



**CONTACTS:**

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**SIMON PROPERTY GROUP ANNOUNCES REPORTING INFORMATION  
FOR 2002 DISTRIBUTIONS**

Indianapolis, Indiana - January 9, 2003...Simon Property Group, Inc. (the "Company") (NYSE:SPG) today announced 2002 year-end tax reporting information.

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

Ticker Symbol: SPG

CUSIP	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends	Unrecaptured Section 1250 Gain	Long-Term Rate Gain (10 or 20%)	Qualified 5 Year Gain <i>(included in previous column)</i>
828806109	02-06-02	02-15-02	02-28-02	\$0.5250	\$0.3045	\$0.0285	\$0.1920	\$0.0330
828806109	05-08-02	05-17-02	05-31-02	\$0.5500	\$0.3190	\$0.0298	\$0.2012	\$0.0346
828806109	07-31-02	08-16-02	08-30-02	\$0.5500	\$0.3190	\$0.0298	\$0.2012	\$0.0346
828806109	10-30-02	11-15-02	11-29-02	<u>\$0.5500</u>	<u>\$0.3190</u>	<u>\$0.0298</u>	<u>\$0.2012</u>	<u>\$0.0346</u>
			Totals	<u>\$2.1750</u>	<u>\$1.2615</u>	<u>\$0.1179</u>	<u>\$0.7956</u>	<u>\$0.1368</u>
					58.00%	5.42%	36.58%	

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

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
828806406	SPG PrB	02-06-02	03-18-02	04-01-02	\$1.625	\$1.625
828806406	SPG PrB	05-08-02	06-17-02	07-01-02	\$1.625	\$1.625
828806406	SPG PrB	07-31-02	09-16-02	09-30-02	\$1.625	\$1.625
828806406	SPG PrB	10-30-02	12-17-02	12-31-02	<u>\$1.625</u>	<u>\$1.625</u>
				Totals	<u>\$6.50</u>	<u>\$6.50</u>
						100.00%

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

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
828806604	SPG PrF	02-06-02	03-18-02	04-01-02	\$0.546875	\$0.546875
828806604	SPG PrF	05-08-02	06-17-02	07-01-02	\$0.546875	\$0.546875
828806604	SPG PrF	07-31-02	09-16-02	09-30-02	\$0.546875	\$0.546875
828806604	SPG PrF	10-30-02	12-17-02	12-31-02	<u>\$0.546875</u>	<u>\$0.546875</u>
				Totals	<u>\$2.187500</u>	<u>\$2.187500</u>
						100.00%

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

CUSIP	Ticker Symbol	Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Dividends
828806505	SPG PrG	02-06-02	03-18-02	04-01-02	\$0.98625	\$0.98625
828806505	SPG PrG	05-08-02	06-17-02	07-01-02	\$0.98625	\$0.98625
828806505	SPG PrG	07-31-02	09-16-02	09-30-02	\$0.98625	\$0.98625
828806505	SPG PrG	10-30-02	12-17-02	12-31-02	<u>\$0.98625</u>	<u>\$0.98625</u>
				Totals	<u>\$3.94500</u>	<u>\$3.94500</u>
						100.00%

For the year 2002 there was no allocation of common stock dividends as return of capital, unlike previous years. This was the result of significant gains recognized on the sale of assets during the year. The Company did not incur any foreign taxes in 2002.

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. (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 246 properties containing an aggregate of 184 million square feet of gross leasable area in 36 states, as well as eight assets in Europe and Canada. Additional Simon Property Group information is available at [www.shopsimon.com](http://www.shopsimon.com).