

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

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 24, 2006

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))
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Item 2.02 Results of Operations and Financial Condition

On October 24, 2006, Tanger Factory Outlet Centers, Inc. (the "Company") issued a press release announcing its results of operations and financial condition as of and for the quarter ended September 30, 2006. A copy of the Company's press release is furnished as Exhibit 99.1 to this report on Form 8-K. The information contained in this report on Form 8-K, including Exhibit 99.1, shall not be deemed "filed" with the Securities and Exchange Commission nor incorporated by reference in any registration statement filed by the Company under the Securities Act of 1933, as amended, unless specified otherwise.

Item 7.01 Regulation FD Disclosure

On October 24, 2006, the Company made publicly available certain supplemental operating and financial information for the quarter ended September 30, 2006. This supplemental operating and financial information is attached to this current report as exhibit 99.2. The information contained in this report on Form 8-K, including Exhibit 99.2, shall not be deemed "filed" with the Securities and Exchange Commission nor incorporated by reference in any registration statement filed by the Company under the Securities Act of 1933, as amended, unless specified otherwise.

Item 9.01 Financial Statements and Exhibits

(c) Exhibits

The following exhibits are included with this Report:

Exhibit 99.1 Press release announcing the results of operations and financial condition of the Company as of and for the quarter ended September 30, 2006.

Exhibit 99.2 Supplemental operating and financial information of the Company as of and for the quarter ended September 30, 2006.

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 24, 2006

TANGER FACTORY OUTLET CENTERS, INC.

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

Frank C. Marchisello, Jr.

Executive Vice President, Chief Financial Officer

EXHIBIT INDEX

Exhibit No.

- 99.1 Press release announcing the results of operations and financial condition of the Company as of and for the quarter ended September 30, 2006.
- 99.2 Supplemental operating and financial information of the Company as of and for the quarter ended September 30, 2006.

Tanger Factory Outlet Centers, Inc.

News Release

For Release: **IMMEDIATE RELEASE**

Contact: **Frank C. Marchisello, Jr.**
(336) 834-6834

TANGER REPORTS THIRD QUARTER 2006 RESULTS **22.1% Increase in Total FFO, 14.0% Increase in FFO Per Share,** **Tenant Sales Increase 6.9%**

Greensboro, NC, October 24, 2006, Tanger Factory Outlet Centers, Inc. (NYSE:SKT) today reported funds from operations available to common shareholders ("FFO"), a widely accepted measure of REIT performance, for the three months ended September 30, 2006 increased 14.0% to \$0.57 per share, or \$21.2 million, as compared to FFO of \$0.50 per share, or \$17.3 million, for the three months ended September 30, 2005. For the nine months ended September 30, 2006, FFO increased 15.7% to \$1.62 per share, or \$59.8 million, as compared to FFO of \$1.40 per share, or \$47.6 million, for the nine months ended September 30, 2005.

FFO for the three months and nine months ended September 30, 2006 was impacted by a non-recurring charge for the early extinguishment of debt of \$917,000, or approximately \$0.03 per share, which has been included in interest expense. Excluding the non-recurring charge, FFO for the third quarter and nine months ended September 30, 2006 would have been \$0.60 and \$1.64 per share respectively, representing an increase of 20.0% for the three months ended September 30, 2006 and an increase of 17.1% for the nine months ended September 30, 2006.

For the three months ended September 30, 2006, net income available to common shareholders increased 36.1% to \$6.0 million or \$0.19 per share, as compared to \$4.4 million, or \$0.15 per share for the third quarter of 2005. For the nine months ended September 30, 2006, net income available to common shareholders was \$24.5 million, or \$0.79 per share, compared to \$5.0 million, or \$0.18 per share for the first nine months of 2005, representing a per share increase of 338.9%. Net income for the nine months ended September 30, 2006 included a gain on the sale of real estate incurred during the first quarter of \$13.8 million, while net income for the nine months ended September 30, 2005 included a \$4.7 million loss on sale of real estate incurred during the first quarter of 2005.

Net income and FFO per share amounts above are on a diluted basis. FFO is a supplemental non-GAAP financial measure used as a standard in the real estate industry to measure and compare the operating performance of real estate companies. A complete reconciliation containing adjustments from GAAP net income to FFO is included in this press release.

Third Quarter Highlights

- Equity market capital up 49.8% as of September 30, 2006 compared to last year
 - Total market capital up 51.9% to \$2.1 billion as of September 30, 2006 compared to last year
 - 32.8% debt-to-total market capitalization ratio, 3.25 times interest coverage ratio
 - 11.6% average increase in base rental rates on signed renewals with the existing tenants for 1.4 million square feet, or 78.4% of the square feet scheduled to expire during 2006
 - 96.0% occupancy rate for wholly-owned stabilized properties, compared to 96.4% as of September 30, 2005
-

- \$336 per square foot in reported same-space tenant sales for the rolling twelve months ended September 30, 2006, up 6.1% compared to the twelve months ended September 30, 2005
- Opened newly constructed 264,900 square foot center in Wisconsin Dells, Wisconsin in August 2006
- Opened newly constructed 352,300 square foot center in Charleston, South Carolina in August 2006
- Issued \$149.5 million of 3.75% exchangeable senior notes due 2026
- Repaid approximately \$15.3 million in mortgage debt with an average interest rate of 8.86%
- Repaid all amounts outstanding under the company's unsecured lines of credit and other variable rate debt totaling approximately \$103.3 million in the aggregate with a weighted average interest rate of 6.3%

Stanley K. Tanger, Chairman of the Board and Chief Executive Officer, commented, "Our third quarter results were better than expected and average tenant sales increased 6.9% during the third quarter of 2006, continuing the positive momentum experienced in the first half of the year. We were also very happy to see our two new centers open for business during the quarter. Initial signs indicate both locations appear to be doing very well."

Portfolio Operating Results

During the first nine months of 2006, Tanger executed 448 leases, totaling 1,830,329 square feet within its wholly-owned properties. Lease renewals accounted for 1,381,718 square feet and generated an 11.6% increase in average base rental rates on a straight-line basis. Base rental increases on re-tenanted space during the first nine months of 2006 averaged 22.3% on a straight-line basis and accounted for the remaining 448,611 square feet. For the first nine months of 2006, Tanger has already renewed 78.4% of the 1,760,000 square feet originally scheduled to expire during 2006. Same center net operating income increased 2.8% for the first nine months of 2006 compared to the same periods in 2005.

