



CONTACTS:

Shelly Doran 317.685.7330

**SIMON PROPERTY GROUP ANNOUNCES REPORTING INFORMATION
FOR 2005 DISTRIBUTIONS**

Indianapolis, Indiana - January 9, 2006...Simon Property Group, Inc. (the “Company”) (NYSE:SPG) today announced 2005 year-end tax reporting information.

Simon Property Group, Inc. Common Stock
CUSIP 828806109
Ticker Symbol: SPG

Dividend Dates	Record 2/21 <u>Pmt 2/28</u>	Record 5/17 <u>Pmt 5/31</u>	Record 8/17 <u>Pmt 8/31</u>	Record 11/16 <u>Pmt 11/30</u>	<u>Totals</u>	% of Annual Total
Total Distribution per Share	\$0.70000	\$0.70000	\$0.70000	\$0.70000	\$2.80000	
Taxable Ordinary Dividends	\$0.60060	\$0.60060	\$0.60060	\$0.60060	\$2.40240	85.8%
Qualified Dividends <i>(included in Taxable Ordinary Dividends)</i>	\$0.00567	\$0.00567	\$0.00567	\$0.00567	\$0.02268	
Total Capital Gain Distribution	\$0.09940	\$0.09940	\$0.09940	\$0.09940	\$0.39760	14.2%
Unrecaptured Sec. 1250 Gain <i>(included in Total Capital Gain Distribution)</i>	\$0.05712	\$0.05712	\$0.05712	\$0.05712	\$0.22848	

Simon Property Group, Inc. 8.75% Series F Cumulative Redeemable Preferred Stock
CUSIP 828806604
Ticker Symbol: SPGPrF

Dividend Dates	Record 3/17 <u>Pmt 3/31</u>	Record 6/16 <u>Pmt 6/30</u>	Record 9/16 <u>Pmt 9/30</u>	Record 12/16 <u>Pmt 12/30</u>	<u>Totals</u>	% of Annual Total
Total Distribution per Share	\$0.546875	\$0.546875	\$0.546875	\$0.546875	\$2.18750	
Taxable Ordinary Dividends	\$0.546875	\$0.546875	\$0.546875	\$0.546875	\$2.18750	100%

Page two

Simon Property Group, Inc. 7.89% Series G Cumulative Preferred Stock

CUSIP 828806505

Ticker Symbol: SPGPrG

Dividend Dates	Record 3/17 <u>Pmt 3/31</u>	Record 6/16 <u>Pmt 6/30</u>	Record 9/16 <u>Pmt 9/30</u>	Record 12/16 <u>Pmt 12/30</u>	Totals	% of Annual Total
Total Distribution per Share	\$0.98625	\$0.98625	\$0.98625	\$0.98625	\$3.9450	
Taxable Ordinary Dividends	\$0.98625	\$0.98625	\$0.98625	\$0.98625	\$3.9450	100%

Simon Property Group, Inc. 6.0% Series I Convertible Perpetual Preferred Stock

CUSIP 828806802

Ticker Symbol: SPGPrI

Dividend Dates	Record 2/21 <u>Pmt 2/28</u>	Record 5/17 <u>Pmt 5/31</u>	Record 8/17 <u>Pmt 8/31</u>	Record 11/16 <u>Pmt 11/30</u>	Totals	% of Annual Total
Total Distribution per Share	\$0.75	\$0.75	\$0.75	\$0.75	\$3.00	
Taxable Ordinary Dividends	\$0.75	\$0.75	\$0.75	\$0.75	\$3.00	100%

Simon Property Group, Inc. 8.375% Series J Cumulative Redeemable Preferred Stock

CUSIP 828806885

Ticker Symbol: SPGPrJ

Dividend Dates	Record 3/17 <u>Pmt 3/31</u>	Record 6/16 <u>Pmt 6/30</u>	Record 9/16 <u>Pmt 9/30</u>	Record 12/16 <u>Pmt 12/30</u>	Totals	% of Annual Total
Total Distribution per Share	\$1.046875	\$1.046875	\$1.046875	\$1.046875	\$4.1875	
Taxable Ordinary Dividends	\$1.046875	\$1.046875	\$1.046875	\$1.046875	\$4.1875	100%

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

About Simon Property Group

Simon Property Group, Inc., headquartered in Indianapolis, Indiana, is a real estate investment trust engaged in the ownership, development and management of retail real estate, primarily regional malls, Premium Outlet® centers and community/lifestyle centers. The Company's current total market capitalization is approximately \$41 billion. Through its subsidiary partnership, it currently owns or has an interest in 286 properties in the United States containing an aggregate of 200 million square feet of gross leasable area in 39 states plus Puerto Rico. Simon also owns interests in 51 European shopping centers in France, Italy, and Poland; 5 Premium Outlet® centers in Japan; and one Premium Outlet® center in Mexico. Additional Simon Property Group information is available at www.simon.com.

-end-