>DEPRECIATION AND AMORTIZATION

</FN>

</TABLE>