



# Taubman

**Third Quarter 2005 Supplemental Information**

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**TAUBMAN CENTERS, INC.**  
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**Third Quarter 2005**

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**TAUBMAN CENTERS, INC.**  
**Introduction**  
**Third Quarter 2005**

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Taubman Centers, Inc. (The Company or TCO), a real estate investment trust, currently owns 22 urban and suburban regional and super-regional shopping centers in 10 states. Taubman Centers is headquartered in Bloomfield Hills, Michigan. The Company has a 63% managing general partnership interest in The Taubman Realty Group Limited Partnership (Operating Partnership or TRG), through which the Company conducts all of its operations. The Company owns, develops, acquires, and operates regional shopping centers and interests therein.

This package was prepared to provide supplemental operating, financing, and development information of the Company and the Operating Partnership for the third quarter of 2005. The information herein contains terms, captions, and other content for which definitions and additional background can be found in the Company's regular filings with the Securities and Exchange Commission, including its most recent Annual Report on Form 10-K and Quarterly Report on Form 10-Q. Refer to <http://www.taubman.com> for the latest available version of this package, which will incorporate any revisions to the information.

Any questions, comments, or suggestions regarding the information contained in this package should be directed to Barbara Baker, Vice President of Investor Relations - Taubman Centers, Inc., 200 East Long Lake Road, Suite 300, PO Box 200, Bloomfield Hills, Michigan 48303, Telephone (248) 258-7367, email: [bbaker@taubman.com](mailto:bbaker@taubman.com).

**TAUBMAN CENTERS, INC.**  
**Summary Financial Information**  
**For the Periods Ended September 30, 2005 and 2004**  
(in thousands of dollars, except as noted)

	Three Months Ended		Year to Date	
	2005	2004	2005	2004
<b>Funds from Operations (1):</b>				
FFO:				
TCO	22,466	23,596	75,877	73,689
TRG	35,879	39,240	122,369	121,539
Per common share:				
Basic	0.44	0.49	1.51	1.50
Diluted	0.44	0.48	1.49	1.47
Growth rate-diluted	-8.3%		1.4%	
Adjusted FFO (2):				
TCO	24,416	23,596	77,827	73,051
TRG	38,994	39,240	125,484	120,495
Per common share (2):				
Basic	0.48	0.49	1.55	1.49
Diluted	0.48	0.48	1.53	1.46
Growth rate-diluted	0.0%		4.8%	
<b>Earnings allocable to common shareowners (3):</b>				
Income (loss) from continuing operations	(9,030)	(2,972)	(11,274)	(3,201)
Per common share - basic and diluted	(0.18)	(0.06)	(0.22)	(0.07)
Discontinued operations (4)		82		175
Per common share - basic and diluted		0.00		0.00
Net income (loss)	(9,030)	(2,890)	(11,274)	(3,026)
Per common share - basic and diluted	(0.18)	(0.06)	(0.22)	(0.06)
<b>Dividends (5):</b>				
Dividends paid per common share	0.285	0.270	0.855	0.810
Payout ratio of diluted FFO per common share (1)	65%	56%	57%	55%
<b>Coverage (1):</b>				
Interest only	2.3	2.4	2.4	2.4
Fixed charges (6)	1.6	1.8	1.8	1.8
<b>Market Capitalization:</b>				
Closing stock price at end of period	31.70	25.83		
Market equity value of share equivalents	2,570,056	2,079,590		
Preferred equity (at book value)	330,000	330,000		
Beneficial interest in debt	2,452,500	2,342,500		
Debt to total market capitalization	45.8%	49.3%		
<b>Ownership:</b>				
TCO common shares outstanding:				
End of period	50,792,695	48,538,366		
Weighted average	50,765,091	48,159,799	50,313,815	49,145,132
TRG units of partnership interest:				
End of period	81,074,322	80,510,645		
Weighted average - basic	81,074,321	80,088,564	81,061,282	81,084,439
Weighted average - diluted	81,997,126	81,479,087	82,045,822	82,524,845
TCO ownership of TRG:				
End of period	62.6%	60.3%		
Weighted average	62.6%	60.1%	62.1%	60.6%

(1) 2004 amounts have been restated from amounts previously reported to include an add-back of depreciation of center replacement assets recoverable from tenants.

(2) Adjusted FFO excludes a third quarter 2005 charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock and insurance recoveries related to the recent unsolicited tender offer during the nine months ended September 30, 2004. Refer to the reconciliations to Adjusted FFO on pages 5 and 9.

(3) Refer to the reconciliation on page 8 for additional computations of TRG's net income (loss), as well as TCO's ownership therein.

(4) During the three and nine months ended September 30, 2004, the Company recognized its \$0.1 million and \$0.2 million respective shares of adjustments to the gain on disposition of Biltmore Fashion Park, which the Company sold its interest in during December 2003.

(5) The tax status of total 2005 common dividends declared and to be declared, assuming continuation of a \$0.285 per common share quarterly dividend, is estimated to be approximately 38% return of capital, and approximately 62% ordinary income. The tax status of total 2005 dividends to be paid on Series A, Series G, and Series H Preferred Stock is estimated to be 100% ordinary income. These are forward-looking statements and certain significant factors could cause the actual results to differ materially.

(6) Fixed charges include beneficial interest expense, preferred dividends and distributions, and debt payments. Preferred dividends for the three and nine months ended September 30, 2005 include a \$3.1 million charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock. Excluding this charge, the fixed charges coverage ratio would be 1.7 and 1.8, respectively.

**TAUBMAN CENTERS, INC.**  
**Income Statement**  
**For the Quarters Ended September 30, 2005 and 2004**  
(in thousands of dollars)

	<b>2005</b>		<b>2004</b>	
	UNCONSOLIDATED		UNCONSOLIDATED	
	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)
<b>REVENUES:</b>				
Minimum rents	63,863	45,365	61,865	45,722
Percentage rents	1,319	1,147	1,179	406
Expense recoveries	37,248	22,351	35,006	21,277
Management, leasing and development services	3,390		6,110	
Other	6,038	2,403	6,741	2,041
Total revenues	<u>111,858</u>	<u>71,266</u>	<u>110,901</u>	<u>69,446</u>
<b>OPERATING EXPENSES:</b>				
Recoverable expenses (2)	35,245	19,723	32,845	18,686
Other operating	10,673	4,781	9,509	5,678
Management, leasing and development services	2,444		4,890	
General and administrative	6,764		7,604	
Interest expense	27,219	16,987	24,652	17,351
Depreciation and amortization	29,029	11,583	27,069	10,816
Total operating expenses	<u>111,374</u>	<u>53,074</u>	<u>106,569</u>	<u>52,531</u>
	484	<u>18,192</u>	4,332	<u>16,915</u>
Equity in income of Unconsolidated Joint Ventures		<u>9,268</u>		<u>8,291</u>
Income before discontinued operations and minority and preferred interests		9,752		12,623
Discontinued operations (3) -				
Net gain on disposition of interest in center				136
Minority and preferred interests:				
TRG preferred distributions		(615)		(2,865)
Minority share of consolidated joint ventures		40		221
Minority share of income of TRG		(627)		(3,103)
Distributions in excess of minority share of income		<u>(8,262)</u>		<u>(5,752)</u>
Net income		288		1,260
Preferred dividends (4)		<u>(9,318)</u>		<u>(4,150)</u>
Net income (loss) allocable to common shareowners		<u>(9,030)</u>		<u>(2,890)</u>
<b>SUPPLEMENTAL INFORMATION (5):</b>				
EBITDA - 100%	58,224	47,691	57,397	46,213
EBITDA - outside partners' share	<u>(3,088)</u>	<u>(21,243)</u>	<u>(2,835)</u>	<u>(20,858)</u>
Beneficial interest in EBITDA	55,136	26,448	54,562	25,355
Beneficial interest expense	(25,805)	(9,448)	(23,386)	(9,641)
Non-real estate depreciation	(519)		(635)	
Preferred dividends and distributions	<u>(9,933)</u>		<u>(7,015)</u>	
Funds from Operations contribution	<u>18,879</u>	<u>17,000</u>	<u>23,526</u>	<u>15,714</u>
Net straightline adjustments to rental revenue and ground rent expense at TRG %	<u>471</u>	<u>-</u>	<u>1,042</u>	<u>2</u>

(1) With the exception of the Supplemental Information, amounts include 100% of the Unconsolidated Joint Ventures. Amounts are net of intercompany transactions. The Unconsolidated Joint Ventures are presented at 100% in order to allow for measurement of their performance as a whole, without regard to the Company's ownership interest. In its consolidated financial statements, the Company accounts for its investments in the Unconsolidated Joint Ventures under the equity method.

