

The 2007 distributions paid with respect to Taubman Centers, Inc. Common Stock (NYSE:TCO/Cusip no. 876664103) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/07/07	03/30/07	04/20/07	0.3750000	0.3746362	99.9030%	0.0000000	0.0000%	0.0003638	0.0970%	0.0000000	0.0000%
05/09/07	06/29/07	07/20/07	0.3750000	0.3746362	99.9030%	0.0000000	0.0000%	0.0003638	0.0970%	0.0000000	0.0000%
09/06/07	09/28/07	10/22/07	0.3750000	0.3746362	99.9030%	0.0000000	0.0000%	0.0003638	0.0970%	0.0000000	0.0000%
12/11/07	12/31/07	01/22/08	0.4150000	0.4145974	99.9030%	0.0000000	0.0000%	0.0004026	0.0970%	0.0000000	0.0000%
<b>2007 TOTAL PER SHARE</b>			1.5400000	1.5385060	99.9030%	0.0000000	0.0000%	0.0014940	0.0970%	0.0000000	0.0000%

Amounts reported to Direct Share Purchase and Dividend Reinvestment Plan participants will differ due to administrative costs. Participants should refer to their Form 1099 which will be mailed in late January and contact BNY Mellon Shareowner's Services at (888) 877-2889 for further information.

For 2007, the Company had no distributions allocable as Qualified Dividends.

The distribution paid on January 22, 2008 is taxable in 2007.

Taxability of the 2007 common dividend is not indicative of the taxability of future dividends.

The 2007 distributions paid with respect to Taubman Centers, Inc. Series G Preferred Stock (NYSE:TCO PrG/Cusip no. 876664301) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/07/07	03/20/07	03/30/07	0.5000000	0.4995150	99.9030%	0.0000000	0.0000%	0.0004850	0.0970%	0.0000000	0.0000%
05/09/07	06/19/07	06/29/07	0.5000000	0.4995150	99.9030%	0.0000000	0.0000%	0.0004850	0.0970%	0.0000000	0.0000%
09/06/07	09/18/07	09/28/07	0.5000000	0.4995150	99.9030%	0.0000000	0.0000%	0.0004850	0.0970%	0.0000000	0.0000%
12/11/07	12/21/07	12/31/07	0.5000000	0.4995150	99.9030%	0.0000000	0.0000%	0.0004850	0.0970%	0.0000000	0.0000%
<b>2007 TOTAL PER SHARE</b>			2.0000000	1.9980600	99.9030%	0.0000000	0.0000%	0.0019400	0.0970%	0.0000000	0.0000%

For 2007, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2007 preferred dividend is not indicative of the taxability of future dividends.

The 2007 distributions paid with respect to Taubman Centers, Inc. Series H Preferred Stock (NYSE:TCO PrH/Cusip no. 876664400) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/07/07	03/20/07	03/30/07	0.4765625	0.4761002	99.9030%	0.0000000	0.0000%	0.0004623	0.0970%	0.0000000	0.0000%
05/09/07	06/19/07	06/29/07	0.4765625	0.4761002	99.9030%	0.0000000	0.0000%	0.0004623	0.0970%	0.0000000	0.0000%
09/06/07	09/18/07	09/28/07	0.4765625	0.4761002	99.9030%	0.0000000	0.0000%	0.0004623	0.0970%	0.0000000	0.0000%
12/11/07	12/21/07	12/31/07	0.4765625	0.4761002	99.9030%	0.0000000	0.0000%	0.0004623	0.0970%	0.0000000	0.0000%
<b>2007 TOTAL PER SHARE</b>			1.9062500	1.9044008	99.9030%	0.0000000	0.0000%	0.0018492	0.0970%	0.0000000	0.0000%

For 2007, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2007 preferred dividend is not indicative of the taxability of future dividends.