

The 2008 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	
				\$	%	\$	%	\$	%	\$	%
02/27/08	03/31/08	04/21/08	0.4150000	0.333108227	80.2670426%	0.000000000	0.00000000%	0.075282213	18.1402924%	0.006609560	1.5926650%
05/29/08	06/30/08	07/21/08	0.4150000	0.333108227	80.2670426%	0.000000000	0.00000000%	0.075282213	18.1402924%	0.006609560	1.5926650%
09/03/08	09/30/08	10/20/08	0.4150000	0.333108227	80.2670426%	0.000000000	0.00000000%	0.075282213	18.1402924%	0.006609560	1.5926650%
12/10/08	12/31/08	01/20/09	0.4150000	0.333108227	80.2670426%	0.000000000	0.00000000%	0.075282213	18.1402924%	0.006609560	1.5926650%
2008 TOTAL PER SHARE			1.660000000	1.332432908	80.2670426%	0.000000000	0.00000000%	0.301128852	18.1402924%	0.026438240	1.5926650%

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 2008, the Company had no distributions allocable as Qualified Dividends.

The distribution paid on January 20, 2009 is taxable in 2008.

Taxability of the 2008 common dividend is not indicative of the taxability of future dividends.

The 2008 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	
				\$	%	\$	%	\$	%	\$	%
02/27/08	03/20/08	03/31/08	0.5000000	0.401335213	80.2670426%	0.000000000	0.00000000%	0.090701462	18.1402924%	0.007963325	1.5926650%
05/29/08	06/20/08	06/30/08	0.5000000	0.401335213	80.2670426%	0.000000000	0.00000000%	0.090701462	18.1402924%	0.007963325	1.5926650%
09/03/08	09/19/08	09/30/08	0.5000000	0.401335213	80.2670426%	0.000000000	0.00000000%	0.090701462	18.1402924%	0.007963325	1.5926650%
12/10/08	12/19/08	12/31/08	0.5000000	0.401335213	80.2670426%	0.000000000	0.00000000%	0.090701462	18.1402924%	0.007963325	1.5926650%
2008 TOTAL PER SHARE			2.0000000	1.605340852	80.2670426%	0.000000000	0.00000000%	0.362805848	18.1402924%	0.031853300	1.5926650%

For 2008, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2008 preferred dividend is not indicative of the taxability of future dividends.

The 2008 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	
				\$	%	\$	%	\$	%	\$	%
02/27/08	03/20/08	03/31/08	0.4765625	0.382522625	80.2670426%	0.000000000	0.0000000%	0.086449831	18.1402924%	0.007590044	1.5926650%
05/29/08	06/20/08	06/30/08	0.4765625	0.382522625	80.2670426%	0.000000000	0.0000000%	0.086449831	18.1402924%	0.007590044	1.5926650%
09/03/08	09/19/08	09/30/08	0.4765625	0.382522625	80.2670426%	0.000000000	0.0000000%	0.086449831	18.1402924%	0.007590044	1.5926650%
12/10/08	12/19/08	12/31/08	0.4765625	0.382522625	80.2670426%	0.000000000	0.0000000%	0.086449831	18.1402924%	0.007590044	1.5926650%
2008 TOTAL PER SHARE			1.9062500	1.530090500	80.2670426%	0.000000000	0.0000000%	0.345799324	18.1402924%	0.030360176	1.5926650%

For 2008, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2008 preferred dividend is not indicative of the taxability of future dividends.