

CHELSEA PROPERTY GROUP INC

Form 8-K

February 26, 2004

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) February 25, 2004

CHELSEA PROPERTY GROUP, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

1-12328
(Commission
File Number)

22-3251332
(IRS Employer ID
Number)

103 Eisenhower Parkway, Roseland, New Jersey

07068

(Address of principal executive offices)

(Zip Code)

Registrant's Telephone Number, including area code: (973) 228-6111

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

Item 7. Financial Statements and Exhibits

(c) Exhibit Number Description

99

Press release dated February 25, 2004

Item 12. Results of Operations and Financial Condition

On February 25, 2004, Chelsea Property Group, Inc. issued a press release announcing its operating results for the year ended December 31, 2003. A copy of the press release is furnished hereto as Exhibit 99.

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.

CHELSEA PROPERTY GROUP, INC.

By: /s/ Michael J. Clarke

Name: Michael J. Clarke

Title: Senior Vice President and Chief Financial
Officer

Dated: February 25, 2004

EXHIBIT INDEX

| <u>Exhibit Number</u> | <u>Description</u> | <u>Page</u> |
|-----------------------|---------------------------------------|-------------|
| 99 | Press release dated February 25, 2004 | |