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GENERAL GROWTH PROPERTIES INC

Form 8-K

January 27, 2004

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

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

Date of Report (Date of Earliest Event Reported)
January 26, 2004

General Growth Properties, Inc.
(Exact name of registrant as specified in its charter)

Delaware	1-11656	42-1283895
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(State or other jurisdiction of incorporation)	(Commission File Number)	(I.R.S. Employer Identification Number)

110 N. Wacker Drive, Chicago, Illinois 60606
(Address of principal executive offices) (Zip Code)

(312) 960-5000

(Registrant's telephone number, including area code)

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

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS.

Listed below are the financial statements, pro forma financial information and exhibits filed as part of this report:

(a), (b) Not applicable.

(c) Exhibits

The following exhibit is furnished pursuant to Item 9 and Item 12.

99.1 Press Release dated January 26, 2004

ITEM 9. REGULATION FD DISCLOSURE

On January 26, 2004, General Growth Properties, Inc. issued a press release

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describing its results of operations for its fourth quarter ended December 31, 2003. A copy of the press release is being furnished as Exhibit 99.1 to this report.

ITEM 12. RESULTS OF OPERATIONS AND FINANCIAL CONDITION

On January 26, 2004, General Growth Properties, Inc. issued a press release describing its results of operations for its fourth quarter ended December 31, 2003. A copy of the press release is being furnished as Exhibit 99.1 to this report. This information shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing.

SIGNATURES

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

GENERAL GROWTH PROPERTIES, INC.

By: /s/ Bernard Freibaum

Bernard Freibaum
Executive Vice President and
Chief Financial Officer

Date: January 26, 2004

EXHIBIT INDEX

EXHIBIT NUMBER	NAME
99.1	Press Release dated January 26, 2004.