

CBL & ASSOCIATES PROPERTIES INC  
Form 8-K  
February 08, 2019

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): February 7, 2019

CBL & ASSOCIATES PROPERTIES, INC.

CBL & ASSOCIATES LIMITED PARTNERSHIP

(Exact Name of Registrant as Specified in its Charter)

|   |                             |                                      |
|---|-----------------------------|--------------------------------------|
| Delaware  | 1-12494                     | 62-1545718                           |
| Delaware  | 333-182515-01               | 62-1542285                           |
| (State or Other Jurisdiction of<br>Incorporation or Organization) | (Commission File<br>Number) | (I.R.S. Employer Identification No.) |

2030 Hamilton Place Blvd., Suite 500, Chattanooga, TN 37421  
(Address of principal executive office, including zip code)

423.855.0001  
(Registrant's telephone number, including area code)

N/A  
(Former name, former address and former fiscal year, 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 (see General Instruction A.2. below):

- ..Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ..Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ..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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Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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ITEM 2.02 Results of Operations and Financial Condition

On February 7, 2019, CBL & Associates Properties, Inc. (the "Company") reported its results for the fourth quarter and year ended December 31, 2018. The Company's earnings release and supplemental financial and operating information for the fourth quarter ended December 31, 2018 is attached as Exhibit 99.1. On February 8, 2019, the Company held a conference call to discuss the results for the fourth quarter and year ended December 31, 2018. The conference call script is attached as Exhibit 99.2.

The information in this Form 8-K and the Exhibits attached hereto shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, except as shall be expressly set forth by specific reference in such filing.

ITEM 9.01 Financial Statements and Exhibits

(a) Financial Statements of Businesses Acquired

Not applicable

(b) Pro Forma Financial Information

Not applicable

(c) Shell Company Transactions

Not applicable

(d) Exhibits

| Exhibit Number | Description   |
|----------------|---|
| <u>99.1</u>    | <u>Earnings Release dated February 7, 2019 and Supplemental Financial and Operating Information - For the Three Months and Year Ended December 31, 2018</u> |
| <u>99.2</u>    | <u>Investor Conference Call Script - Fourth Quarter and Year Ended December 31, 2018</u>  |

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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.

CBL &  
ASSOCIATES  
PROPERTIES,  
INC.

/s/ Farzana  
Khaleel  
Farzana Khaleel  
Executive Vice  
President -  
Chief Financial  
Officer and  
Treasurer

CBL &  
ASSOCIATES  
LIMITED  
PARTNERSHIP

By: CBL  
HOLDINGS I,  
INC., its general  
partner

/s/ Farzana  
Khaleel  
Farzana Khaleel  
Executive Vice  
President -  
Chief Financial  
Officer and  
Treasurer

Date: February 8, 2019