Reported same-space sales per square foot for the rolling twelve months ended September 30, 2006 were \$336 per square foot. This represents a 6.1% increase compared to the rolling twelve months ended September 30, 2005. For the third quarter of 2006, same-space sales increased by 6.9%, as compared to the same period in 2005. Same-space sales is defined as the weighted average sales per square foot reported in space open for the full duration of the comparative periods. Reported same-store sales increased 5.1% for the three months ended September 30, 2006 and increased 3.7% for the nine months ended September 30, 2006. Same-store sales are defined as sales for tenants whose stores have been open from January 1, 2005 through the duration of the comparison period.

Investment and Other Activities

During the third quarter of 2006, the company opened two new centers located in Wisconsin Dells, Wisconsin and Charleston, South Carolina. The 264,900 square foot center in Wisconsin Dells, Wisconsin is currently 100% leased. Tanger held a grand opening celebration for the center on August 18, 2006. Tenants in the center include Polo Ralph Lauren, Abercrombie & Fitch, Hollister, Gap, Banana Republic, Old Navy, Liz Claiborne, Nike, Adidas, Tommy Hilfiger and many others. The Wisconsin Dells property, which was developed and is managed and leased by Tanger for a fee, is owned through a joint venture of which Tanger owns a 50% interest.

Tanger's 352,300 square foot center in Charleston, South Carolina is currently 83% leased with tenant commitments for an additional 12% of the leasable space. The company held a grand opening celebration for the center on August 31, 2006. Tenants in the center include Gap, Banana Republic, Liz Claiborne, Nike, Adidas, Tommy Hilfiger, Guess, Reebok and many others. The Charleston property is wholly owned by Tanger.

Tanger continues the pre-development and leasing of two previously announced sites located near Pittsburgh, Pennsylvania and in Deer Park (Long Island), New York. The company has contracted with Allegany Power to move certain power lines located on the Pittsburgh site and has closed on the acquisition of the Pittsburgh development site land. The company currently expects delivery of the center in the first quarter of 2008. The Pittsburgh center will be wholly owned by Tanger.

Demolition of the building located at the Deer Park site began during the third quarter of 2006 and the company currently expects this center will also be delivered in the first quarter of 2008. The Deer Park property is owned through a joint venture of which Tanger and two venture partners each own a one-third interest.

Financing Activities and Balance Sheet Summary

In August 2006, the company issued \$149.5 million of 3.75% exchangeable senior notes due 2026. Proceeds from the offering were used to repay in full two mortgage loans totaling approximately \$15.3 million with interest rates of 8.86% and all amounts outstanding under the company's unsecured lines of credit and other variable rate debt with a weighted average interest rate of approximately 6.3%. As a result of the early repayment of these loans, Tanger recognized a non-recurring charge for the early extinguishment of debt of approximately \$917,000. The non-recurring charge, which is included in interest expense, was recorded in the third quarter of 2006 and consisted of a prepayment premium of approximately \$609,000 and the write-off of deferred loan fees totaling approximately \$308,000.

Tanger's total market capitalization as of September 30, 2006 increased 51.9% from the same period in 2005 to approximately \$2.1 billion, with \$680.1 million of debt outstanding. The company's debt to total market capitalization was 32.8% as of September 30, 2006. As of September 30, 2006, 100% of Tanger's \$680.1 million in total debt was at fixed interest rates. During the third quarter of 2006, the company continued to maintain a strong interest coverage ratio of 3.25 times.

2006 FFO Per Share Guidance

Based on current market conditions, the strength and stability of its core portfolio, Tanger currently believes its diluted net income available to common shareholders for 2006 will be between \$1.01 and \$1.05 per share and its FFO for 2006 will be between \$2.22 and \$2.26 per share. The company's earnings estimates do not include the impact of any future potential gains on the sale of land parcels or the impact of any future potential sales or acquisitions of properties. The following table provides the reconciliation of estimated diluted FFO per share to estimated diluted net income per share:

For the twelve months ended December 31, 2006

	Low Range High Range	
Estimated diluted net income per share	\$ 1.01	\$ 1.05
Minority interest, depreciation and amortization uniquely significant to real estate including minority interest share and our share of joint ventures	<u>1.21</u>	<u>1.21</u>
Estimated diluted FFO per share	<u>\$ 2.22</u>	<u>\$ 2.26</u>

Third Quarter Conference Call

Tanger will host a conference call to discuss its second quarter results for analysts, investors and other interested parties on Wednesday, October 25, 2006, at 10:00 A.M. eastern time. To access the conference call, listeners should dial 1-877-277-5113 and request to be connected to the Tanger Factory Outlet Centers Third Quarter Financial Results call. Alternatively, the call will be web cast by CCBN and can be accessed at Tanger Factory Outlet Centers, Inc.'s web site at www.tangeroutlet.com/corporate under the News Releases section.

A telephone replay of the call will be available from October 25, 2006 starting at 12:00 P.M. Eastern Time through 11:59 P.M., November 3, 2006, by dialing 1-800-642-1687 (conference ID # 8182798). Additionally, an online archive of the broadcast will also be available through November 3, 2006.

About Tanger Factory Outlet Centers

Tanger Factory Outlet Centers, Inc. (NYSE: SKT), a fully integrated, self-administered and self-managed publicly traded REIT, presently owns 30 centers in 21 states coast to coast, totaling approximately 8.4 million square feet of gross leasable area. Tanger also manages for a fee and owns a 50% interest in two centers containing approximately 667,000 square feet and manages for a fee three centers totaling approximately 293,000 square feet. Tanger is furnishing a Form 8-K with the Securities and Exchange Commission that includes a supplemental information package for the quarter ended September 30, 2006. For more information on Tanger Outlet Centers, visit our web site at www.tangeroutlet.com.

Estimates of future net income per share and FFO per share are by definition, and certain other matters discussed in this press release regarding 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 may be, forward-looking statements within the meaning of the federal securities laws. 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, the company's ability to lease its properties, the company's 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, 2005.

