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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**FORM 8-A**

**FOR REGISTRATION OF CERTAIN CLASSES OF  
SECURITIES PURSUANT TO SECTION 12(b) OR (g)  
OF THE SECURITIES EXCHANGE ACT OF 1934**

**Simon Property Group, Inc.**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State of incorporation or organization)  
**National City Center**  
**115 West Washington Street, Suite 15 East**  
**Indianapolis, Indiana**  
(Address of principal executive offices)

**04-6268599**  
(I.R.S. Employer Identification No.)

**46204**  
(Zip Code)

Securities to be registered pursuant to Section 12(b) of the Act:

Title of each class to be so registered	Name of each exchange on which each class is to be registered
<b>8<sup>3</sup>/<sub>4</sub>% Series F Cumulative Redeemable Preferred Stock, par value \$.0001 per share</b>	<b>New York Stock Exchange</b>
<b>7.89% Series G Cumulative Step-Up Premium Rate Preferred Stock, par value \$.0001 per share</b>	<b>New York Stock Exchange</b>

If this Form relates to the registration of a class of securities pursuant to Section 12(b) of the Exchange Act and is effective pursuant to General Instruction A. (c), check the following box. /x/

If this Form relates to the registration of a class of securities pursuant to Section 12(g) of the Exchange Act and is effective pursuant to General Instruction A. (d), check the following box. //

Securities Act registration statement file number to which this form relates: 333-60526 (if applicable).

Securities to be registered pursuant to section 12(g) of the Act:

**None**

(Title of Class)

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**INFORMATION REQUIRED IN REGISTRATION STATEMENT**

**Item 1. Description of Securities to be Registered.**

Descriptions of the Registrant's 8<sup>3</sup>/<sub>4</sub>% Series F Cumulative Redeemable Preferred Stock and 7.89% Series G Cumulative Step-Up Premium Rate Preferred Stock, to be registered hereunder are set forth under the heading "Description of Simon Preferred Stock to be issued in the Merger" contained in the Information Statement-Prospectus included in the Registration Statement on Form S-4 (File No. 333-60526), as filed with the Securities and Exchange Commission (the "Commission") which description is incorporated herein by reference.

**Item 2. Exhibits.**

Pursuant to the Instructions as to Exhibits, the following exhibits are being filed herewith:



to the Registration Statement on Form S-4 (File No. 333-60526)).

- (7) Form of the Series G Preferred Stock Certificate (incorporated herein by reference to Exhibit 4.4 to the Registration Statement on Form S-4 (File No. 333-60526)).
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## QuickLinks

[INFORMATION REQUIRED IN REGISTRATION STATEMENT](#)

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