

Notice of US Tax Basis Reporting under Internal Revenue Code § 6045B

Effective January 1, 2011 issuers of corporate stock must begin reporting corporate actions that affect stock basis, including but not limited to mergers, stock splits, stock dividends, recapitalizations and common stock distributions paid in excess of cumulative earnings and profits. The following information is intended to meet the requirements of public disclosure pursuant to Treasury Regulation §1.6045B-1 (a) (3) and (b) (4) for Taubman Centers Inc. (the company).

Issuer	Taubman Centers, Inc., a company incorporated under the laws of Michigan. EIN: 38-2033632
Company Contact Person	Mark Godek E-mail: mgodek@taubman.com Telephone: 248-258-7667 Address: 200 East Long Lake Road, Suite 300 Bloomfield Hills, MI 48304-2324
Security Identifiers	CUSIP: 876664400 Symbol: TCO PR H Exchange: NYSE Security: Preferred Series H
Description of Organizational Action	On September 4 th , 2012, Taubman Centers, Inc. redeemed all the outstanding 7.625% Series H Cumulative Redeemable Preferred Stock at a price of \$25.00 per share plus accrued and unpaid dividends up to and including the redemption date.
Description of the Quantitative effect of Organizational Action	The effect of the redemption on a shareholder's basis in its redeemed shares will depend on the shareholder's particular circumstances. Generally, where the redemption is treated as a sale for income tax purposes, shareholders will take into account their basis in computing the gain or loss on redemption. However, the redemption could be treated like a dividend distribution in respect of shareholders that actually own or are treated as owning, as a result of constructive ownership rules under the tax code, other outstanding shares of the company. In such a case, a shareholder's basis in redeemed shares may be treated as transferred to their remaining shares or to the shares of certain related parties. Shareholders are advised to consult their own tax advisors regarding the treatment of the redemption and any basis adjustments in light of their particular circumstances.
Description of the Calculation of the Change in Basis	Where the redemption is treated as a sale, the basis in the redeemed shares would be taken into account in computing the gain or loss on the sale. If the redemption is treated as a dividend distribution, the basis may be transferred depending on the circumstances particular to the shareholder.
Code Section and Subsection Upon Which Tax Basis is Treated	I.R.C. Code Section 302 and 1001
Recognition of Resulting Loss for U.S. Tax Purposes	Yes, generally loss on the sale of shares may be recognized
Other Information	These actions are effective on the date identified above.