TANGER FACTORY OUTLET CENTERS, INC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
(in thousands, except per share data)
(Unaudited)

	Three months ended September 30,		Nine months ended September 30,	
	2006	2005	2006	2005
REVENUES				
Base rentals (a)	\$ 35,403	\$ 33,311	\$ 102,247	\$ 97,372
Percentage rentals	1,736	1,794	4,292	3,928
Expense reimbursements	14,890	13,925	41,357	40,160
Other income (b)	2,407	1,563	5,266	3,675
Total revenues	54,436	50,593	153,162	145,135
EXPENSES				
Property operating	17,713	15,554	48,473	45,397
General and administrative	4,147	3,578	12,305	10,332
Depreciation and amortization	13,578	11,923	43,121	35,919
Total expenses	35,438	31,055	103,899	91,648
Operating income	18,998	19,538	49,263	53,487
Interest expense (including prepayment premium and deferred loan cost write off of \$917 in 2006)	10,932	7,932	30,856	24,327
Income before equity in earnings of unconsolidated joint ventures, minority interests, discontinued operations and loss on sale of real estate	8,066	11,606	18,407	29,160
Equity in earnings of unconsolidated joint ventures	539	255	971	714
Minority interests				
Consolidated joint venture	---	(6,860)	---	(20,211)
Operating partnership	(1,191)	(881)	(2,541)	(1,727)
Income from continuing operations	7,414	4,120	16,837	7,936
Discontinued operations, net of minority interest (c)	---	293	11,713	871
Income before loss on sale of real estate	7,414	4,413	28,550	8,807
Loss on sale of real estate excluded from discontinued operations, net of minority interest	---	---	---	(3,843)
Net income	7,414	4,413	28,550	4,964
Preferred share dividends	(1,406)	---	(4,027)	---
Net income available to common shareholders	\$ 6,008	\$ 4,413	\$ 24,523	\$ 4,964
Basic earnings per common share:				
Income from continuing operations	\$.20	\$.15	\$.42	\$.15
Net income	\$.20	\$.16	\$.80	\$.18
Diluted earnings per common share:				
Income from continuing operations	\$.19	\$.14	\$.41	\$.15
Net income	\$.19	\$.15	\$.79	\$.18
Funds from Operations Available to Common Shareholders (FFO)				
FFO per common share - diluted	\$.57	\$.50	\$ 1.62	\$ 1.40
Summary of discontinued operations (c)				
Operating income from discontinued operations	\$ ---	\$ 355	\$ 208	\$ 1,061
Gain on sale of real estate	---	---	13,833	---
Income from discontinued operations	---	355	14,041	1,061
Minority interest in discontinued operations	---	(62)	(2,328)	(190)
Discontinued operations, net of minority interest	\$ ---	\$ 293	\$ 11,713	\$ 871

(a) Includes straight-line rent and market rent adjustments of \$959 and \$630 for the three months ended and \$2,822 and \$1,941 for the nine months ended September 30, 2006 and 2005, respectively.

(b) Includes gains on sale of outparcels of land of \$177 for the three months ended September 30, 2006 and \$402 and \$127 for the nine months ended September 30, 2006 and 2005, respectively.

(c) In accordance with SFAS No. 144 "Accounting for the Impairment or Disposal of Long Lived Assets," the results of operations for properties disposed of during the above periods in which we have no significant continuing involvement have been reported above as discontinued operations for all periods presented.

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
(in thousands, except share data)
(Unaudited)

	September 30, 2006	December 31, 2005
ASSETS:		
Rental property		
Land	\$ 130,250	\$ 120,715
Buildings, improvements and fixtures	1,059,725	1,004,545
Construction in progress	---	27,606
	1,189,975	1,152,866
Accumulated depreciation	(266,054)	(253,765)
Rental property, net	923,921	899,101
Cash and cash equivalents	20,197	2,930
Assets held for sale	---	2,637
Investments in unconsolidated joint ventures	14,581	13,020
Deferred charges, net	57,915	64,555
Other assets	26,819	18,362
Total	\$	\$
assets	1,043,433	1,000,605
LIABILITIES, MINORITY INTEREST AND SHAREHOLDERS' EQUITY:		
Liabilities		
Debt		
Senior, unsecured notes (net of discount of \$850 and \$901, respectively)	\$ 498,650	\$ 349,099
Mortgages payable (including a debt premium of \$4,033 and \$5,771, respectively)	181,420	201,233
Unsecured note	---	53,500
Unsecured lines of credit	---	59,775
Total debt	680,070	663,607
Construction trade payables	21,049	13,464
Accounts payable and accrued expenses	27,254	23,954
Total	728,373	701,025
liabilities		
Commitments		
Minority interest in operating partnership	39,270	49,366
Shareholders' equity		
Preferred shares, 7.5% Class C, liquidation preference \$25 per share, 8,000,000 shares authorized, 3,000,000 and 2,200,000 shares issued and outstanding at September 30, 2006 and December 31, 2005, respectively	75,000	55,000
Common shares, \$.01 par value, 50,000,000 shares authorized, 31,018,536 and 30,748,716 shares issued and outstanding at September 30, 2006 and December 31, 2005, respectively	310	307
Paid in capital	345,411	338,688
Distributions in excess of earnings	(147,030)	(140,738)
Deferred compensation	---	(5,501)
Accumulated other comprehensive income	2,099	2,458
Total	275,790	250,214
shareholders' equity		
Total liabilities, minority interest and shareholders' equity	\$ 1,043,433	\$ 1,000,605

TANGER FACTORY OUTLET CENTERS, INC. AND SUBSIDIARIES
SUPPLEMENTAL INFORMATION
(in thousands, except per share, state and center information)
(Unaudited)

	Three months ended September 30,		Nine months ended September 30,	
	2006	2005	2006	2005
FUNDS FROM OPERATIONS (a)				
Net income	\$ 7,414	\$ 4,413	\$ 28,550	\$ 4,964
Adjusted for:				
Minority interest in operating partnership	1,191	881	2,541	1,727
Minority interest adjustment - consolidated joint venture	---	(441)	---	(549)
Minority interest, depreciation and amortization attributable to discontinued operations	---	247	2,444	729
Depreciation and amortization uniquely significant to real estate - consolidated	13,512	11,856	42,923	35,736
Depreciation and amortization uniquely significant to real estate - unconsolidated joint ventures	444	375	1,202	1,114
(Gain) loss on sale of real estate	---	---	(13,833)	3,843
Funds from operations (FFO)	22,561	17,331	63,827	47,564
Preferred share dividends	(1,406)	---	(4,027)	---
Funds from operations available to common shareholders	\$ 21,155	\$ 17,331	\$ 59,800	\$ 47,564
Funds from operations available to common shareholders per share - diluted	\$.57	\$.50	\$ 1.62	\$ 1.40
WEIGHTED AVERAGE SHARES				
Basic weighted average common shares	30,619	28,374	30,582	27,682
Effect of outstanding share and unit options	229	209	234	191
Effect of unvested restricted share awards	135	97	107	61
Diluted weighted average common shares (for earnings per share computations)	30,983	28,680	30,923	27,934
Convertible operating partnership units (b)	6,067	6,067	6,067	6,067
Diluted weighted average common shares (for funds from operations per share computations)	37,050	34,747	36,990	34,001
OTHER INFORMATION				
Gross leasable area open at end of period -				
Wholly owned	8,389	4,956	8,389	4,956
Partially owned - consolidated (c)	---	3,271	---	3,271
Partially owned - unconsolidated	667	402	667	402
Managed	293	65	293	65
Outlet centers in operation -				
Wholly owned	30	22	30	22
Partially owned - consolidated (c)	---	9	---	9
Partially owned - unconsolidated	2	1	2	1
Managed	3	1	3	1
States operated in at end of period (c) (d)	21	22	21	22
Occupancy at end of period (c) (d) (e)	96.0%	96.4%	96.0%	96.4%

