

# Taubman

**Second Quarter 2008 Supplemental Information**

---

**TAUBMAN CENTERS, INC.****Table of Contents****Second Quarter 2008**

---

Introduction	1
Summary Financial Information	2
Income Statement- Quarter	3
Income Statement- Year to Date	4
Earnings Reconciliations:	
Net Income Allocable to Common Shareowners to Funds from Operations	5
Net Income to Beneficial Interest in EBITDA	6
Net Income to Net Operating Income	7
Changes in Funds from Operations and Earnings Per Share	8
Components of Other Income, Other Operating Expense, and Gains on Land Sales and Other Nonoperating Income	9
Recoveries Ratio Analysis	10
Balance Sheets	11
Debt Summary	12
Other Debt, Equity, and Certain Balance Sheet Information	13
Construction	14
Capital Spending	15
Operational Statistics	16
Owned Centers	17
Major Tenants in Owned Portfolio	18
Anchors in Owned Portfolio	19

## **TAUBMAN CENTERS, INC.**

### **Introduction**

#### **Second Quarter 2008**

---

Taubman Centers, Inc. (the Company or TCO) is a Michigan corporation that operates as a self-administered and self-managed real estate investment trust (REIT). The Taubman Realty Group Limited Partnership (Operating Partnership or TRG) is a majority-owned partnership subsidiary of TCO that owns direct or indirect interests in all of its real estate properties. In this report, the term "Company" refers to TCO, the Operating Partnership, and/or the Operating Partnership's subsidiaries as the context may require. The Company engages in the ownership, management, leasing, acquisition, disposition, development, and expansion of regional and super-regional retail shopping centers and interests therein. The Company's owned portfolio as of June 30, 2008 included 23 urban and suburban shopping centers in ten states.

This package was prepared to provide supplemental operating, financing, and development information of the Company and the Operating Partnership for the second quarter of 2008. 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, Bloomfield Hills, Michigan 48304-2324, Telephone (248) 258-7367, email: [bbaker@taubman.com](mailto:bbaker@taubman.com).

#### Use of Non-GAAP Measures:

Within this supplemental information package, the Company uses certain non-GAAP operating measures, including Beneficial Interest in EBITDA, Net Operating Income, and Funds from Operations. These measures are reconciled to the most comparable GAAP measures within. Additional information as to the use of these measures follows.

Beneficial Interest in EBITDA represents the Operating Partnership's share of the earnings before interest, income taxes, and depreciation and amortization of its consolidated and unconsolidated businesses. The Company believes Beneficial Interest in EBITDA provides a useful indicator of operating performance, as it is customary in the real estate and shopping center business to evaluate the performance of properties on a basis unaffected by capital structure.

In addition, the Company uses Net Operating Income (NOI) as an alternative measure to evaluate the operating performance of centers, both on individual and stabilized portfolio bases. The Company defines NOI as property-level operating revenues (includes rental income excluding straightline adjustments of minimum rent) less maintenance, taxes, utilities, ground rent, and other property operating expenses. Since NOI excludes general and administrative expenses, pre-development charges, interest income and expense, depreciation and amortization, and gains from land and property dispositions, it provides a performance measure that, when compared period over period, reflects the revenues and expenses most directly associated with owning and operating rental properties, as well as the impact on their operations from trends in tenant sales, occupancy and rental rates, and operating costs.

The National Association of Real Estate Investment Trusts (NAREIT) defines Funds from Operations (FFO) as net income (loss) (computed in accordance with Generally Accepted Accounting Principles (GAAP)), excluding gains (or losses) from extraordinary items and sales of properties, plus real estate related depreciation and after adjustments for unconsolidated partnerships and joint ventures. The Company believes that FFO is a useful supplemental measure of operating performance for REITs. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, the Company and most industry investors and analysts have considered presentations of operating results that exclude historical cost depreciation to be useful in evaluating the operating performance of REITs. FFO is primarily used by the Company in measuring performance and in formulating corporate goals and compensation.