(2) Included in recoverable expenses of the Consolidated Businesses and Unconsolidated Joint Ventures (both at 100%) are \$1.5 million and \$0.9 million, respectively, of depreciation of center replacement assets for the three months ended September 30, 2005, and \$1.3 million and \$1.1 million, respectively, for the three months ended September 30, 2004.

(3) During the three months ended September 30, 2004, a \$0.1 million adjustment to the gain on disposition of Biltmore Fashion Park was recognized.

(4) Preferred dividends for the three months ended September 30, 2005 include a \$3.1 million charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock.

(5) EBITDA and FFO for the three months ended September 30, 2004 have been restated from amounts previously reported to include an add-back of depreciation of center replacement assets recoverable from tenants.

**TAUBMAN CENTERS, INC.**  
**Income Statement**  
**For the Year to Date Periods Ended September 30, 2005 and 2004**  
(in thousands of dollars)

	2005			2004		
	CONSOLIDATED BUSINESSES	UNCONSOLIDATED		CONSOLIDATED BUSINESSES	UNCONSOLIDATED	
		JOINT VENTURES	(1)		JOINT VENTURES	(1)
<b>REVENUES:</b>						
Minimum rents	190,241	136,630		169,511	146,488	
Percentage rents	3,736	2,809		2,282	2,690	
Expense recoveries	110,543	65,936		98,996	73,663	
Management, leasing and development services	8,924			16,339		
Other	<u>27,842</u>	<u>7,502</u>		<u>24,042</u>	<u>6,260</u>	
Total revenues	<u>341,286</u>	<u>212,877</u>		<u>311,170</u>	<u>229,101</u>	
<b>OPERATING EXPENSES:</b>						
Recoverable expenses (2)	102,433	56,477		91,304	62,788	
Other operating	34,775	16,121		26,344	16,099	
Costs related to unsolicited tender offer, net of recoveries				(1,044)		
Management, leasing and development services	5,764			14,671		
General and administrative	20,509			19,384		
Interest expense	79,251	50,504		70,377	56,937	
Depreciation and amortization	<u>87,069</u>	<u>34,458</u>		<u>73,540</u>	<u>39,334</u>	
Total operating expenses	<u>329,801</u>	<u>157,560</u>		<u>294,576</u>	<u>175,158</u>	
	<u>11,485</u>	<u>55,317</u>		<u>16,594</u>	<u>53,943</u>	
Equity in income of Unconsolidated Joint Ventures		<u>27,710</u>			<u>26,663</u>	
Income before discontinued operations and minority and preferred interests	39,195			43,257		
Discontinued operations (3) -						
Net gain on disposition of interest in center				289		
Minority and preferred interests:						
TRG preferred distributions	(1,845)			(7,604)		
Minority share of consolidated joint ventures	24			36		
Minority share of income of TRG	(8,156)			(11,386)		
Distributions in excess of minority share of income	<u>(18,874)</u>			<u>(15,168)</u>		
Net income	<u>10,344</u>			<u>9,424</u>		
Preferred dividends (4)	<u>(21,618)</u>			<u>(12,450)</u>		
Net income (loss) allocable to common shareowners	<u>(11,274)</u>			<u>(3,026)</u>		
<b>SUPPLEMENTAL INFORMATION (5):</b>						
EBITDA - 100%	182,251	143,021		163,920	154,265	
EBITDA - outside partners' share	<u>(10,299)</u>	<u>(64,249)</u>		<u>(3,459)</u>	<u>(72,269)</u>	
Beneficial interest in EBITDA	171,952	78,772		160,461	81,996	
Beneficial interest expense	(75,187)	(28,095)		(68,598)	(30,402)	
Non-real estate depreciation	(1,610)			(1,864)		
Preferred dividends and distributions	<u>(23,463)</u>			<u>(20,054)</u>		
Funds from Operations contribution	<u>71,692</u>	<u>50,677</u>		<u>69,945</u>	<u>51,594</u>	
Net straightline adjustments to rental revenue and ground rent expense at TRG %	<u>1,267</u>	<u>124</u>		<u>1,638</u>	<u>190</u>	

(1) With the exception of the Supplemental Information, amounts include 100% of the Unconsolidated Joint Ventures. Amounts are net of intercompany transactions. The Unconsolidated Joint Ventures are presented at 100% in order to allow for measurement of their performance as a whole, without regard to the Company's ownership interest. In its consolidated financial statements, the Company accounts for its investments in the Unconsolidated Joint Ventures under the equity method. The results of International Plaza are presented within the Consolidated Businesses for periods beginning July 1, 2004, as a result of the Company's acquisition of a controlling interest in the center. Results of International Plaza prior to the acquisition date are included within the Unconsolidated Joint Ventures.

(2) Included in recoverable expenses of the Consolidated Businesses and Unconsolidated Joint Ventures (both at 100%) are \$4.4 million and \$2.7 million, respectively, of depreciation of center replacement assets for the nine months ended September 30, 2005, and \$3.4 million and \$4.1 million, respectively, for the nine months ended September 30, 2004.

(3) During the nine months ended September 30, 2004, a \$0.3 million adjustment to the gain on disposition of Biltmore Fashion Park was recognized.

(4) Preferred dividends for the nine months ended September 30, 2005 include a \$3.1 million charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock.

(5) EBITDA and FFO for the nine months ended September 30, 2004 have been restated from amounts previously reported to include an add-back of depreciation of center replacement assets recoverable from tenants.

**TAUBMAN CENTERS, INC.**
**Reconciliation of Net Income (Loss) to Funds from Operations and Adjusted Funds from Operations  
For the Periods Ended September 30, 2005 and 2004**

(in thousands of dollars)

	Three Months Ended		Year to Date	
	2005	2004	2005	2004
<b>Net income (loss) allocable to common shareowners</b>	<b>(9,030)</b>	<b>(2,890)</b>	<b>(11,274)</b>	<b>(3,026)</b>
Add (less) depreciation and gain on disposition of property:				
Gain on disposition of interest in center		(136)		(289)
Depreciation and amortization (1):				
Consolidated businesses at 100%	30,521	28,413	91,515	76,949
Minority partners in consolidated joint ventures	(1,714)	(1,790)	(6,259)	(1,716)
Share of unconsolidated joint ventures	7,732	7,423	22,967	24,931
Non-real estate depreciation	(519)	(635)	(1,610)	(1,864)
Add minority interests in TRG:				
Minority share of income of TRG	627	3,103	8,156	11,386
Distributions in excess of minority share of income of TRG	8,262	5,752	18,874	15,168
<b>Funds from Operations - TRG</b>	<b><u>35,879</u></b>	<b><u>39,240</u></b>	<b><u>122,369</u></b>	<b><u>121,539</u></b>
<b>Funds from Operations - TCO (2)</b>	<b><u>22,466</u></b>	<b><u>23,596</u></b>	<b><u>75,877</u></b>	<b><u>73,689</u></b>
Funds from Operations - TRG (1) (2)	35,879	39,240	122,369	121,539
Charge upon redemption of Series A Preferred Stock	3,115		3,115	
Insurance recoveries related to unsolicited tender offer				(1,044)
<b>Adjusted Funds from Operations - TRG (3)</b>	<b><u>38,994</u></b>	<b><u>39,240</u></b>	<b><u>125,484</u></b>	<b><u>120,495</u></b>
<b>Adjusted Funds from Operations - TCO (2) (3)</b>	<b><u>24,416</u></b>	<b><u>23,596</u></b>	<b><u>77,827</u></b>	<b><u>73,051</u></b>