- (a) FFO is a non-GAAP financial measure. The most directly comparable GAAP measure is net income (loss), to which it is reconciled. We believe that for a clear understanding of our operating results, FFO should be considered along with net income as presented elsewhere in this report. FFO is presented because it is a widely accepted financial indicator used by certain investors and analysts to analyze and compare one equity REIT with another on the basis of operating performance. FFO is generally defined as net income (loss), computed in accordance with generally accepted accounting principles, before extraordinary items and gains (losses) on sale or disposal of depreciable operating properties, plus depreciation and amortization uniquely significant to real estate and after adjustments for unconsolidated partnerships and joint ventures. We caution that the calculation of FFO may vary from entity to entity and as such the presentation of FFO by us may not be comparable to other similarly titled measures of other reporting companies. FFO does not represent net income or cash flow from operations as defined by accounting principles generally accepted in the United States of America and should not be considered an alternative to net income as an indication of operating performance or to cash flows from operations as a measure of liquidity. FFO is not necessarily indicative of cash flows available to fund dividends to shareholders and other cash needs.
- (b) The convertible operating partnership units (minority interest in operating partnership) are not dilutive on earnings per share computed in accordance with generally accepted accounting principles.
- (c) Includes the Charter Oak portfolio which we originally acquired through a joint venture in 2003. At that time we had a 33.3% ownership interest in the joint venture. In November 2005, we acquired the remaining 66.7% interest in the joint venture, thus making the portfolio wholly-owned from that date forward. However, these properties have been consolidated for financial reporting purposes under the accounting guidance of FIN 46R since the initial formation of the joint venture in December 2003.
- (d) Excludes Myrtle Beach, South Carolina, Hwy 17 and Wisconsin Dells, Wisconsin properties which are operated by us through 50% ownership joint ventures and three centers for which we only have management responsibilities.
- (e) Excludes our wholly-owned, non stabilized center in Charleston, South Carolina.

Tanger Factory Outlet Centers, Inc.

Supplemental Operating and Financial Data

September 30, 2006

Notice

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, 2005 and our Current Report on Form 8-K dated August 9, 2006.

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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Geographic Diversification

As of September 30, 2006

State	# of Centers	GLA	% of GLA
South Carolina	3	1,172,771	14%
Georgia	3	825,862	10%
New York	1	729,315	9%
Alabama	2	636,668	8%
Texas	2	620,000	7%
Delaware	1	568,873	7%
Michigan	2	436,751	5%
Tennessee	1	419,038	5%
Utah	1	300,602	4%
Connecticut	1	291,051	4%
Missouri	1	277,883	3%
Iowa	1	277,230	3%
Oregon	1	270,280	3%
Illinois	1	256,514	3%
Pennsylvania	1	255,152	3%
Louisiana	1	243,499	3%
New Hampshire	1	227,998	3%
Florida	1	198,924	2%
North Carolina	2	186,458	2%
California	1	109,600	1%
Maine	2	84,313	1%
Total (1)	30	8,388,782	100%

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

Property Summary - Occupancy at End of Each Period Shown (1)

Location	Total GLA 9/30/06	% Occupied 9/30/06	% Occupied 6/30/06	% Occupied 3/31/06	% Occupied 12/31/05	% Occupied 9/30/05
Riverhead, NY	729,315	98%	99%	98%	99%	100%
Rehoboth, DE	568,873	100%	99%	98%	99%	99%
Foley, AL	557,093	96%	96%	94%	97%	98%
San Marcos, TX	442,510	98%	99%	97%	100%	99%
Myrtle Beach, SC	427,417	94%	94%	91%	93%	90%
Sevierville, TN	419,038	100%	100%	100%	100%	100%
Hilton Head, SC	393,094	88%	84%	81%	88%	87%
Charleston, SC	352,260	81%	n/a	n/a	n/a	n/a
Commerce II, GA	346,244	96%	99%	98%	97%	99%
Howell, MI	324,631	99%	100%	95%	99%	98%
Park City, UT	300,602	99%	100%	100%	100%	99%
Locust Grove, GA	293,868	93%	94%	95%	100%	99%
Westbrook, CT	291,051	96%	92%	90%	94%	92%
Branson, MO	277,883	99%	100%	99%	100%	100%
Williamsburg, IA	277,230	98%	97%	99%	100%	99%
Lincoln City, OR	270,280	96%	98%	99%	94%	94%
Tuscola, IL	256,514	70%	70%	70%	75%	76%
Lancaster, PA	255,152	100%	100%	99%	100%	100%
Gonzales, LA	243,499	100%	100%	100%	100%	98%
Tilton, NH	227,998	94%	99%	97%	100%	96%
Fort Myers, FL	198,924	100%	94%	91%	95%	91%
Commerce I, GA	185,750	87%	93%	87%	90%	90%
Terrell, TX	177,490	91%	99%	99%	100%	99%
West Branch, MI	112,120	100%	98%	98%	100%	100%
Barstow, CA	109,600	100%	95%	95%	95%	93%
Blowing Rock, NC	104,280	100%	100%	100%	100%	100%
Nags Head, NC	82,178	100%	100%	97%	100%	98%
Boaz, AL	79,575	98%	92%	92%	95%	95%
Kittery I, ME	59,694	100%	100%	100%	100%	100%
Kittery II, ME	24,619	94%	100%	100%	100%	100%
Pigeon Forge, TN	n/a	n/a	n/a	n/a	99%	95%
North Branch, MN	n/a	n/a	n/a	n/a	100%	100%
Total	8,388,782	96% (2)	96%	95%	97%	96%

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

(2) Excludes the occupancy rate at our Charleston, South Carolina center which opened during the third quarter of 2006 and has not yet stabilized.

