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 | FORM 5 |
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UNITED STATES
 SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549

Check box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b). ANNUAL STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(f) of the Investment Company Act of 1940

Form 3 Holdings Reported

Form 4 Transactions Reported

1. Name and Address of Reporting Person*

Mautner	Hans	C.
(Last)	(First)	(Middle)
33 St. James's Square		
(Street)		
London	England	SW1Y4JS
(City)	(State)	(Zip)

2. Issuer Name and Ticker or Trading Symbol Simon Property Group, Inc. (SPG)

3. I.R.S. or Identification Number of Reporting Person, if an entity (Voluntary)

4. Statement for Month/Year 12/99

5. If Amendment, Date of Original (Month/Year)

6. Relationship of Reporting Person(s) to Issuer (Check all applicable)

Director Officer (give title below) 10% Owner Other (specify below)
 Vice Chairman

TABLE I--NON-DERIVATIVE SECURITIES ACQUIRED, DISPOSED OF, OR BENEFICIALLY OWNED

1. Title of Security (Instr. 3)	2. Trans-action Date (Month/Day/Year)	3. Trans-action Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		5. Amount of Securities Beneficially Owned at end of Issuer's Fiscal Year (Instr. 3 and 4)	6. Owner-ship Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of In-direct Beneficial Owner-ship (Instr. 4)
			Amount	(A) or (D)	Price		
Common Stock	7/20/99	G	3,900	D	19.469		
Common Stock	12/31/99	Z	274,576	D	22.875	274,576	I Trust for benefit of reporting person and spouse
Series B Preferred	12/31/99	Z	26,432	D	60.50	26,432	I Trust for benefit of reporting person and spouse

*If this form is filed by more than one person, see instruction 4(b)(v).

TABLE II--DERIVATIVE SECURITIES ACQUIRED, DISPOSED OF, OR BENEFICIALLY OWNED
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	
				(A)	(D)
Option to purchase	24.0005	9/13/99	A	62,500	
Option to purchase	62,500 @ 24.0005	12/31/99	Z	550,956	
	250,956 @ 26.08				
	237,500 @ 30.375				

TABLE II--DERIVATIVE SECURITIES ACQUIRED, DISPOSED OF, OR BENEFICIALLY OWNED
(e.g., puts, calls, warrants, options, convertible securities)--CONTINUED

1. Title of Derivative Security (Instr. 3)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned at End of Year (Instr. 4)	10. Ownership of Derivative Security: Direct (D) or Indirect (1) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
	Date Exercisable	Expiration Date					
Option to purchase	1/2 on 9/24/00	9/24/09	Common Stock	62,500			
	and 1/2 on 9/24/01						
Option to purchase			Common stock	550,956	550,956		I Trust for benefit of reporting person and spouse

Explanation of Responses:

**Intentional misstatements or omissions of facts constitute Federal Criminal Violations.
See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed.
If space provided is insufficient, see Instruction 6 for procedure.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently

valid OMB number.

/s/ Hans Mautner

2/15/00

**Signature of Reporting Person

Date