(1) Depreciation and amortization includes depreciation of center replacement assets recoverable from tenants, classified as recoverable expenses in the Company's financial statements. TRG's beneficial interest in these amounts are \$1.9 million for the three months ended September 30, 2005 and 2004, and \$5.6 million and \$5.4 million for the nine months ended September 30, 2005 and 2004, respectively. 2004 amounts have been restated to include such depreciation.

(2) TCO's share of TRG's FFO is based on an average ownership of 63% and 60% during the three months ended September 30, 2005 and 2004, respectively, and 62% and 61% during the nine months ended September 30, 2005 and 2004, respectively.

(3) Adjusted FFO excludes a third quarter 2005 charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock and insurance recoveries related to the recent unsolicited tender offer during the nine months ended September 30, 2004. The Company discloses this Adjusted FFO due to the significance and infrequent nature of these costs and recoveries. The insurance recoveries relate to the only hostile takeover attempt against the Company in its history and the costs to resist this attempt were clearly not a part of the Company's normal operating results. Given the significance of these costs, the Company believes it is essential to a reader's understanding of the Company's results of operations to emphasize the impact on the Company's earnings measures. The adjusted measures are not and should not be considered alternatives to net income or cash flows from operating, investing, or financing activities as defined by GAAP.

**TAUBMAN CENTERS, INC.**  
**Reconciliation of Net Income (Loss) to Beneficial Interest in EBITDA**  
**For the Periods Ended September 30, 2005 and 2004**

(in thousands of dollars)

	<b>Three Months Ended</b>		<b>Year to Date</b>	
	<b>2005</b>	<b>2004</b>	<b>2005</b>	<b>2004</b>
<b>Net income (loss) allocable to common shareowners</b>	<b>(9,030)</b>	<b>(2,890)</b>	<b>(11,274)</b>	<b>(3,026)</b>
Add (less) depreciation and gain on disposition of property:				
Gain on disposition of interest in center		(136)		(289)
Depreciation and amortization (1):				
Consolidated businesses at 100%	30,521	28,413	91,515	76,949
Minority partners in consolidated joint ventures	(1,714)	(1,790)	(6,259)	(1,716)
Share of unconsolidated joint ventures	7,732	7,423	22,967	24,931
Add minority interests in TRG:				
Minority share of income of TRG	627	3,103	8,156	11,386
Distributions in excess of minority share of income of TRG	8,262	5,752	18,874	15,168
Add (less) preferred interests and interest expense:				
Preferred dividends and distributions	9,933	7,015	23,463	20,054
Interest expense for all businesses in continuing operations	44,206	42,003	129,755	127,314
Interest expense allocable to minority partners in consolidated joint ventures	(1,414)	(1,266)	(4,064)	(1,779)
Interest expense allocable to outside partners in unconsolidated joint ventures	(7,539)	(7,710)	(22,409)	(26,535)
<b>Beneficial Interest in EBITDA - TRG</b>	<b><u>81,584</u></b>	<b><u>79,917</u></b>	<b><u>250,724</u></b>	<b><u>242,457</u></b>

(1) Depreciation and amortization includes depreciation of center replacement assets recoverable from tenants, classified as recoverable expenses in the Company's financial statements. 2004 amounts have been restated to include such depreciation.



**TAUBMAN CENTERS, INC.**  
**Reconciliation of Net Income (Loss) to Net Operating Income**  
**For the Periods Ended September 30, 2005 and 2004**

(in thousands of dollars)

	Three Months Ended		Year to Date	
	2005	2004	2005	2004
<b>Net income (loss) allocable to common shareowners</b>	<b>(9,030)</b>	<b>(2,890)</b>	<b>(11,274)</b>	<b>(3,026)</b>
Add (less) depreciation and gain on disposition of property:				
Gain on disposition of interest in center		(136)		(289)
Depreciation and amortization (1):				
Consolidated businesses at 100%	30,521	28,413	91,515	76,949
Minority partners in consolidated joint ventures	(1,714)	(1,790)	(6,259)	(1,716)
Share of unconsolidated joint ventures	7,732	7,423	22,967	24,931
Add minority interests in TRG:				
Minority share of income of TRG	627	3,103	8,156	11,386
Distributions in excess of minority share of income of TRG	8,262	5,752	18,874	15,168
Add (less) preferred interests and interest expense:				
Preferred dividends and distributions	9,933	7,015	23,463	20,054
Interest expense for all businesses in continuing operations	44,206	42,003	129,755	127,314
Interest expense allocable to minority partners in consolidated joint ventures	(1,414)	(1,266)	(4,064)	(1,779)
Interest expense allocable to outside partners in unconsolidated joint ventures	(7,539)	(7,710)	(22,409)	(26,535)
Add EBITDA allocations to outside partners:				
EBITDA allocable to minority partners in consolidated joint ventures	3,088	2,835	10,299	3,459
EBITDA allocable to outside partners in unconsolidated joint ventures	21,243	20,858	64,249	72,269
<b>EBITDA at 100% - TRG</b>	<b>105,915</b>	<b>103,610</b>	<b>325,272</b>	<b>318,185</b>
Add (less) items excluded from shopping center Net Operating Income:				
General and administrative expenses	6,764	7,604	20,509	19,384
Management, leasing and development services, net	(946)	(1,220)	(3,160)	(1,668)
Costs related to unsolicited tender offer, net of recoveries				(1,044)
Gains on sales of peripheral land and land-related rights		(902)	(4,833)	(5,752)
Straight-line of minimum rent	(1,021)	(1,328)	(2,937)	(3,100)
Non-center specific operating expenses and other	2,661	2,388	11,385	7,038
<b>Net Operating Income - all centers at 100%</b>	<b>113,373</b>	<b>110,152</b>	<b>346,236</b>	<b>333,043</b>
Less - Net Operating Income of non-comparable centers (2)	(758)		(758)	
<b>Net Operating Income at 100%</b>	<b>112,615</b>	<b>110,152</b>	<b>345,478</b>	<b>333,043</b>
<b>Net Operating Income - growth % (3)</b>	<b>2%</b>		<b>4%</b>	

(1) Depreciation and amortization includes depreciation of center replacement assets recoverable from tenants, classified as recoverable expenses in the Company's financial statements. 2004 amounts have been restated to include such depreciation.

(2) Includes Northlake Mall.

(3) Excluding individual lease cancellation fees in excess of \$0.5 million, growth in net operating income was 2% and 4% for the three and nine months ended September 30, 2005, respectively. Excluding all lease cancellation fees, growth in net operating income was 3% and 4% for the three and nine months ended September 30, 2005, respectively.