Portfolio Occupancy at the End of Each Period (1)

'09/06	'06/06	'03/06	'12/05	'09/05	'06/05	'03/05	'12/04	'09/04
96%	96%	95%	97%	96%	97%	95%	97%	96%

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

Major Tenants (1)**Ten Largest Tenants As of September 30, 2006**

Tenant	# of Stores	GLA	% of Total GLA
The Gap, Inc.	60	595,187	7.1%
Phillips-Van Heusen	92	443,497	5.3%
Liz Claiborne	40	308,440	3.7%
Adidas	34	274,371	3.3%
VF Factory Outlet	29	267,109	3.2%
Dress Barn, Inc.	33	226,858	2.7%
Carter's	43	213,191	2.5%
Jones Retail Corporation	69	194,363	2.3%
Polo Ralph Lauren	23	188,628	2.2%
Nike	14	183,801	2.2%
Total of All Listed Above	437	2,895,445	34.5%

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

Lease Expirations as of September 30, 2006

Percentage of Total Gross Leasable Area (1)

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016+
2.00%	17.00%	16.00%	18.00%	15.00%	18.00%	5.00%	2.00%	2.00%	2.00%	3.00%

Percentage of Total Annualized Base Rent (1)

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016+
2.00%	15.00%	16.00%	17.00%	18.00%	17.00%	5.00%	2.00%	2.00%	2.00%	4.00%

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

Leasing Activity (1)

	03/31/06	06/30/06	09/30/06	12/31/06	Year to Date	Prior Year to Date
Re-tenanted Space:						
Number of leases	60	44	24		128	97
Gross leasable area	220,484	150,083	78,044		448,611	395,228
New base rent per square foot	\$ 17.98	\$ 21.32	\$ 17.21		\$ 18.96	\$ 17.79
Prior base rent per square foot	\$ 15.48	\$ 16.47	\$ 18.34		\$ 16.31	\$ 16.60
Percent increase in rent per square foot	16.1%	29.5%	(6.1%)		16.3%	7.2%
New average base rent per square foot	\$ 18.61	\$ 22.15	\$ 17.86		\$ 19.67	Not available
Prior average base rent per square foot	\$ 15.35	\$ 16.21	\$ 17.89		\$ 16.08	Not available
Percent increase in average rent per square foot	21.2%	36.7%	(0.2%)		22.3%	Not available
Renewed Space:						
Number of leases	220	69	31		320	291
Gross leasable area	942,601	316,120	122,997		1,381,718	1,302,498
New base rent per square foot	\$ 17.71	\$ 16.22	\$ 15.87		\$ 17.21	\$ 16.64
Prior base rent per square foot	\$ 16.37	\$ 14.72	\$ 14.93		\$ 15.86	\$ 15.58
Percent increase in rent per square foot	8.2%	10.2%	6.3%		8.5%	6.8%
New average base rent per square foot	\$ 17.91	\$ 16.38	\$ 16.34		\$ 17.42	Not available
Prior average base rent per square foot	\$ 16.03	\$ 14.37	\$ 15.54		\$ 15.61	Not available
Percent increase in average rent per square foot	11.7%	14.0%	5.1%		11.6%	Not available
Total Re-tenanted and Renewed Space:						
Number of leases	280	113	55		448	388
Gross leasable area	1,163,085	466,203	201,041		1,830,329	1,697,726
New base rent per square foot	\$ 17.76	\$ 17.86	\$ 16.39		\$ 17.64	\$ 16.90
Prior base rent per square foot	\$ 16.20	\$ 15.28	\$ 16.25		\$ 15.97	\$ 15.82
Percent increase in rent per square foot	9.6%	16.9%	0.9%		10.4%	6.9%
New average base rent per square foot	\$ 18.05	\$ 18.24	\$ 16.93		\$ 17.97	Not available
Prior average base rent per square foot	\$ 15.90	\$ 14.96	\$ 16.46		\$ 15.72	Not available
Percent increase in average rent per square foot	13.5%	21.9%	2.9%		14.3%	Not available

(1) Excludes one 401,992 square foot center in Myrtle Beach, SC and one 264,929 square foot center in Wisconsin Dells, WI, of which Tanger owns 50% interest in through joint venture arrangements and three centers totaling 293,462 square feet for which we only have management responsibilities.

Consolidated Balance Sheets (dollars in thousands)

	9/30/06	6/30/06	3/31/06	12/31/05	9/30/05
Assets					
Rental property					
Land	\$ 130,250	\$ 119,876	\$ 119,969	\$ 120,715	\$ 113,284
Buildings	1,059,725	1,017,245	1,005,300	1,004,545	960,105
Construction in progress	--	51,260	32,459	27,606	8,797
Total rental property	1,189,975	1,188,381	1,157,728	1,152,866	1,082,186
Accumulated depreciation	(266,054)	(266,958)	(257,256)	(253,765)	(247,179)
Total rental property - net	923,921	921,423	900,472	899,101	835,007
Cash & cash equivalents	20,197	1,785	2,153	2,930	6,219
Short-term investments	--	--	--	--	20,000
Assets held for sale	--	--	--	2,637	--
Investments in unconsolidated joint ventures	14,581	15,130	14,960	13,020	6,913
Deferred charges - net	57,915	56,867	59,497	64,555	52,873
Other assets	26,819	27,008	38,148	18,362	19,982
Total assets	<u>\$ 1,043,433</u>	<u>\$ 1,022,213</u>	<u>\$ 1,015,230</u>	<u>\$ 1,000,605</u>	<u>\$ 940,994</u>
Liabilities, minority interests & shareholders' equity					
Liabilities					
Debt					
Senior, unsecured notes, net of discount	\$ 498,650	\$ 349,132	\$ 349,115	\$ 349,099	\$ 100,000
Mortgages payable, including premium	181,420	198,177	199,662	201,233	281,069
Unsecured note	--	53,500	53,500	53,500	53,500
Unsecured lines of credit	--	49,800	47,100	59,775	--
Total debt	680,070	650,609	649,377	663,607	434,569
Construction trade payables	21,049	22,372	14,247	13,464	8,294
Accounts payable & accruals	27,254	22,095	21,434	23,954	14,849
Total liabilities	<u>728,373</u>	<u>695,076</u>	<u>685,058</u>	<u>701,025</u>	<u>457,712</u>
Minority interests					
Consolidated joint venture	--	--	--	--	227,234
Operating partnership	39,270	53,541	54,124	49,366	42,220
Total minority interests	<u>39,270</u>	<u>53,541</u>	<u>54,124</u>	<u>49,366</u>	<u>269,454</u>
Shareholders' equity					
Preferred shares	75,000	75,000	75,000	55,000	--
Common shares	310	310	309	307	307
Paid in capital	345,411	332,103	330,545	338,688	349,287
Distributions in excess of net income	(147,030)	(142,497)	(136,853)	(140,738)	(130,955)
Deferred compensation	--	--	--	(5,501)	(5,930)
Accum. other compreh. income	2,099	8,680	7,047	2,458	1,119
Total shareholders' equity	<u>275,790</u>	<u>273,596</u>	<u>276,048</u>	<u>250,214</u>	<u>213,828</u>
Total liabilities, minority interests & shareholders' equity	<u>\$ 1,043,433</u>	<u>\$ 1,022,213</u>	<u>\$ 1,015,230</u>	<u>\$ 1,000,605</u>	<u>\$ 940,994</u>

