



CONTACTS:

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**SIMON PROPERTY GROUP ANNOUNCES REPORTING INFORMATION
FOR 2001 DISTRIBUTIONS**

Indianapolis, Indiana - January 8, 2002...Simon Property Group, Inc. (the "Company") (NYSE:SPG) today announced 2001 year-end tax reporting information.

Simon Property Group, Inc. Common Stock

Ticker Symbol: SPG

CUSIP	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends	Return Of Capital	Long-Term Rate Gain (10 or 20%)	Unrecaptured Section 1250 Gain
828806 10 9	02-06-01	02-16-01	02-28-01	\$0.5050	\$0.35855	\$0.12625	\$0.015907	\$0.004293
828806 10 9	05-08-01	05-18-01	05-31-01	\$0.5250	\$0.37275	\$0.13125	\$0.016537	\$0.004463
828806 10 9	08-07-01	08-20-01	08-31-01	\$0.5250	\$0.37275	\$0.13125	\$0.016537	\$0.004463
828806 10 9	11-07-01	11-19-01	11-30-01	<u>\$0.5250</u>	<u>\$0.37275</u>	<u>\$0.13125</u>	<u>\$0.016537</u>	<u>\$0.004463</u>
			Totals	<u>\$2.0800</u>	<u>\$1.47680</u>	<u>\$0.52000</u>	<u>\$0.065518</u>	<u>\$0.017682</u>
					71.00%	25.00%	3.15%	.85%

Simon Property Group, Inc. 6.5% Series B Convertible Preferred Stock

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
828806 40 6	SPG PrB	02-06-01	03-19-01	04-02-01	\$1.625	\$1.625
828806 40 6	SPG PrB	05-08-01	06-15-01	07-02-01	\$1.625	\$1.625
828806 40 6	SPG PrB	08-07-01	09-14-01	10-01-01	\$1.625	\$1.625
828806 40 6	SPG PrB	11-07-01	12-17-01	12-31-01	<u>\$1.625</u>	<u>\$1.625</u>
				Totals	<u>\$6.50</u>	<u>\$6.50</u>
						100.00%

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Simon Property Group, Inc. 8.75% Series F Cumulative Redeemable Preferred Stock
(formerly SPG Properties, Inc. 8.75% Series B Cumulative Redeemable Preferred Stock)

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
<i>Pre-Merger</i>						
<u>SPG Properties, Inc.</u>						
78462M 20 7	SGV PrB	02-06-01	03-19-01	04-02-01	\$0.546875	\$0.546875
78462M 20 7	SGV PrB	05-08-01	06-15-01	07-02-01	<u>\$0.546875</u>	<u>\$0.546875</u>
<i>Pre-Merger Subtotal</i>					\$1.093750	\$1.093750
<i>Post-Merger</i>						
<u>Simon Property Group, Inc.</u>						
828806 60 4	SPG PrF	08-07-01	09-14-01	10-01-01	\$0.546875	\$0.546875
828806 60 4	SPG PrF	11-07-01	12-17-01	12-31-01	<u>\$0.546875</u>	<u>\$0.546875</u>
<i>Post-Merger Subtotal</i>					<u>\$1.093750</u>	<u>\$1.093750</u>
Totals					<u>\$2.187500</u>	<u>\$2.187500</u>
						100.00%

Simon Property Group, Inc. 7.89% Series G Cumulative Preferred Stock
(formerly SPG Properties, Inc. 7.89% Series C Cumulative Preferred Stock)

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
<i>Pre-Merger</i>						
<u>SPG Properties, Inc.</u>						
78462M 30 6	None	02-06-01	03-19-01	04-02-01	\$0.98625	\$0.98625
78462M 30 6	None	05-08-01	06-15-01	07-02-01	<u>\$0.98625</u>	<u>\$0.98625</u>
<i>Pre-Merger Subtotal</i>					<u>\$1.97250</u>	<u>\$1.97250</u>
<i>Post-Merger</i>						
<u>Simon Property Group, Inc.</u>						
828806 50 5	SPG PrG	08-07-01	09-14-01	10-01-01	\$0.98625	\$0.98625
828806 50 5	SPG PrG	11-07-01	12-17-01	12-31-01	<u>\$0.98625</u>	<u>\$0.98625</u>
<i>Post-Merger Subtotal</i>					<u>\$1.97250</u>	<u>\$1.97250</u>
Totals					<u>\$3.94500</u>	<u>\$3.94500</u>
						100.00%

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The Company did not incur any foreign taxes. Should you need additional information, please call Shelly Doran at 317.685.7330.

THIS INFORMATION REPRESENTS (check one):

 X **FINAL INCOME ALLOCATIONS**

 ESTIMATED INCOME ALLOCATIONS

Simon Property Group, Inc., headquartered in Indianapolis, Indiana, is a self-administered and self-managed real estate investment trust which, through its subsidiary partnerships, is engaged in the ownership, development, management, leasing, acquisition and expansion of income-producing properties, primarily regional malls and community shopping centers. It currently owns or has an interest in 252 properties containing an aggregate of 187 million square feet of gross leasable area in 36 states as well as six assets in Europe and Canada. Together with its affiliated management company, Simon owns or manages approximately 191 million square feet of gross leasable area in retail and mixed-use properties. Shares of Simon Property Group, Inc. are paired with beneficial interests in shares of stock of SPG Realty Consultants, Inc. Additional Simon Property Group information is available at www.shopsimon.com.

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