**TAUBMAN CENTERS, INC.**  
**Reconciliation of Funds from Operations to Net Income (Loss) (1)**  
**For the Periods Ended September 30, 2005 and 2004**  
(in thousands of dollars)

	<u>Three Months Ended</u>		<u>Year to Date</u>	
	<u>2005</u>	<u>2004</u>	<u>2005</u>	<u>2004</u>
<b>Continuing Operations:</b>				
<i>The Taubman Realty Group Limited Partnership (TRG):</i>				
FFO - TRG	35,879	39,240	122,369	121,539
Adjustments to FFO to arrive at income from continuing operations:				
Depreciation and amortization (2):				
Consolidated Businesses at 100%	(30,521)	(28,413)	(91,515)	(76,949)
less: minority partners in consolidated joint ventures	1,714	1,790	6,259	1,716
less: non-real estate depreciation	519	635	1,610	1,864
Unconsolidated Joint Ventures at TRG%	(7,732)	(7,423)	(22,967)	(24,931)
TCO's additional basis in TRG	1,820	1,820	5,528	5,460
Income from continuing operations - TRG	<u>1,679</u>	<u>7,649</u>	<u>21,284</u>	<u>28,699</u>
<i>Taubman Centers, Inc. (TCO):</i>				
TCO's ownership share of TRG's income from continuing operations	1,052	4,600	13,128	17,427
Depreciation of TCO's additional basis in TRG	<u>(1,820)</u>	<u>(1,820)</u>	<u>(5,528)</u>	<u>(5,460)</u>
Income (loss) from continuing operations before distributions in excess of earnings allocable to minority interest	(768)	2,780	7,600	11,967
Distributions in excess of earnings allocable to minority interest	<u>(8,262)</u>	<u>(5,752)</u>	<u>(18,874)</u>	<u>(15,168)</u>
Income (loss) from continuing operations allocable to common shareowners	<u>(9,030)</u>	<u>(2,972)</u>	<u>(11,274)</u>	<u>(3,201)</u>
<b>Discontinued Operations:</b>				
Gain on disposition - TRG		<u>136</u>		<u>289</u>
TCO's ownership share		<u>82</u>		<u>175</u>
Income from discontinued operations allocable to common shareowners		<u>82</u>		<u>175</u>
<b>Net Income (loss):</b>				
Income (loss) from continuing operations allocable to common shareowners	(9,030)	(2,972)	(11,274)	(3,201)
Income from discontinued operations allocable to common shareowners		82		175
Net income (loss) allocable to common shareowners	<u>(9,030)</u>	<u>(2,890)</u>	<u>(11,274)</u>	<u>(3,026)</u>
<b>Per share - basic (3):</b>				
Income (loss) from continuing operations allocable to common shareowners	(0.18)	(0.06)	(0.22)	(0.07)
Income from discontinued operations allocable to common shareowners		0.00		0.00
Net income (loss) allocable to common shareowners	<u>(0.18)</u>	<u>(0.06)</u>	<u>(0.22)</u>	<u>(0.06)</u>

(1) This reconciliation provides additional information as to TRG's income from continuing operations, discontinued operations, and net income (loss) as well as TCO's ownership therein.

(2) Depreciation and amortization includes depreciation of center replacement assets recoverable from tenants, classified as recoverable expenses in the Company's financial statements. 2004 amounts have been restated to include such depreciation.

(3) Based on corresponding earnings amounts shown in this reconciliation and using weighted average common shares outstanding of 50,765,091 and 48,159,799 for the three months ended September 30, 2005 and 2004, respectively, and 50,313,815 and 49,145,132 for the nine months ended September 30, 2005 and 2004, respectively.

**TAUBMAN CENTERS, INC.**

**Reconciliation of Funds from Operations to Adjusted Funds from Operations (1)**

**For the Periods Ended September 30, 2005 and 2004**

(in thousands of dollars, except for share and unit data; per share/unit amounts on a diluted basis, rounded to nearest penny, and may not add due to rounding)

	<u>Three Months Ended</u>		<u>Year to Date</u>	
	<u>\$</u>	<u>per unit/ share</u>	<u>\$</u>	<u>per unit/ share</u>
<b>2005:</b>				
<b>Funds from Operations - TRG</b>	<b>35,879</b>	<b>0.44</b>	<b>122,369</b>	<b>1.49</b>
Charge upon redemption of Series A Preferred Stock	3,115	0.04	3,115	0.04
<b>Adjusted Funds from Operations - TRG</b>	<b>38,994</b>	<b>0.48</b>	<b>125,484</b>	<b>1.53</b>
<b>Adjusted Funds from Operations - TCO</b>	<b>24,416</b>	<b>0.48</b>	<b>77,827</b>	<b>1.53</b>
<b>2004:</b>				
<b>Funds from Operations - TRG, as originally reported (2)</b>	<b>37,381</b>	<b>0.46</b>	<b>116,129</b>	<b>1.41</b>
Beneficial interest in depreciation included in recoverable expenses	1,859	0.02	5,410	0.07
<b>Funds from Operations - TRG</b>	<b>39,240</b>	<b>0.48</b>	<b>121,539</b>	<b>1.47</b>
Costs related to unsolicited tender offer, net of recoveries			(1,044)	(0.01)
<b>Adjusted Funds from Operations - TRG</b>	<b>39,240</b>	<b>0.48</b>	<b>120,495</b>	<b>1.46</b>
<b>Adjusted Funds from Operations - TCO</b>	<b>23,596</b>	<b>0.48</b>	<b>73,051</b>	<b>1.46</b>

(1) Supplementally, the Company discloses an Adjusted FFO, which excludes a third quarter 2005 charge incurred in connection with the redemption of \$87 million of the Series A Preferred Stock and costs incurred (net of insurance recoveries) in connection with the recent unsolicited tender offer during the nine months ended September 30, 2004.

(2) Prior to the fourth quarter of 2004, the Company did not include an add-back for depreciation of center replacement assets when computing its FFO. As of the fourth quarter of 2004, the Company began to include such an add-back and restated previously reported FFO amounts.

**TAUBMAN CENTERS, INC.**  
**Changes in Funds from Operations and Earnings per Share**  
**For the Quarter Ended September 30, 2005**

(all per share amounts on a diluted basis; rounded to nearest half penny; amounts may not add due to rounding)

<b>2004 Third Quarter Funds from Operations as originally reported</b>	<b>\$ 0.46</b>
Beneficial interest in depreciation included in recoverable expenses	0.025
<b>2004 Third Quarter Funds from Operations as currently reported</b>	<b>\$ 0.48</b>
<i>Changes - 2005 vs. 2004</i>	
Rents and recoveries	0.015
Northlake	0.005
Net revenue from management, leasing, and development services	(0.005)
Gains on sales of peripheral land	(0.010)
Lease cancellation revenue	(0.010)
Other income	0.015
Asia activities	(0.015)
Other operating expense	0.010
General and administrative	0.010
Interest expense	(0.025)
Other	0.010
<b>2005 Third Quarter Funds from Operations - Adjusted</b>	<b>\$ 0.48</b>
Charge upon redemption of Series A Preferred Stock	(0.040)
<b>2005 Third Quarter Funds from Operations</b>	<b>\$ 0.44</b>
<b>2004 Third Quarter Earnings per Share</b>	<b>\$ (0.06)</b>
<i>Changes - 2005 vs. 2004</i>	
Change in FFO per share	(0.040)
Distributions to minority interest in excess of percentage share of income	(0.055)
Depreciation and other	(0.025)
<b>2005 Third Quarter Earnings per Share</b>	<b>\$ (0.18)</b>

**TAUBMAN CENTERS, INC.**  
**Components of Other Income and Other Operating Expense**  
**For the Periods Ended September 30, 2005**

(in thousands of dollars)