These non-GAAP measures as presented by the Company are not necessarily comparable to similarly titled measures used by other REITs due to the fact that not all REITs use common definitions. None of these non-GAAP measures should be considered alternatives to net income as an indicator of the Company's operating performance, and they do not represent cash flows from operating, investing, or financing activities as defined by GAAP.

**TAUBMAN CENTERS, INC.**  
**Summary Financial Information**  
**For the Periods Ended June 30, 2008 and 2007**  
(in thousands of dollars, except as noted)

	Three Months Ended		Year to Date	
	2008	2007	2008	2007
<b>Funds from Operations:</b>				
FFO:				
TRG	53,213	55,954	107,969	109,873
TCO	35,421	36,968	71,824	72,495
Per common share:				
Basic	0.67	0.69	1.36	1.36
Diluted	0.66	0.68	1.34	1.33
Growth rate-diluted	-2.9%		0.8%	
<b>Earnings allocable to common shareowners:</b>				
Net income	373	8,834	4,920	19,232
Per common share - basic	0.01	0.17	0.09	0.36
Per common share - diluted	0.01	0.16	0.09	0.36
<b>Dividends (1):</b>				
Dividends paid per common share	0.415	0.375	0.830	0.750
Payout ratio of FFO per diluted common share	63%	55%	62%	56%
<b>Coverage:</b>				
Interest only	2.5	2.7	2.5	2.7
Fixed charges	2.0	2.1	2.0	2.1
<b>Market Capitalization:</b>				
Closing stock price at end of period	48.65	49.61		
Market equity value of share equivalents	3,864,758	3,976,564		
Preferred equity (at face value)	217,000	217,000		
Beneficial interest in debt	2,985,400	2,816,500		
Debt to total market capitalization	42.2%	40.2%		
<b>Ownership:</b>				
TCO common shares outstanding:				
End of period	52,892,604	52,849,206		
Weighted average - basic	52,859,653	53,412,542	52,767,430	53,418,055
Weighted average - diluted	53,431,974	54,056,260	53,348,232	54,066,230
TRG units of partnership interest:				
End of period	79,440,048	80,156,503		
Weighted average - basic	79,411,822	80,843,466	79,322,237	80,960,865
Weighted average - diluted	80,855,405	82,358,446	80,774,301	82,480,301
TCO ownership of TRG:				
End of period	66.6%	65.9%		
Weighted average	66.6%	66.1%	66.5%	66.0%

(1) The tax status of total 2008 common dividends declared and to be declared, assuming continuation of a \$0.415 per common share quarterly dividend, is estimated to be approximately 100% ordinary income. The tax status of total 2008 dividends to be paid on Series G and Series H Preferred Stock is estimated to be approximately 100% ordinary income. These are forward-looking statements and certain significant factors could cause the actual results to differ materially.

**TAUBMAN CENTERS, INC.**  
**Income Statement**  
**For the Three Months Ended June 30, 2008 and 2007**  
(in thousands of dollars)

