



CONTACTS:

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**SIMON PROPERTY GROUP ANNOUNCES REPORTING INFORMATION
FOR 2003 DISTRIBUTIONS**

Indianapolis, Indiana - January 7, 2004...Simon Property Group, Inc. (the "Company") (NYSE:SPG) today announced 2003 year-end tax reporting information.

Simon Property Group, Inc. Common Stock

CUSIP 828806109

Ticker Symbol: SPG

Dividend Dates	Declaration 2/5 Record 2/18 Payment 2/28	Declaration 5/7 Record 5/16 Payment 5/30	Declaration 7/30 Record 8/15 Payment 8/29	Declaration 10/29 Record 11/14 Payment 11/28	Totals	
Total Distribution per Share	\$0.60000	\$0.60000	\$0.60000	\$0.60000	\$2.40000	
Taxable Ordinary Dividends	\$0.57060	\$0.57060	\$0.57060	\$0.57060	\$2.28240	95.1%
Qualified Dividends <i>(included in Taxable Ordinary Dividends)</i>	\$0.00600	\$0.00600	\$0.00600	\$0.00600	\$0.02400	
Total Capital Gain Distribution	\$0.00540	\$0.00540	\$0.00540	\$0.00540	\$0.02160	0.9%
Unrecaptured Sec. 1250 Gain <i>(included in Total Capital Gain Distribution)</i>	\$0.00066	\$0.00066	\$0.00066	\$0.00066	\$0.00264	
Qualified 5 Year Gain & Pre- May 6 Long Term Rate Gain (10 or 20%) <i>(included in Total Capital Gain Distribution)</i>	\$0.00474	\$0.00474	\$0.00474	\$0.00474	\$0.01896	
Qualified 5 Year Gain <i>(included in Qualified 5 Year Gain & Pre-May 6 Long Term Rate Gain)</i>	\$0.00360	\$0.00360	\$0.00360	\$0.00360	\$0.01440	
Nontaxable Distributions	\$0.02400	\$0.02400	\$0.02400	\$0.02400	\$0.09600	4.0%

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

CUSIP 828806406

Ticker Symbol: SPG PrB

Dividend Dates	Declaration 2/5	Declaration 5/7	Declaration 7/30	Declaration 10/29	Totals	
	Record 3/17	Record 6/16	Record 9/16	Record 12/15		
	<u>Payment 3/31</u>	<u>Payment 6/30</u>	<u>Payment 9/30</u>	<u>Payment 12/15</u>		
Total Distribution per Share	\$1.62500	\$1.62500	\$1.62500	\$1.34000	\$6.21500	
Taxable Ordinary Dividends	\$1.62500	\$1.62500	\$1.62500	\$1.34000	\$6.21500	100%

Simon Property Group, Inc. 8.75% Series F Cumulative Redeemable Preferred Stock

CUSIP 828806604

Ticker Symbol: SPG PrF

Dividend Dates	Declaration 2/5	Declaration 5/7	Declaration 7/30	Declaration 10/29	Totals	
	Record 3/17	Record 6/16	Record 9/16	Record 12/17		
	<u>Payment 3/31</u>	<u>Payment 6/30</u>	<u>Payment 9/30</u>	<u>Payment 12/31</u>		
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%

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

CUSIP 828806505

Ticker Symbol: SPG PrG

Dividend Dates	Declaration 2/5	Declaration 5/7	Declaration 7/30	Declaration 10/29	Totals	
	Record 3/17	Record 6/16	Record 9/16	Record 12/17		
	<u>Payment 3/31</u>	<u>Payment 6/30</u>	<u>Payment 9/30</u>	<u>Payment 12/31</u>		
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%

The Company did not incur any foreign taxes in 2003. 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. (NYSE:SPG), headquartered in Indianapolis, Indiana, is a real estate investment trust engaged in the ownership and management of income-producing properties, primarily regional malls and community shopping centers. Through its subsidiary partnerships, it currently owns or has an interest in 245 properties containing an aggregate of 190 million square feet of gross leasable area in 37 states, as well as ownership interests in other real estate assets in the United States. The Company holds interests in 47 assets in Europe (in France, Italy and Poland) and Canada. Additional Simon Property Group information is available at www.simon.com.

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