**Other Income**

	<b>Three months ended September 30, 2005</b>				<b>Nine months ended September 30, 2005</b>			
	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>
Shopping center related revenues	5,085	4,254	1,643	861	15,070	13,945	4,417	2,341
Gains on sales of peripheral land and land-related rights	-	-	-	-	4,833	4,415	-	-
Lease cancellation revenue	517	517	552	339	6,784	5,802	2,603	1,365
Interest income	436	1,061	208	100	1,155	1,758	482	238
	<u>6,038</u>	<u>5,832</u>	<u>2,403</u>	<u>1,300</u>	<u>27,842</u>	<u>25,920</u>	<u>7,502</u>	<u>3,944</u>

**Other Operating Expense**

	<b>Three months ended September 30, 2005</b>				<b>Nine months ended September 30, 2005</b>			
	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>
Shopping center related expenses	8,273	7,862	3,899	2,212	25,553	24,396	13,517	7,644
Domestic and non-U.S. development charge	1,606	1,606	-	-	6,831	6,831	-	-
Ground rent	794	703	882	441	2,391	2,116	2,604	1,302
	<u>10,673</u>	<u>10,171</u>	<u>4,781</u>	<u>2,653</u>	<u>34,775</u>	<u>33,343</u>	<u>16,121</u>	<u>8,946</u>

**TAUBMAN CENTERS, INC.**  
**Balance Sheets**  
**As of September 30, 2005 and December 31, 2004**  
(in thousands of dollars)

	As of	
	September 30, 2005	December 31, 2004
<b>Consolidated Balance Sheet of Taubman Centers, Inc. (1):</b>		
Assets:		
Properties	3,050,709	2,936,964
Accumulated depreciation and amortization	(627,968)	(558,891)
	<u>2,422,741</u>	<u>2,378,073</u>
Investment in Unconsolidated Joint Ventures	137,355	129,934
Cash and cash equivalents	38,134	29,081
Accounts and notes receivable, net	25,560	32,124
Accounts and notes receivable from related parties	2,299	1,636
Deferred charges and other assets	58,770	61,586
	<u>2,684,859</u>	<u>2,632,434</u>
Liabilities:		
Notes payable	2,011,559	1,930,439
Accounts payable and accrued liabilities	241,464	223,331
Dividends and distributions payable	14,573	13,892
Distributions in excess of investments in and net income of Unconsolidated Joint Ventures	102,416	106,367
	<u>2,370,012</u>	<u>2,274,029</u>
Preferred Equity of TRG	29,217	29,217
Shareowners' Equity:		
Series A Cumulative Redeemable Preferred Stock	45	80
Series B Non-Participating Convertible Preferred Stock	30	30
Series G Cumulative Redeemable Preferred Stock		
Series H Cumulative Redeemable Preferred Stock		
Common Stock	508	487
Additional paid-in capital	738,405	729,481
Accumulated other comprehensive income (loss)	(9,508)	(11,387)
Dividends in excess of net income	(443,850)	(389,503)
	<u>285,630</u>	<u>329,188</u>
	<u>2,684,859</u>	<u>2,632,434</u>
<b>Combined Balance Sheet of Unconsolidated Joint Ventures (2):</b>		
Assets:		
Properties	1,118,641	1,080,482
Accumulated depreciation and amortization	(383,299)	(360,830)
	<u>735,342</u>	<u>719,652</u>
Cash and cash equivalents	28,758	25,173
Accounts and notes receivable	14,499	22,866
Deferred charges and other assets	26,901	26,213
	<u>805,500</u>	<u>793,904</u>
Liabilities:		
Notes payable	1,001,346	1,008,604
Accounts payable and other liabilities	54,083	53,706
	<u>1,055,429</u>	<u>1,062,310</u>
Accumulated Deficiency in Assets:		
Accumulated deficiency in assets - TRG	(161,579)	(173,579)
Accumulated deficiency in assets - Joint Venture Partners	(85,161)	(91,259)
Accumulated other comprehensive income (loss) - TRG	(2,524)	(2,817)
Accumulated other comprehensive income (loss) - Joint Venture Partners	(665)	(751)
	<u>(249,929)</u>	<u>(268,406)</u>
	<u>805,500</u>	<u>793,904</u>

(1) Certain reclassifications have been made to prior year information to conform to current year classifications.

(2) Amounts exclude The Pier at Caesars, a center under construction, which TRG made a \$4 million contribution to in January 2005.

TAUBMAN CENTERS, INC.

Debt Summary

As of September 30, 2005

(in millions of dollars, amounts may not add due to rounding)

MORTGAGE AND OTHER NOTES PAYABLE  
INCLUDING WEIGHTED INTEREST RATES AT SEPTEMBER 30, 2005

	100% 9/30/05	Beneficial Interest 9/30/05	Effective Rate 9/30/05	LIBOR (a) Rate Spread	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
<b>Consolidated Fixed Rate Debt:</b>																
Beverly Center		347.5	347.5	5.28%		3.9	4.8	5.0	5.4	5.7	6.0	6.3	6.6	303.8		347.5
Great Lakes Crossing		145.8	145.8	5.25%	0.6	2.3	2.5	2.6	2.7	2.9	3.0	3.2	126.0			145.8
International Plaza	50.10%	183.0	91.5	4.38% (b)	0.4	1.6	1.7	87.8								91.5
MacArthur Center	95.00%	141.5	134.7	6.83% (c)	0.6	2.6	2.7	2.8	3.0	122.9						134.7
Regency Square		79.1	79.1	6.75%	0.3	1.1	1.1	1.2	1.3	1.4	72.8					79.1
Stony Point Fashion Park		113.6	113.6	6.24%	0.3	1.4	1.5	1.5	1.6	1.8	1.9	2.0	2.1	99.5		113.6
The Mall at Short Hills		259.2	259.2	6.70%	0.9	3.7	4.0	4.2	246.4							259.2
The Mall at Wellington Green	90.00%	200.0	180.0	5.44%											180.0	180.0
<b>Total Consolidated Fixed Weighted Rate</b>		1,469.7 5.74%	1,351.4 5.83%		3.1 6.11%	16.5 5.92%	18.3 5.90%	105.2 4.66%	260.5 6.65%	134.6 6.72%	83.7 6.58%	11.4 5.44%	134.8 5.27%	403.3 5.52%	180.0 5.44%	1,351.4
<b>Consolidated Floating Rate Debt:</b>																
Dolphin Mall		141.9	141.9	5.92% (d)	2.15%	0.6	141.3 (j)									141.9
Northlake Mall		89.4	89.4	5.51% (e)	1.75%			89.4 (k)								89.4
Oyster Bay		54.9	54.9	5.69% (e)	2.00%	54.9 (i)										54.9
The Shops at Willow Bend		96.8	96.8	5.27% (f)	1.50%	0.4	96.4 (k)									96.8
The Shops at Willow Bend		48.4	48.4	7.52% (g)	3.75%	0.2	48.2 (k)									48.4
TRG Revolving Credit		20.5	20.5	4.88% (h)				20.5								20.5
TRG Revolving Credit		90.0	90.0	4.49% (e)	0.80%			90.0 (l)								90.0
<b>Total Consolidated Floating Weighted Rate</b>		541.8 5.58%	541.8 5.58%			56.1 5.70%	285.9 5.97%	89.4 5.51%	110.5 4.56%							541.8
<b>Total Consolidated Weighted Rate</b>		2,011.6 5.70%	1,893.2 5.76%		59.1 5.23%	302.5 5.45%	107.6 5.13%	215.7 4.33%	260.5 6.65%	134.6 6.70%	83.7 6.58%	11.4 5.44%	134.8 5.27%	403.3 5.52%	180.0 5.44%	1,893.2
<b>Joint Ventures Fixed Rate Debt:</b>																
Arizona Mills	50.00%	139.8	69.9	7.90%		0.2	0.8	0.9	0.9	1.0	66.0					69.9
Cherry Creek Shopping Center	50.00%	174.6	87.3	7.68%		0.3	87.0									87.3
Fair Oaks	50.00%	140.0	70.0	6.60%				70.0								70.0
Mall at Millennia	50.00%	210.0	105.0	5.46%				0.9	1.4	1.5	1.6	1.6	98.1			105.0
Sunvalley	50.00%	130.4	65.2	5.67%		0.3	1.0	1.0	1.1	1.2	1.3	58.1				65.2
Westfarms	78.94%	202.1	159.6	6.10%		0.5	2.3	2.4	2.6	2.7	2.9	3.1	143.0			159.6
<b>Total Joint Venture Fixed Weighted Rate</b>		996.9 6.51%	556.9 6.46%			1.3 6.62%	91.1 7.62%	4.3 6.36%	75.5 6.57%	6.3 6.17%	71.7 7.73%	6.0 5.84%	202.7 5.97%	98.1 5.46%		556.9
<b>Joint Ventures Floating Rate Debt:</b>																
Other		4.5	2.4	6.39%		0.2	0.9	0.7	0.3	0.3						2.4
<b>Total Joint Venture Floating Weighted Rate</b>		4.5 6.39%	2.4 6.39%			0.2 6.39%	0.9 6.39%	0.7 6.39%	0.3 6.39%	0.3 6.39%						2.4
<b>Total Joint Venture Weighted Rate</b>		1,001.3 6.51%	559.3 6.46%		1.6 6.54%	92.0 7.60%	5.0 6.30%	75.8 6.57%	6.6 6.16%	71.7 7.73%	6.0 5.84%	202.7 5.97%	98.1 5.46%			559.3
<b>TRG Beneficial Interest Totals</b>																
<b>Fixed Rate Debt</b>		2,466.6 6.05%	1,908.3 6.02%		4.4 6.27%	107.6 7.36%	22.6 5.99%	180.6 5.46%	266.8 6.64%	206.3 7.07%	89.7 6.53%	214.1 5.94%	232.9 5.35%	403.3 5.52%	180.0 5.44%	1,908.3
<b>Floating Rate Debt</b>		546.3 5.59%	544.2 5.58%		56.3 5.70%	286.8 5.97%	90.0 5.52%	110.8 4.57%	0.3 6.39%							544.2
<b>Total</b>		3,012.9 5.97%	2,452.5 5.92%		60.7 5.74%	394.4 6.35%	112.6 5.61%	291.4 5.12%	267.1 6.64%	206.3 7.07%	89.7 6.53%	214.1 5.94%	232.9 5.35%	403.3 5.52%	180.0 5.44%	2,452.5