	2008			2007		
	UNCONSOLIDATED		(1)	UNCONSOLIDATED		(1)
	CONSOLIDATED BUSINESSES	JOINT VENTURES		CONSOLIDATED BUSINESSES	JOINT VENTURES	
<b>REVENUES:</b>						
Minimum rents	87,583	38,797		79,507	37,135	
Percentage rents	1,325	458		997	1,592	
Expense recoveries	60,384	21,664		57,923	22,818	
Management, leasing, and development services	3,891			3,632		
Other	7,229	2,578		10,215	2,321	
Total revenues	<u>160,412</u>	<u>63,497</u>		<u>152,274</u>	<u>63,866</u>	
<b>EXPENSES:</b>						
Maintenance, taxes, and utilities	46,485	16,080		45,587	15,953	
Other operating	19,695	5,587		16,078	4,778	
Management, leasing, and development services	2,421			1,796		
General and administrative	7,943			7,015		
Interest expense	35,972	16,278		32,190	16,617	
Depreciation and amortization	36,179	9,839		33,568	9,789	
Total expenses	<u>148,695</u>	<u>47,784</u>		<u>136,234</u>	<u>47,137</u>	
Gains on land sales and other nonoperating income	1,456	160		723	367	
	<u>13,173</u>	<u>15,873</u>		<u>16,763</u>	<u>17,096</u>	
Income tax expense	(250)					
Equity in income of Unconsolidated Joint Ventures	8,491			9,239		
Income before minority and preferred interests	21,414			26,002		
Minority and preferred interests:						
TRG preferred distributions	(615)			(615)		
Minority share of consolidated joint ventures	(1,130)			(621)		
Distributions in excess of minority share of income of consolidated joint ventures	(4,258)			(1,649)		
Minority share of income of TRG	(4,505)			(7,187)		
Distributions in excess of minority share of income of TRG	(6,874)			(3,437)		
Net income	4,032			12,493		
Preferred dividends	(3,659)			(3,659)		
Net income allocable to common shareowners	<u>373</u>			<u>8,834</u>		
<b>SUPPLEMENTAL INFORMATION:</b>						
EBITDA - 100%	85,324	41,990		82,521	43,502	
EBITDA - outside partners' share	(9,964)	(19,346)		(8,274)	(19,966)	
Beneficial interest in EBITDA	75,360	22,644		74,247	23,536	
Beneficial interest expense	(31,065)	(8,457)		(28,554)	(8,325)	
Beneficial income tax expense	(250)					
Non-real estate depreciation	(745)			(676)		
Preferred dividends and distributions	(4,274)			(4,274)		
Funds from Operations contribution	<u>39,026</u>	<u>14,187</u>		<u>40,743</u>	<u>15,211</u>	
Net straightline adjustments to rental revenue, recoveries, and ground rent expense at TRG %	<u>475</u>	<u>52</u>		<u>344</u>	<u>135</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. The Company accounts for its investments in the Unconsolidated Joint Ventures under the equity method.

**TAUBMAN CENTERS, INC.**  
**Income Statement**  
**For the Years to Date Periods Ended June 30, 2008 and 2007**  
(in thousands of dollars)

	2008			2007		
	UNCONSOLIDATED		(1)	UNCONSOLIDATED		(1)
	CONSOLIDATED BUSINESSES	JOINT VENTURES		CONSOLIDATED BUSINESSES	JOINT VENTURES	
<b>REVENUES:</b>						
Minimum rents	174,153	77,208		158,162	75,571	
Percentage rents	3,900	1,919		3,305	2,631	
Expense recoveries	117,848	44,078		108,546	45,409	
Management, leasing, and development services	7,585			8,522		
Other	14,343	4,366		18,765	4,083	
Total revenues	<u>317,829</u>	<u>127,571</u>		<u>297,300</u>	<u>127,694</u>	
<b>EXPENSES:</b>						
Maintenance, taxes, and utilities	90,025	31,428		83,506	33,698	
Other operating	37,996	12,134		32,874	11,179	
Management, leasing, and development services	4,678			4,586		
General and administrative	16,276			14,336		
Interest expense	72,954	32,153		61,884	34,421	
Depreciation and amortization	71,514	19,462		66,101	19,955	
Total expenses	<u>293,443</u>	<u>95,177</u>		<u>263,287</u>	<u>99,253</u>	
Gains on land sales and other nonoperating income	3,259	479		1,114	814	
	<u>27,645</u>	<u>32,873</u>		<u>35,127</u>	<u>29,255</u>	
Income tax expense	(440)					
Equity in income of Unconsolidated Joint Ventures	<u>17,725</u>			<u>17,425</u>		
Income before minority and preferred interests	44,930			52,552		
Minority and preferred interests:						
TRG preferred distributions	(1,230)			(1,230)		
Minority share of consolidated joint ventures	(2,306)			(2,534)		
Distributions in excess of minority share of income of consolidated joint ventures	(6,395)			(1,041)		
Minority share of income of TRG	(10,421)			(14,928)		
Distributions in excess of minority share of income of TRG	(12,341)			(6,270)		
Net income	<u>12,237</u>			<u>26,549</u>		
Preferred dividends	<u>(7,317)</u>			<u>(7,317)</u>		
Net income allocable to common shareowners	<u>4,920</u>			<u>19,232</u>		
<b>SUPPLEMENTAL INFORMATION:</b>						
EBITDA - 100%	172,113	84,488		163,112	83,631	
EBITDA - outside partners' share	<u>(19,536)</u>	<u>(38,730)</u>		<u>(17,102)</u>	<u>(38,211)</u>	
Beneficial interest in EBITDA	152,577	45,758		146,010	45,420	
Beneficial interest expense	(63,219)	(16,719)		(55,046)	(16,627)	
Beneficial income tax expense	(440)					
Non-real estate depreciation	(1,441)			(1,337)		
Preferred dividends and distributions	<u>(8,547)</u>			<u>(8,547)</u>		
Funds from Operations contribution	<u>78,930</u>	<u>29,039</u>		<u>81,080</u>	<u>28,793</u>	
Net straightline adjustments to rental revenue, recoveries, and ground rent expense at TRG %	<u>1,068</u>	<u>113</u>		<u>715</u>	<u>239</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.

