



**CONTACTS:**

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**SIMON PROPERTY GROUP ANNOUNCES REPORTING INFORMATION  
FOR 2000 DISTRIBUTIONS**

Indianapolis, Indiana - January 9, 2001...Simon Property Group, Inc. (the "Company") (NYSE:SPG) today announced the 2000 reporting information (Form 1099) for distributions.

**Simon Property Group, Inc. Common Stock**

Ticker Symbol: SPG

CUSIP	Declaration Dates	Record Dates	Payable Dates	Distributions Per Share	Taxable Ordinary Dividend	Return Of Capital	20% Rate Gain	Unrecaptured Section 1250 Gain 25%
828806 10 9	01-19-00	02-04-00	02-18-00	\$0.5050	\$0.1818	\$0.24745	\$0.05555	\$0.0202
828806 10 9	04-19-00	05-05-00	05-19-00	\$0.5050	\$0.1818	\$0.24745	\$0.05555	\$0.0202
828806 10 9	07-20-00	08-04-00	08-18-00	\$0.5050	\$0.1818	\$0.24745	\$0.05555	\$0.0202
828806 10 9	10-18-00	11-03-00	11-17-00	\$0.5050	\$0.1818	\$0.24745	\$0.05555	\$0.0202
			Totals	\$2.0200	\$0.7272 36%	\$0.98980 49%	\$0.22220 11%	\$0.0808 4%

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

CUSIP	Ticker Symbol	Declaration Dates	Record Dates	Payable Dates	Distribution Per Share	Taxable Ordinary Dividend
828806 40 6	SPG PrB	01-19-00	03-17-00	03-31-00	\$1.625	\$1.625
828806 40 6	SPG PrB	04-19-00	06-16-00	06-30-00	\$1.625	\$1.625
828806 40 6	SPG PrB	07-20-00	09-15-00	10-02-00	\$1.625	\$1.625
828806 40 6	SPG PrB	10-18-00	12-19-00	01-02-01	\$1.625	\$1.625
				Totals	\$6.50	\$6.50 100.00%

**SPG Properties, Inc. 8.75% Series B Cumulative Redeemable Preferred Stock**

CUSIP	Ticker Symbol	Declaration Dates	Record Dates	Payable Dates	Distributions Per Share	Taxable Ordinary Dividend
78462M 20 7	SGV PrB	01-19-00	03-17-00	03-31-00	\$0.546875	\$0.546875
78462M 20 7	SGV PrB	04-19-00	06-16-00	06-30-00	\$0.546875	\$0.546875
78462M 20 7	SGV PrB	07-20-00	09-15-00	10-02-00	\$0.546875	\$0.546875
78462M 20 7	SGV PrB	10-18-00	12-19-00	01-02-01	<u>\$0.546875</u>	<u>\$0.546875</u>
Totals					\$2.187500	\$2.187500 100.00%

**SPG Properties, Inc. 7.89% Series C Cumulative Step-Up Premium Rate<sup>SM</sup> (“SUPeR<sup>SM</sup>”) Preferred Stock**

Ticker Symbol: None

CUSIP	Declaration Dates	Record Dates	Payable Dates	Distributions Per Share	Taxable Ordinary Dividend
78462M 30 6	01-19-00	03-17-00	03-31-00	\$0.98625	\$0.98625
78462M 30 6	04-19-00	06-16-00	06-30-00	\$0.98625	\$0.98625
78462M 30 6	07-20-00	09-15-00	10-02-00	\$0.98625	\$0.98625
78462M 30 6	10-18-00	12-19-00	01-02-01	<u>\$0.98625</u>	<u>\$0.98625</u>
Totals				\$3.94500	\$3.94500 100.00%

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 185 million square feet of gross leasable area in 36 states and five assets in Europe. 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](http://www.shopsimon.com).

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