Average Maturity 6.27

- (a) Includes the impact of interest rate swaps, if any, but does not include effect of amortization of debt issuance costs, losses on settlement of derivatives used to hedge the refinancing of certain fixed rate debt, or interest rate cap premiums.
- (b) Debt is reduced by \$0.3 million of purchase accounting discount from acquisition which increases the stated rate on the debt of 4.21% to an effective rate of 4.38%.
- (c) Debt includes \$3.8 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 7.59% to an effective rate of 6.83%.
- (d) The debt is floating month to month at LIBOR plus spread and the entire debt balance is capped at 7% plus spread. The debt is additionally capped at 7% plus spread for the forecasted extension period of one year.
- (e) LIBOR rate floats month to month.
- (f) LIBOR rate is floating month to month. \$95.2 million of this debt is capped at 4.6% plus spread to July 2006. The debt is additionally capped at 7% plus spread for the forecasted extension period of one year.
- (g) LIBOR rate is floating month to month. \$47.6 million of this debt is capped at 5.75% plus spread to July 2006.
- (h) Rate floats daily.
- (i) If construction commences prior to 12/31/05, the maturity date is automatically extended from 12/31/05 to three years from the commencement of construction.
- (j) Maturity date may be extended for a total of 3 years.
- (k) Maturity date may be extended for a total of 2 years.
- (l) Maturity date may be extended for 1 year.

**TAUBMAN CENTERS, INC.**  
**Other Debt and Equity Information**  
**As of September 30, 2005**

(in millions of dollars)

**TRG's Debt Guarantees**

Center	Loan Balance	TRG's Beneficial Interest in Loan Balance	TRG's Guarantees		
			Amount of Loan Balance	Percentage of Principal	Percentage of Interest
Dolphin Mall	141.9	141.9	141.9	100%	100%
The Mall at Millenia	1.2	0.6	0.6	50%	50%
Northlake Mall	89.4	89.4	89.4	100%	100%
The Shops at Willow Bend	145.2	145.2	145.2	100%	100%

**TRG's Beneficial Interest in Fixed and Floating Rate Debt**

	Amount	Percentage of Total	Interest Rate Including Spread
Fixed rate debt	1,908.3	78%	6.02% (1)
Floating rate debt-			
Floating month to month	544.2	22%	5.58% (1)
Total beneficial interest in debt	<u>2,452.5</u>	<u>100%</u>	5.92% (1)
Amortization of financing costs (2)			0.31%
Average all-in rate			<u>6.23%</u> (3)

(1) Represents weighted average interest rate before amortization of financing costs.

(2) Financing costs include financing fees, interest rate cap premiums, and losses on settlement of derivatives used to hedge the refinancing of certain fixed rate debt.

(3) Interest expense for the three and nine months ended September 30, 2005 includes \$0.15 million and \$0.45 million, respectively, of non-cash amortization relating to acquisitions. On an annualized basis, interest expense from non-cash amortization relating to acquisitions is equal to \$0.6 million, or 0.03% of the average all-in rate.

**Preferred Equity**

	Face Value	Coupon	NYSE Symbol	Earliest Redemption
Series A Cumulative Redeemable Preferred Stock	113	8.3%	TCO-PA	October 3, 2002
Series F Cumulative Redeemable Preferred Equity	30	8.2%		May 27, 2009
Series G Cumulative Redeemable Preferred Stock	100	8.0%	TCO-PG	November 23, 2009
Series H Cumulative Redeemable Preferred Stock	87	7.625%	TCO-PH	July 1, 2010
	<u>330</u>			



**TAUBMAN CENTERS, INC.**  
**Construction and Center Openings**

**Construction:**

<u>Center Name</u>	<u>Location</u>	<u>Anchors</u>	<u>Size (1)</u>	<u>Opening (1)</u>	<u>Owned</u>	<u>Project Cost (1)(2)</u>	<u>Spending-To-Date (2)</u>	<u>Expected Return at Stabilization (1)</u>
<b>New Centers:</b>								
Northlake Mall	Charlotte, North Carolina	AMC Theatres, Belk, Dick's Sporting Goods, Dillard's, Hecht's	1.1 million sq. ft.	September 15, 2005	100%	\$171 million	\$158 million	11%
The Pier at Caesars	Atlantic City, New Jersey	-	0.3 million sq. ft.	2006	30% (3)	(3)	(3)	(3)
Partridge Creek Fashion Park	Clinton Township, Michigan	MJR Theatres, Nordstrom, Parisian	0.6 million sq. ft.	2007 Nordstrom in 2008	100%	\$155 million	\$16 million	9.5%
<b>Expansions and Renovations:</b>								
Waterside Shops at Pelican Bay	Naples, Florida	- Saks Fifth Avenue Nordstrom	49 thousand sq. ft. (4) 20 thousand sq. ft. 80 thousand sq. ft.	2005-2006 2007/2008 2008	25%	\$51 million	\$18 million	11%

(1) Anticipated opening date, size, estimated project costs, and stabilized returns are subject to adjustment as a result of factors inherent in the development process, some of which may not be under the direct control of the Company. Refer to the Company's filings with the Securities and Exchange Commission on Form 10-K and 10-Q for other risk factors.

(2) Project costs and spending-to-date amounts are at 100%, and exclude costs of peripheral land.