**TAUBMAN CENTERS, INC.****Reconciliation of Net Income Allocable to Common Shareowners to Funds from Operations****For the Periods Ended June 30, 2008 and 2007**

(in thousands of dollars; amounts allocable to TCO may not recalculate due to rounding)

	<b>Three Months Ended</b>		<b>Year to Date</b>	
	<b>2008</b>	<b>2007</b>	<b>2008</b>	<b>2007</b>
<b>Net income allocable to common shareowners</b>	<b>373</b>	<b>8,834</b>	<b>4,920</b>	<b>19,232</b>
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	36,179	33,568	71,514	66,101
Minority partners in consolidated joint ventures	(3,927)	(4,017)	(7,495)	(7,730)
Share of unconsolidated joint ventures	5,696	5,972	11,314	11,368
Non-real estate depreciation	(745)	(676)	(1,441)	(1,337)
Add minority interests:				
Minority share of income of TRG	4,505	7,187	10,421	14,928
Distributions in excess of minority share of income of TRG	6,874	3,437	12,341	6,270
Distributions in excess of minority share of income of consolidated joint ventures	4,258	1,649	6,395	1,041
<b>Funds from Operations</b>	<b>53,213</b>	<b>55,954</b>	<b>107,969</b>	<b>109,873</b>
TCO's average ownership percentage of TRG	66.6%	66.1%	66.5%	66.0%
<b>Funds from Operations allocable to TCO</b>	<b>35,421</b>	<b>36,968</b>	<b>71,824</b>	<b>72,495</b>

**TAUBMAN CENTERS, INC.**

**Reconciliation of Net Income to Beneficial Interest in EBITDA**

**For the Periods Ended June 30, 2008 and 2007**

(in thousands of dollars; amounts allocable to TCO may not recalculate due to rounding)

