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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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FORM 10-Q/A  
(Amendment No. 1)  
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QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE  
ACT OF 1934

For the quarterly period ended September 30, 2000

SIMON PROPERTY GROUP, INC.                      SPG REALTY CONSULTANTS, INC.  
(Exact name of registrant as specified (Exact name of registrant as specified  
in its charter)    in its charter)

Delaware  
(State of incorporation or  
organization)

Delaware  
(State of incorporation or  
organization)

001-14469  
(Commission File No.)

001-14469-01  
(Commission File No.)

046268599  
(I.R.S. Employer Identification No.)

13-2838638  
(I.R.S. Employer Identification No.)

National City Center  
115 West Washington Street, Suite 15  
East  
Indianapolis, Indiana 46204  
(Address of principal executive  
offices)

National City Center  
115 West Washington Street, Suite 15  
East  
Indianapolis, Indiana 46204  
(Address of principal executive  
offices)

(317) 636-1600  
(Registrant's telephone number,  
including area code)

(317) 636-1600  
(Registrant's telephone number,  
including area code)

Indicate by check mark whether the Registrant (1) has filed all reports  
required to be filed by Section 13 or 15(d) of the Securities Exchange Act of  
1934 during the preceding 12 months (or for such shorter period that the  
Registrant was required to file such reports), and (2) has been subject to  
such filing requirements for the past 90 days. YES  NO

As of November 7, 2000, 168,730,718 shares of common stock, par value  
\$0.0001 per share, 3,200,000 shares of Class B common stock, par value \$0.0001  
per share, and 4,000 shares of Class C common stock, par value \$0.0001 per  
share of Simon Property Group, Inc. were outstanding, and were paired with  
1,719,347 shares of common stock, par value \$0.0001 per share, of SPG Realty  
Consultants, Inc.

Simon Property Group hereby amends its Form 10-Q for the period ended September 30, 2000 to include a signature page, which was unintentionally omitted from the original EDGAR filing. No other modifications were made to the previously filed Form 10-Q.

SIGNATURE

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 thereunto duly authorized.

Simon Property Group, Inc. and  
SPG Realty Consultants, Inc.

/s/ John Dahl  
John Dahl, Senior Vice President  
and Chief Accounting Officer  
(Principal Accounting Officer)

Date: November 10, 2000

SIGNATURE

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 thereunto duly authorized.

Simon Property Group, Inc. and  
SPG Realty Consultants, Inc.

/s/ John Dahl  
John Dahl, Senior Vice President  
and Chief Accounting Officer  
(Principal Accounting Officer)

Date: November 10, 2000