(3) The Company's capital contribution in The Pier will be made in three steps. The initial investment of \$4 million was made at closing. A second payment equal to 70 percent of The Company's projected required total investment (less the initial \$4 million payment) is expected to be made within six months after the project opens. The third and final payment will be made shortly after the completion of the project's stabilization year (2007) and will be computed at a price to be calculated at a 7% capitalization rate, based on the project's annual NOI and debt levels.

(4) Amount represents the incremental Mall GLA being added to the center.

**TAUBMAN CENTERS, INC.**  
**Capital Spending**  
**For the Periods Ended September 30, 2005**  
(in thousands of dollars)

	<b>Three Months ended September 30, 2005 (1)</b>				<b>Nine Months ended September 30, 2005 (1)</b>			
	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>
<b>Capital Additions to Properties:</b>								
New Development Projects:								
Pre-construction activities	5,768 (2)	5,768 (2)			18,874 (2)	18,874 (2)		
New centers	60,605 (3)	60,605 (3)			90,893 (3)	90,893 (3)		
Existing Centers:								
Renovation projects with incremental GLA and/or anchor replacements	1,093	1,043	9,841 (4)	2,861 (4)	1,646	1,580	39,157 (4)	16,471 (4)
Renovation projects with no incremental GLA and other	703	652	134	129	3,003	2,938	1,780	892
Mall tenant allowances	4,687	4,507	2,001	1,055	13,822	13,010	4,434	2,272
Asset replacement costs reimbursable by tenants	262	262	506	379	1,158	1,158	1,107	680
Corporate office improvements and equipment	1,405	1,405			2,670	2,670		
	<u>74,523</u>	<u>74,242</u>	<u>12,482</u>	<u>4,425</u>	<u>132,065</u>	<u>131,122</u>	<u>46,478</u>	<u>20,315</u>
<b>Capitalized leasing costs</b>	1,439	1,360	941	497	4,223	3,984	2,117	1,145

(1) Costs are net of intercompany profits. Unconsolidated Joint Venture amounts exclude the \$4 million contribution made to The Pier at Caesars in January 2005. Amounts may not add due to rounding.

(2) Primarily project costs at Oyster Bay.

(3) Primarily includes costs related to Northlake Mall and Partridge Creek Fashion Park.

(4) Includes costs related to the acquisition of the former Filene's space at Stamford Town Center, the former Lord & Taylor store at Cherry Creek Shopping Center, and the expansion and renovation of Waterside Shops at Pelican Bay.

	<b>Consolidated Businesses at 100%</b>	<b>Consolidated Businesses at TRG%</b>	<b>Unconsolidated Joint Ventures at 100%</b>	<b>Unconsolidated Joint Ventures at TRG%</b>
<b>Construction work in process, at September 30, 2005</b>	110,717 (1)	110,717 (1)	28,939 (2)	9,851 (2)
<b>Capitalized interest, for the nine months ended September 30, 2005</b>	8,129	8,129	1	-

(1) Includes \$110.3 million (at both 100% and TRG%) of assets on which interest is being capitalized at September 30, 2005.

(2) Includes \$0.1 million (at 100%) of assets on which interest is being capitalized, and construction work in process at three centers without any debt outstanding at September 30, 2005.

**TAUBMAN CENTERS, INC.**  
**Operational Statistics**  
**For the Periods Ended September 30, 2005 and 2004**

	<u>Three Months Ended</u>		<u>Year to Date</u>	
	<u>2005</u>	<u>2004</u>	<u>2005</u>	<u>2004</u>
<b>Occupancy (1):</b>				
Ending occupancy	88.9%	87.9%	88.9%	87.9%
Ending - comparable (2)	89.2%	87.9%	89.2%	87.9%
Average occupancy	88.9%	87.3%	88.7%	86.7%
Average - comparable (2)	89.0%	87.3%	88.7%	86.7%
<b>Leased Space (1):</b>				
Leased space	91.2%	90.2%	91.2%	90.2%
Comparable (2)	91.3%	90.2%	91.3%	90.2%
<b>Average Base Rents (2) (3):</b>				
Average rent per square foot:				
Consolidated Businesses	41.32	41.04	41.51	40.69
Unconsolidated Joint Ventures	41.52	42.24	42.17	42.52
Opening base rent per square foot:				
Consolidated Businesses	40.76	39.35	43.20	42.73
Unconsolidated Joint Ventures	33.51	42.36	44.11	46.58
Square feet of GLA opened:				
Consolidated Businesses	137,805	192,568	507,787	474,825
Unconsolidated Joint Ventures	122,372	81,093	432,867	267,074
Closing base rent per square foot:				
Consolidated Businesses	35.99	47.98	40.92	43.55
Unconsolidated Joint Ventures	38.71	63.75	43.82	52.90
Square feet of GLA closed:				
Consolidated Businesses	117,425	75,795	575,736	397,469
Unconsolidated Joint Ventures	84,898	29,504	433,692	282,325
Releasing spread per square foot:				
Consolidated Businesses	4.77	(8.63)	2.28	(0.82)
Unconsolidated Joint Ventures	(5.20)	(21.39)	0.29	(6.32)
<b>Mall Tenant Sales (in thousands of dollars):</b>				
Mall tenants	932,229	829,775	2,731,528	2,459,866
Comparable (2)	924,782	829,775	2,724,081	2,459,866
Sales per square foot growth (4)	8.5%	6.0%	7.5%	8.9%
<b>Occupancy Costs as a Percentage of Sales (3):</b>				
All centers:				
Consolidated Businesses	15.3%	16.5%	15.7%	16.9%
Unconsolidated Joint Ventures	14.0%	15.5%	14.3%	15.6%
Comparable centers (2):				
Consolidated Businesses	15.4%	16.5%	15.8%	16.9%
Unconsolidated Joint Ventures	14.0%	15.5%	14.3%	15.6%
<b>Tenant Bankruptcy Filings as a Percentage of Total Tenants</b>	0.1%	0.1%	0.4%	1.7%
<b>Growth in Net Operating Income (5):</b>				
Including all lease cancellation fees	2%	4%	4%	0%
Excluding individually significant lease cancellation fees (6)	2%	4%	4%	1%
<b>Number of Owned Properties at End of Period</b>	22	21	22	21

(1) 2004 statistics have been restated to include anchor spaces at value centers (Arizona Mills, Dolphin Mall, and Great Lakes Crossing).

(2) Statistics exclude Northlake Mall. 2004 statistics have been restated to include comparable centers to 2005.

(3) The results of International Plaza are presented within the Consolidated Businesses for periods beginning July 1, 2004, as a result of the Company's acquisition of a controlling interest in the center. Results of International Plaza prior to the acquisition date are included within the Unconsolidated Joint Ventures.

(4) Sales per square foot exclude value centers (Arizona Mills, Dolphin Mall, and Great Lakes Crossing).

(5) 2004 amounts have been restated from amounts previously reported to include an add-back of depreciation of center replacement assets recoverable from tenants.

(6) Excludes individual lease cancellation fees in excess of \$0.5 million. Excluding all lease cancellation fees, growth in net operating income was 3% for the three months ended September 30, 2005 and 2004, and 4% and 2% for the nine months ended September 30, 2005 and 2004, respectively.