	<u>Three Months Ended</u>		<u>Year to Date</u>	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
<b>Net income</b>	<b>4,032</b>	<b>12,493</b>	<b>12,237</b>	<b>26,549</b>
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	36,179	33,568	71,514	66,101
Minority partners in consolidated joint ventures	(3,927)	(4,017)	(7,495)	(7,730)
Share of unconsolidated joint ventures	5,696	5,972	11,314	11,368
Add (less) preferred interests, interest expense, and income tax expense:				
Preferred distributions	615	615	1,230	1,230
Interest expense:				
Consolidated businesses at 100%	35,972	32,190	72,954	61,884
Minority partners in consolidated joint ventures	(4,907)	(3,636)	(9,735)	(6,838)
Share of unconsolidated joint ventures	8,457	8,325	16,719	16,627
Income tax expense	250		440	
Add minority interests:				
Minority share of income of TRG	4,505	7,187	10,421	14,928
Distributions in excess of minority share of income of TRG	6,874	3,437	12,341	6,270
Distributions in excess of minority share of income of consolidated joint ventures	4,258	1,649	6,395	1,041
<b>Beneficial Interest in EBITDA</b>	<b>98,004</b>	<b>97,783</b>	<b>198,335</b>	<b>191,430</b>
TCO's average ownership percentage of TRG	66.6%	66.1%	66.5%	66.0%
<b>Beneficial Interest in EBITDA allocable to TCO</b>	<b>65,235</b>	<b>64,604</b>	<b>131,937</b>	<b>126,308</b>

**TAUBMAN CENTERS, INC.**  
**Reconciliation of Net Income to Net Operating Income**  
**For the Periods Ended June 30, 2008 and 2007**

(in thousands of dollars)

	Three Months Ended		Year to Date	
	2008	2007	2008	2007
<b>Net income</b>	<b>4,032</b>	<b>12,493</b>	<b>12,237</b>	<b>26,549</b>
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	36,179	33,568	71,514	66,101
Minority partners in consolidated joint ventures	(3,927)	(4,017)	(7,495)	(7,730)
Share of unconsolidated joint ventures	5,696	5,972	11,314	11,368
Add (less) preferred interests, interest expense, and income tax expense:				
Preferred distributions	615	615	1,230	1,230
Interest expense:				
Consolidated businesses at 100%	35,972	32,190	72,954	61,884
Minority partners in consolidated joint ventures	(4,907)	(3,636)	(9,735)	(6,838)
Share of unconsolidated joint ventures	8,457	8,325	16,719	16,627
Income tax expense	250		440	
Add (less) minority interests:				
Minority share of income of TRG	4,505	7,187	10,421	14,928
Distributions in excess of minority share of income of TRG	6,874	3,437	12,341	6,270
Distributions in excess of minority share of income of consolidated joint ventures	4,258	1,649	6,395	1,041
Add EBITDA allocations to outside partners:				
EBITDA allocable to minority partners in consolidated joint ventures	9,964	8,274	19,536	17,102
EBITDA allocable to outside partners in unconsolidated joint ventures	19,346	19,966	38,730	38,211
<b>EBITDA at 100%</b>	<b>127,314</b>	<b>126,023</b>	<b>256,601</b>	<b>246,743</b>
Add (less) items excluded from shopping center Net Operating Income:				
General and administrative expenses	7,943	7,015	16,276	14,336
Management, leasing, and development services, net	(1,470)	(1,836)	(2,907)	(3,936)
Gains on sales of peripheral land and land-related rights	(952)		(2,192)	
Interest income	(664)	(1,090)	(1,546)	(1,928)
Straight-line of minimum rents	(1,114)	(924)	(2,141)	(1,796)
Non-center specific operating expenses and other	7,090	4,601	12,452	8,507
<b>Net Operating Income - all centers at 100%</b>	<b>138,147</b>	<b>133,789</b>	<b>276,543</b>	<b>261,926</b>
Less - Net Operating Income (loss) of non-comparable centers (1)	4,013	489	7,940	381
<b>Net Operating Income at 100%</b>	<b>134,134</b>	<b>133,300</b>	<b>268,603</b>	<b>261,545</b>
<b>Net Operating Income - growth % (2)</b>	<b>0.6%</b>		<b>2.7%</b>	

(1) Includes The Mall at Partridge Creek and The Pier Shops at Caesars.