Consolidated Statements of Operations (dollars and shares in thousands)

	Three Months Ended				YTD		
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Revenues							
Base rentals	\$ 35,403	\$ 33,879	\$ 32,965	\$ 33,855	\$ 33,311	\$ 102,247	\$ 97,372
Percentage rentals	1,736	1,398	1,158	2,418	1,794	4,292	3,928
Expense reimbursements	14,890	13,747	12,720	15,255	13,925	41,357	40,160
Other income	2,407	1,504	1,355	2,098	1,563	5,266	3,675
Total revenues	54,436	50,528	48,198	53,626	50,593	153,162	145,135
Expenses							
Property operating	17,713	15,995	14,765	17,347	15,554	48,473	45,397
General & administrative	4,147	4,077	4,081	3,509	3,578	12,305	10,332
Depreciation & amortization	13,578	13,593	15,950	12,246	11,923	43,121	35,919
Total expenses	35,438	33,665	34,796	33,102	31,055	103,899	91,648
Operating income	18,998	16,863	13,402	20,524	19,538	49,263	53,487
Interest expense (1)	10,932	9,890	10,034	18,600	7,932	30,856	24,327
Income before equity in earnings of unconsolidated joint ventures, minority interests, discontinued operations and loss on sale of real estate excluded from discontinued operations	8,066	6,973	3,368	1,924	11,606	18,407	29,160
Equity in earnings of unconsolidated joint ventures	539	285	147	165	255	971	714
Minority interests:							
Consolidated joint venture	--	--	--	(3,832)	(6,860)	--	(20,211)
Operating partnership	(1,191)	(969)	(381)	379	(881)	(2,541)	(1,727)
Income (loss) from continuing operations	7,414	6,289	3,134	(1,364)	4,120	16,837	7,936
Discontinued operations (2)	--	--	11,713	1,489	293	11,713	871
Income before loss on sale of real estate	7,414	6,289	14,847	125	4,413	28,550	8,807
Loss on sale of real estate excluded from discontinued operations	--	--	--	--	--	--	(3,843)
Net income	7,414	6,289	14,847	125	4,413	28,550	4,964
Less applicable preferred share dividends	(1,406)	(1,406)	(1,215)	(538)	--	(4,027)	--
Net income (loss) available to common shareholders	\$ 6,008	\$ 4,883	\$ 13,632	\$ (413)	\$ 4,413	\$ 24,523	\$ 4,964
Basic earnings per common share:							
Income (loss) from continuing operations	\$.20	\$.16	\$.06	\$ (.06)	\$.15	\$.42	\$.15
Net income (loss)	\$.20	\$.16	\$.45	\$ (.01)	\$.16	\$.80	\$.18
Diluted earnings per common share:							
Income (loss) from continuing operations	\$.19	\$.16	\$.06	\$ (.06)	\$.14	\$.41	\$.15
Net income (loss)	\$.19	\$.16	\$.44	\$ (.01)	\$.15	\$.79	\$.18
Weighted average common shares:							
Basic	30,619	30,593	30,531	30,452	28,374	30,582	27,682
Diluted	30,983	30,915	30,861	30,753	28,680	30,923	27,934

(1) Three and nine months ended September 30, 2006 includes prepayment premium and deferred loan cost write off of \$917,000. Three months ended December 31, 2005 includes prepayment premium and deferred loan cost write off of \$9.9 million.

(2) In accordance with SFAS No. 144 "Accounting for the Impairment or Disposal of Long Lived Assets", the results of operations for properties sold for which we have no significant continuing involvement, including any gain or loss on such sales, and properties classified as assets held for sale, have been reported above as discontinued operations for both the current and prior periods presented.

FFO and FAD Analysis (dollars and shares in thousands)

	Three Months Ended				YTD		
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Funds from operations:							
Net income	\$ 7,414	\$ 6,289	\$ 14,847	\$ 125	\$ 4,413	\$ 28,550	\$ 4,964
Adjusted for -							
Minority interest in operating partnership	1,191	969	381	(379)	881	2,541	1,727
Minority interest adjustment consolidated joint venture	--	--	--	234	(441)	--	(549)
Minority interest, depreciation and amortization in discontinued operations	--	--	2,444	480	247	2,444	729
Depreciation and amortization uniquely significant to real estate - wholly owned	13,512	13,526	15,885	12,181	11,856	42,923	35,736
Depreciation and amortization uniquely significant to real estate - joint ventures	444	379	379	379	375	1,202	1,114
(Gain) loss on sale of real estate	--	--	(13,833)	--	--	(13,833)	3,843
Preferred share dividend	(1,406)	(1,406)	(1,215)	(538)	--	(4,027)	--
Funds from operations	\$ 21,155	\$ 19,757	\$ 18,888	\$ 12,482	\$ 17,331	\$ 59,800	\$ 47,564
Funds from operations per share	\$.57	\$.53	\$.51	\$.34	\$.50	\$ 1.62	\$ 1.40
Funds available for distribution:							
Funds from operations	\$ 21,155	\$ 19,757	\$ 18,888	\$ 12,482	\$ 17,331	\$ 59,800	\$ 47,564
Adjusted For -							
Corporate depreciation excluded above	67	66	65	66	66	198	183
Amortization of finance costs	386	298	298	276	323	982	1,019
Early extinguishment of debt	917	--	--	9,866	--	917	--
Amortization of share compensation	880	661	481	429	426	2,022	1,136
Straight line rent adjustment	(633)	(601)	(464)	(393)	(706)	(1,698)	(1,357)
Market rent adjustment	(326)	(348)	(458)	(158)	76	(1,132)	(583)
Market rate interest adjustment	(589)	(581)	(568)	(609)	(652)	(1,738)	(1,924)
2 nd generation tenant allowances	(2,527)	(2,017)	(1,650)	(2,130)	(1,290)	(6,194)	(8,098)
Capital improvements	(2,911)	(2,913)	(2,424)	(1,572)	(1,841)	(8,248)	(5,024)
Consolidated joint venture minority interest share of adjustments	--	--	--	(234)	441	--	549
Funds available for distribution	\$ 16,419	\$ 14,322	\$ 14,168	\$ 18,023	\$ 14,174	\$ 44,909	\$ 33,465
Funds available for distribution per share	\$.44	\$.39	\$.38	\$.49	\$.41	\$ 1.21	\$.98
Dividends paid per share	\$.34	\$.34	\$.3225	\$.3225	\$.3225	\$ 1.0025	\$.9575
FFO payout ratio	60%	64%	63%	95%	65%	62%	68%
FAD payout ratio	77%	87%	85%	66%	79%	83%	98%
Diluted weighted average common shs.	37,050	36,982	36,928	36,820	34,747	36,990	34,001