**TAUBMAN CENTERS, INC.**  
**Owned Centers**

Center	Anchors	Sq. Ft. of GLA/ Mall GLA	Year Opened/ Expanded	Ownership %
<b>Consolidated Businesses:</b>				
Beverly Center Los Angeles, CA	Bloomingdale's, Macy's	879,000 571,000	1982	100%
Dolphin Mall Miami, FL	Bass Pro Shops Outdoor World (2007), Burlington Coat Factory, Cobb Theatres, Dave & Busters, The Sports Authority, Off 5th Saks, Marshalls, Neiman Marcus-Last Call	1,313,000 623,000	2001	100%
Fairlane Town Center Dearborn, MI <i>(Detroit Metropolitan Area)</i>	Marshall Field's, JCPenney, Lord & Taylor, Off 5th Saks, Sears	1,536,000 646,000	1976/1978/ 1980/2000	100%
Great Lakes Crossing Auburn Hills, MI <i>(Detroit Metropolitan Area)</i>	Bass Pro Shops Outdoor World, GameWorks, Neiman Marcus- Last Call, Off 5th Saks, Star Theatres, Circuit City	1,357,000 548,000	1998	100%
International Plaza Tampa, FL	Dillard's, Neiman Marcus, Nordstrom, Robb & Stucky	1,223,000 581,000	2001	50%
MacArthur Center Norfolk, VA	Dillard's, Nordstrom	932,000 518,000	1999	95%
Northlake Mall Charlotte, NC	Belk, Dick's Sporting Goods, Dillard's, Hecht's	1,100,000 (1) 406,000	2005	100%
Regency Square Richmond, VA	Hecht's (two locations), JCPenney, Sears	821,000 234,000	1975/1987	100%
The Mall at Short Hills Short Hills, NJ	Bloomingdale's, Macy's, Neiman Marcus, Nordstrom, Saks Fifth Avenue	1,342,000 520,000	1980/1994/ 1995	100%
Stony Point Fashion Park Richmond, VA	Dillard's, Saks Fifth Avenue, Dick's Sporting Goods	662,000 296,000	2003	100%
Twelve Oaks Mall Novi, MI <i>(Detroit Metropolitan Area)</i>	Marshall Field's, JCPenney, Lord & Taylor, Nordstrom (2007), Sears	1,190,000 452,000	1977/1978	100%
The Mall at Wellington Green Wellington, FL <i>(Palm Beach County)</i>	City Furniture (2005), Dillard's, JCPenney, Macy's, Nordstrom	1,281,000 (2) 467,000	2001/2003	90%
The Shops at Willow Bend Plano, TX <i>(Dallas Metropolitan Area)</i>	Dillard's, Foley's, Neiman Marcus, Saks Fifth Avenue	1,392,000 (3) 534,000	2001/2004	100%
Total GLA		15,028,000		
Total Mall GLA		6,396,000		
TRG % of Total GLA		14,242,000		
TRG % of Total Mall GLA		6,033,000		
<b>Unconsolidated Joint Ventures</b>				
Arizona Mills Tempe, AZ <i>(Phoenix Metropolitan Area)</i>	GameWorks, Harkins Cinemas, JCPenney Outlet, Neiman Marcus- Last Call, Off 5th Saks	1,227,000 521,000	1997	50%
Cherry Creek Shopping Center Denver, CO	Foley's, Neiman Marcus, Nordstrom (2006), Saks Fifth Avenue	1,016,000 (4) 543,000	1990/1998	50%
Fair Oaks Fairfax, VA <i>(Washington, DC Metropolitan Area)</i>	Hecht's, JCPenney, Lord & Taylor, Sears, Macy's	1,574,000 569,000	1980/1987/ 1988/2000	50%
The Mall at Millenia Orlando, FL	Bloomingdale's, Macy's, Neiman Marcus	1,116,000 516,000	2002	50%
Stamford Town Center Stamford, CT	Macy's, Saks Fifth Avenue	855,000 (5) 362,000	1982	50%
Sunvalley Concord, CA <i>(San Francisco Metropolitan Area)</i>	JCPenney, Macy's (two locations), Sears	1,327,000 487,000	1967/1981	50%
Waterside Shops at Pelican Bay Naples, FL	Nordstrom (2008), Saks Fifth Avenue	233,000 124,000	1992	25%
Westfarms West Hartford, CT	Filene's, Filene's Men's Store/Furniture Gallery, JCPenney, Lord & Taylor, Nordstrom	1,292,000 522,000	1974/1983/1997	79%
Woodland Grand Rapids, MI	Marshall Field's, JCPenney, Sears	1,022,000 348,000	1968/1974/ 1984/1989	50%
Total GLA		9,662,000		
Total Mall GLA		3,992,000		
TRG % of Total GLA		5,147,000		
TRG % of Total Mall GLA		2,116,000		
<b>Grand Total GLA</b>		<b>24,690,000</b>		
<b>Grand Total Mall GLA</b>		<b>10,388,000</b>		
<b>TRG % of Total GLA</b>		<b>19,389,000</b>		
<b>TRG % of Total Mall GLA</b>		<b>8,149,000</b>		

(1) GLA includes approximately 60,000 square feet for AMC Theatres, which is scheduled to open in December 2005.  
(2) City Furniture will occupy the former Lord & Taylor space, which closed in July 2004.  
(3) GLA includes the former Lord & Taylor store, which closed on April 30, 2005.  
(4) Nordstrom will occupy the former Lord & Taylor space, which closed on April 30, 2005.  
(5) GLA includes the former Filene's store, which closed in January 2005.

**TAUBMAN CENTERS, INC.**  
**Major Tenants in Owned Portfolio**  
**At September 30, 2005**

<b>Tenant</b>	<b>Number of Stores</b>	<b>Square Footage</b>	<b>Percent of Mall GLA</b>
Limited (The Limited, Express, Victoria's Secret)	68	506,502	4.9%
Gap (Gap, Gap Kids, Banana Republic, Old Navy)	43	352,388	3.4%
Forever 21	19	261,063	2.5%
Foot Locker (Foot Locker, Lady Foot Locker, Champs Sports)	48	238,613	2.3%
Abercrombie & Fitch (Abercrombie & Fitch, Hollister)	32	237,448	2.3%
Williams-Sonoma (Williams-Sonoma, Pottery Barn, Pottery Barn Kids)	30	217,795	2.1%
Retail Brand Alliance (Brooks Brothers, Casual Corner)	28	178,057	1.7%
Ann Taylor	30	165,562	1.6%
The TJX Companies (Marshalls, T.J. Maxx)	4	151,313	1.5%
Talbots	19	135,426	1.3%

**TAUBMAN CENTERS, INC.**  
**Anchors in Owned Portfolio**  
**At September 30, 2005**

(Excludes Value Centers, GLA in thousands of square feet)

Name	Number of Stores	GLA	% of GLA
Belk	1	180	0.9%
Dick's Sporting Goods	2	159	0.8%
Dillard's	6	1,335	6.4%
Federated (1)			
Macy's	8	1,669	
Marshall Field's	3	647	
Hecht's	4	618	
Bloomingdale's	3	614	
Lord & Taylor	4	518	
Foley's	2	418	
Filene's	1	209	
Filene's Men's Store/ Furniture Gallery	1	80	
Total	26	4,773	23.0%
JCPenney	8	1,508	7.3%
Neiman Marcus (2)	5	556	2.7%
Nordstrom (3)	5	796	3.8%
Robb & Stucky	1	119	0.6%
Saks			
Saks Fifth Avenue	6	467	
Off 5th Saks (4)	1	93	
Total	7	560	2.7%
Sears	6	1,370	6.6%
<b>Total</b>	<b>67</b>	<b>11,356</b>	<b>54.6%</b> (5)

(1) In August 2005, Federated Department Stores, Inc. merged with The May Department Stores Company.

(2) Excludes three Neiman Marcus-Last Call stores at value centers.

(3) Nordstrom will open at Cherry Creek Shopping Center in 2006, Twelve Oaks Mall in 2007, and Waterside Shops at Pelican Bay in 2008.

(4) Excludes three Off 5th Saks stores at value centers.

(5) Percentages may not add due to rounding.