(2) Excluding all lease cancellation fees, growth in net operating income was 3.3% and 5.1% for the three and six months ended June 30, 2008. Excluding all lease cancellation fees and Twelve Oaks Mall and Stamford Town Center, which opened expansions in the fourth quarter of 2007, growth in net operating income was 2.7% and 4.2% for the three and six months ended June 30, 2008.

**TAUBMAN CENTERS, INC.**  
**Changes in Funds from Operations and Earnings per Share**  
**For the Three Months Ended June 30, 2008**

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

**2007 Second Quarter Funds from Operations** **\$ 0.68**

*Changes - 2008 vs. 2007*

Rents	0.060
The Mall at Partridge Creek	0.020
Lease cancellation revenue	(0.040)
Other operating expense	(0.060)
General and administrative	(0.010)
Gains on sales of peripheral land and land-related rights	0.010
	<u>0.010</u>

**2008 Second Quarter Funds from Operations** **\$ 0.66**

**2007 Second Quarter Earnings per Share** **\$ 0.16**

*Changes - 2008 vs. 2007*

Change in FFO per share	(0.020)
Distributions to minority interest in TRG in excess of percentage share of income	(0.065)
The Pier Shops at Caesars depreciation	(0.005)
The Mall at Partridge Creek depreciation	(0.025)
Depreciation and other	(0.035)
	<u>(0.035)</u>

**2008 Second Quarter Earnings per Share** **\$ 0.01**

**TAUBMAN CENTERS, INC.**

**Components of Other Income, Other Operating Expense, and Gains on Land Sales and Other Nonoperating Income**

**For the Period Ended June 30, 2008**

(in thousands of dollars)

**Other Income**

	<b>Three Months Ended June 30, 2008</b>				<b>Six Months Ended June 30, 2008</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	6,245	5,715	1,312	697	12,601	11,583	2,466	1,313
Lease cancellation revenue	984	971	1,266	627	1,742	1,708	1,900	944
	<u>7,229</u>	<u>6,686</u>	<u>2,578</u>	<u>1,324</u>	<u>14,343</u>	<u>13,291</u>	<u>4,366</u>	<u>2,257</u>

**Other Operating Expense**

	<b>Three Months Ended June 30, 2008</b>				<b>Six Months Ended June 30, 2008</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 (1)	12,572	11,497	5,098	2,813	24,382	22,469	10,680	5,833
Provision for bad debts	842	859	486	131	2,383	2,177	1,454	670
Domestic and non-U.S. pre-development costs	4,716	4,716			8,110	8,110		
Ground rent	1,565	1,191	3	1	3,121	2,374		
	<u>19,695</u>	<u>18,263</u>	<u>5,587</u>	<u>2,945</u>	<u>37,996</u>	<u>35,130</u>	<u>12,134</u>	<u>6,503</u>

**Gains on Land Sales and Other Nonoperating Income**

	<b>Three Months Ended June 30, 2008</b>				<b>Six Months Ended June 30, 2008</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>
Gains on sales of peripheral land and land-related rights	952	952			2,192	2,192		
Interest income	504	432	160	86	1,067	902	479	253
	<u>1,456</u>	<u>1,384</u>	<u>160</u>	<u>86</u>	<u>3,259</u>	<u>3,094</u>	<u>479</u>	<u>253</u>

(1) Includes advertising and promotion expenses.

**TAUBMAN CENTERS, INC.**

**Recoveries Ratio Analysis**

**For the Periods Ended June 30, 2008 and December 31, 2007**

(in thousands of dollars)

	<b>Three Months Ended March 31, 2008</b>		<b>Three Months Ended June 30, 2008</b>	
	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>
Tenant Recoveries (1)	57,464	22,414	60,384	21,664
Maintenance, Taxes, and Utilities	43,540	15,348	46,485	16,080
Shopping Center Related Expenses (2)	11,810	5,582	12,572	5,098
	<u>55,350</u>	<u>20,930</u>	<u>59,057</u>	<u>21,178</u>
Recoveries Ratio	<u><b>103.8%</b></u>	<u><b>107.1%</b></u>	<u><b>102.2%</b></u>	<u><b>102.3%</b></u>