Unconsolidated Joint Venture Information - All
Summary Balance Sheets (dollars in thousands)

							Tanger's Share as of 9/30/06 (1)
	9/30/06	6/30/06	3/31/06	12/31/05	9/30/05		
Assets							
Investment properties at cost - net	\$ 74,913	\$ 37,474	\$ 64,463	\$ 64,915	\$ 65,489	\$	37,457
Construction in progress	29,776	65,298	26,562	15,734	96		9,925
Cash and cash equivalents	14,173	2,926	5,284	6,355	4,171		5,180
Deferred charges - net	2,122	1,805	1,729	1,548	1,340		1,061
Other assets	21,141	13,220	10,647	6,690	6,073		8,674
Total assets	\$ 142,125	\$ 120,723	\$ 108,685	\$ 95,242	\$ 77,169	\$	62,297
Liabilities & Owners' Equity							
Mortgage payable	\$ 99,561	\$ 77,380	\$ 69,323	\$ 61,081	\$ 61,066	\$	43,513
Member loans payable	--	--	--	--	550		--
Construction trade payables	6,162	9,665	6,646	6,588	215		3,081
Accounts payable & other liabilities	2,904	858	1,035	1,177	1,239		1,419
Total liabilities	108,627	87,903	77,004	68,846	63,070		48,013
Owners' equity	33,498	32,820	31,681	26,396	14,099		14,284
Total liabilities & owners' equity	\$ 142,125	\$ 120,723	\$ 108,685	\$ 95,242	\$ 77,169	\$	62,297

Summary Statements of Operations (dollars in thousands)

	Three Months Ended					YTD	
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Revenues	\$ 4,441	\$ 3,171	\$ 2,657	\$ 2,730	\$ 2,735	\$ 10,269	\$ 8,179
Expenses							
Property operating	1,726	1,202	1,030	1,050	888	3,958	2,929
General & administrative	58	66	7	5	4	131	19
Depreciation & amortization	924	788	786	789	777	2,498	2,313
Total expenses	2,708	2,056	1,823	1,844	1,669	6,587	5,261
Operating income	1,733	1,115	834	886	1,066	3,682	2,918
Interest expense	700	578	569	586	584	1,847	1,575
Net income	\$ 1,033	\$ 537	\$ 265	\$ 300	\$ 482	\$ 1,835	\$ 1,343
Tanger's share of:							
Total revenues less property operating and general & administrative expenses ("NOI")	\$ 1,334	\$ 952	\$ 810	\$ 837	\$ 922	\$ 3,096	\$ 2,616
Net income	\$ 539	\$ 285	\$ 147	\$ 165	\$ 255	\$ 971	\$ 714
Depreciation (real estate related)	\$ 444	\$ 379	\$ 379	\$ 379	\$ 375	\$ 1,202	\$ 1,114

Unconsolidated Joint Venture Information - TWMB Associates, LLC (Myrtle Beach, SC)
Summary Balance Sheets (dollars in thousands)

						Tanger's Share as of 09/30/06
	09/30/06	06/30/06	03/31/06	12/31/05	09/30/05	
Assets						
Investment properties at cost - net	\$ 36,842	\$ 37,474	\$ 38,137	\$ 38,817	\$ 39,486	\$ 18,421
Cash and cash equivalents	2,067	1,761	2,093	1,993	2,268	1,034
Deferred charges - net	1,095	1,119	1,159	1,257	1,339	548
Other assets	1,928	3,020	2,473	1,760	1,731	964
Total assets	\$ 41,932	\$ 43,374	\$ 43,862	\$ 43,827	\$ 44,824	\$ 20,967
Liabilities & Owners' Equity						
Mortgage payable	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 35,800	\$ 17,900
Construction trade payables	155	174	174	184	215	78
Accounts payable & other liabilities	256	541	491	176	694	128
Total liabilities	36,211	36,515	36,465	36,160	36,709	18,106
Owners' equity	5,721	6,859	7,397	7,667	8,115	2,861
Total liabilities & owners' equity	\$ 41,932	\$ 43,374	\$ 43,862	\$ 43,827	\$ 44,824	\$ 20,967

Summary Statements of Operations (dollars in thousands)

	Three Months Ended					YTD	
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Revenues	\$ 3,016	\$ 2,976	\$ 2,657	\$ 2,730	\$ 2,735	\$ 8,649	\$ 8,179
Expenses							
Property operating	1,068	1,035	1,030	1,050	888	3,133	2,929
General & administrative	2	20	7	5	4	29	19
Depreciation & amortization	797	788	786	789	777	2,371	2,313
Total expenses	1,867	1,843	1,823	1,844	1,669	5,533	5,261
Operating income	1,149	1,133	834	886	1,066	3,116	2,918
Interest expense	573	578	569	586	584	1,720	1,575
Net income	\$ 576	\$ 555	\$ 265	\$ 300	\$ 482	\$ 1,396	\$ 1,343
Tanger's share of:							
Total revenues less property operating and general & administrative expenses ("NOI")	\$ 973	\$ 961	\$ 810	\$ 837	\$ 922	\$ 2,744	\$ 2,616
Net income	\$ 303	\$ 292	\$ 147	\$ 165	\$ 255	\$ 742	\$ 714
Depreciation (real estate related)	\$ 384	\$ 379	\$ 379	\$ 379	\$ 375	\$ 1,142	\$ 1,114

Unconsolidated Joint Venture Information - Tanger Wisconsin Dells, LLC
Summary Balance Sheets (dollars in thousands)

							Tanger's Share as of
	09/30/06	06/30/06	03/31/06	12/31/05	09/30/05	09/30/06	09/30/06
Assets							
Investment properties at cost - net	\$ 38,071	\$ --	\$ --	\$ --	\$ --	\$ --	19,036
Construction in progress	--	37,582	26,562	15,734	96	--	--
Cash and cash equivalents	668	220	18	2,305	291	334	
Deferred charges - net	1,026	685	569	290	--	513	
Other assets	7,834	148	18	12	263	3,917	
Total assets	\$ 47,599	\$ 38,635	\$ 27,167	\$ 18,341	\$ 650	\$ 23,800	
Liabilities & Owners' Equity							
Mortgage payable	\$ 26,154	\$ 16,508	\$ 8,194	\$ --	\$ --	\$ 13,077	
Member loans payable	--	--	--	--	550	--	
Construction trade payables	6,007	9,491	6,472	6,404	--	3,004	
Accounts payable & other liabilities	2,454	147	1	458	--	1,227	
Total liabilities	34,615	26,146	14,667	6,862	550	17,308	
Owners' equity	12,984	12,489	12,500	11,479	100	6,492	
Total liabilities & owners' equity	\$ 47,599	\$ 38,635	\$ 27,167	\$ 18,341	\$ 650	\$ 23,800	

Summary Statements of Operations (dollars in thousands)

	Three Months Ended				YTD		
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Revenues	\$ 1,409	\$ 162	\$ --	\$ --	\$ --	\$ 1,571	\$ --
Expenses							
Property operating	658	167	--	--	--	825	--
General & administrative	6	6	--	--	--	12	--
Depreciation & amortization	127	--	--	--	--	127	--
Total expenses	791	173	--	--	--	964	--
Operating income	618	(11)	--	--	--	607	--
Interest expense	127	--	--	--	--	127	--
Net income (loss)	\$ 491	\$ (11)	\$ --	\$ --	\$ --	\$ 480	\$ --
Tanger's share of:							
Total revenues less property operating and general & administrative expenses ("NOI")	\$ 372	\$ (5)	\$ --	\$ --	\$ --	\$ 367	\$ --
Net income (loss)	\$ 248	\$ (5)	\$ --	\$ --	\$ --	\$ 243	\$ --
Depreciation (real estate related)	\$ 60	\$ --	\$ --	\$ --	\$ --	\$ 60	\$ --

Unconsolidated Joint Venture Information - Deer Park Enterprise, LLC
Summary Balance Sheets (dollars in thousands)

	09/30/06		06/30/06		03/31/06		12/31/05		09/30/05		Tanger's Share as of 09/30/06	
Assets												
Investment in properties at cost - net	\$	--	\$	--	\$	26,326	\$	26,098	\$	26,003	\$	--
Construction in progress		29,776		27,716		--		--		--		9,925
Cash and cash equivalents		11,438		945		3,173		2,057		1,612		3,813
Deferred charges - net		1		1		1		1		1		--
Other assets		11,379		10,052		8,156		4,918		4,079		3,793
Total assets	\$	52,594	\$	38,714	\$	37,656	\$	33,074	\$	31,695	\$	17,531
Liabilities & Owners' Equity												
Mortgage payable	\$	37,607	\$	25,072	\$	25,329	\$	25,281	\$	25,266	\$	12,536
Accounts payable & other liabilities		194		170		543		543		545		64
Total liabilities		37,801		25,242		25,872		25,824		25,811		12,600
Owners' equity		14,793		13,472		11,784		7,250		5,884		4,931
Total liabilities & owners' equity	\$	52,594	\$	38,714	\$	37,656	\$	33,074	\$	31,695	\$	17,531

Summary Statements of Operations (dollars in thousands)

	Three Months Ended					YTD	
	09/06	06/06	03/06	12/05	09/05	09/06	09/05
Revenues	\$ 16	\$ 33	\$ --	\$ --	\$ --	\$ 49	\$ --
Expenses							
Property operating	--	--	--	--	--	--	--
General & administrative	50	40	--	--	--	90	--
Depreciation & amortization	--	--	--	--	--	--	--
Total expenses	50	40	--	--	--	90	--
Operating income	(34)	(7)	--	--	--	(41)	--
Interest expense	--	--	--	--	--	--	--
Net loss	\$ (34)	\$ (7)	\$ --	\$ --	\$ --	\$ (41)	\$ --
Tanger's share of:							
Total revenues less property operating and general & administrative expenses ("NOI")	\$ (12)	\$ (2)	\$ --	\$ --	\$ --	\$ (14)	\$ --
Net loss	\$ (12)	\$ (2)	\$ --	\$ --	\$ --	\$ (14)	\$ --
Depreciation (real estate related)	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --

Debt Outstanding Summary (dollars in thousands)

As of September 30, 2006			
	Principal Balance	Interest Rate	Maturity Date
Mortgage debt			
COROC Holdings, LLC, including centers located in Rehoboth Beach, DE; Foley, AL; Myrtle Beach (Hwy 501), SC; Hilton Head, SC; Park City, UT; Westbrook, CT; Lincoln City, OR; Tuscola, IL; Tilton, NH	\$ 177,387	6.590%	07/10/08
Net debt premium, COROC Holdings, LLC (1)	4,033		
Total mortgage debt	181,420		
Corporate debt			
Unsecured credit facilities	---	Libor + 0.85%	06/30/09
2008 Senior unsecured notes	100,000	9.125%	02/15/08
2015 Senior unsecured notes	250,000	6.15%	11/15/15
2026 Senior unsecured exchangeable notes	149,500	3.75%	8/15/26
Net discount, senior unsecured notes	(850)		
Total corporate debt	498,650		
Total debt	\$ 680,070		

Senior Unsecured Notes Financial Covenants (2)

As of September 30, 2006			
	Required	Actual	Compliance
Total Consolidated Debt to Adjusted Total Assets	60%	51%	Yes
Total Secured Debt to Adjusted Total Assets	40%	14%	Yes
Total Unencumbered Assets to Unsecured Debt	135%	142%	Yes
Consolidated Income Available for Debt Service to Annual Debt Service Charge	2.00	3.28	Yes

(1) Represents a net premium on mortgage debt related to the Charter Oak acquisition.

(2) For a complete listing of all Debt Covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.

Future Scheduled Principal Payments (dollars in thousands)

As of September 30, 2006

Year	Scheduled Amortization Payments	Balloon Payments	Total Scheduled Payments
2006	\$ 917	\$ --	\$ 917
2007	3,791	--	3,791
2008	2,328	270,351	272,679
2009	--	--	--
2010	--	--	--
2011	--	--	--
2012	--	--	--
2013	--	--	--
2014	--	--	--
2015 & thereafter	--	399,500 ⁽¹⁾	399,500
	\$ 7,036	\$ 669,851	\$ 676,887
Net Premium on Debt			3,183
			\$ 680,070

(1) Of this amount, \$149.5 million represents our exchangeable, unsecured senior notes issued in August 2006. On and after August 18, 2011, holders may exchange their notes for cash in an amount equal to the lesser of the exchange value and the aggregate principal amount of the notes to be exchanged, and, at our option, Company common shares, cash or a combination thereof for any excess. Note holders may exchange their notes prior to August 18, 2011 only upon the occurrence of specified events. In addition, on August 18, 2011, August 15, 2016 or August 15, 2021, note holders may require us to repurchase the notes for an amount equal to the principal amount of the notes plus any accrued and unpaid interest thereon.

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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