	<b>Three Months Ended March 31, 2007</b>		<b>Three Months Ended June 30, 2007</b>		<b>Three Months Ended September 30, 2007</b>		<b>Three Months Ended December 31, 2007</b>		<b>Year Ended December 31, 2007</b>	
	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>	<b>Consolidated Business</b>	<b>Unconsolidated Joint Ventures</b>
Tenant Recoveries (1)	50,623	22,591	57,923	22,818	53,624	23,911	66,248	25,562	228,418	94,882
Maintenance, Taxes, and Utilities	37,919	17,745	45,587	15,953	44,158	15,580	48,284	17,353	175,948	66,631
Shopping Center Related Expenses (2)	10,596	5,441	11,935	4,572	11,524	3,421	16,014	6,042	50,069	19,476
	<u>48,515</u>	<u>23,186</u>	<u>57,522</u>	<u>20,525</u>	<u>55,682</u>	<u>19,001</u>	<u>64,298</u>	<u>23,395</u>	<u>226,017</u>	<u>86,107</u>
Recoveries Ratio	<u><b>104.3%</b></u>	<u><b>97.4%</b></u>	<u><b>100.7%</b></u>	<u><b>111.2%</b></u>	<u><b>96.3%</b></u>	<u><b>125.8%</b></u>	<u><b>103.0%</b></u>	<u><b>109.3%</b></u>	<u><b>101.1%</b></u>	<u><b>110.2%</b></u>

(1) Includes recoveries of advertising and promotion expenses.

(2) Includes advertising and promotion expenses and excludes provision for bad debts.

**TAUBMAN CENTERS, INC.**
**Balance Sheets**
**As of June 30, 2008 and December 31, 2007**

(in thousands of dollars)

	As of	
	June 30, 2008	December 31, 2007
<b>Consolidated Balance Sheet of Taubman Centers, Inc.:</b>		
Assets:		
Properties	3,785,814	3,781,136
Accumulated depreciation and amortization	<u>(986,366)</u>	<u>(933,275)</u>
	2,799,448	2,847,861
Investment in Unconsolidated Joint Ventures	92,377	92,117
Cash and cash equivalents	33,575	47,166
Accounts and notes receivable, net	43,554	52,161
Accounts receivable from related parties	2,024	2,283
Deferred charges and other assets	<u>226,633</u>	<u>109,719</u>
	<u>3,197,611</u>	<u>3,151,307</u>
Liabilities:		
Notes payable	2,774,156	2,700,980
Accounts payable and accrued liabilities	248,810	296,385
Dividends and distributions payable	21,950	21,839
Distributions in excess of investments in and net income of Unconsolidated Joint Ventures	<u>153,344</u>	<u>100,234</u>
	3,198,260	3,119,438
Preferred Equity of TRG	29,217	29,217
Minority interests in TRG and consolidated joint ventures	16,345	18,494
Shareowners' Equity:		
Series B Non-Participating Convertible Preferred Stock	27	27
Series G Cumulative Redeemable Preferred Stock		
Series H Cumulative Redeemable Preferred Stock		
Common Stock	529	526
Additional paid-in capital	550,917	543,333
Accumulated other comprehensive income (loss)	(7,384)	(8,639)
Dividends in excess of net income	<u>(590,300)</u>	<u>(551,089)</u>
	<u>(46,211)</u>	<u>(15,842)</u>
	<u>3,197,611</u>	<u>3,151,307</u>
<b>Combined Balance Sheet of Unconsolidated Joint Ventures (1):</b>		
Assets:		
Properties	1,067,183	1,056,380
Accumulated depreciation and amortization	<u>(350,487)</u>	<u>(347,459)</u>
	716,696	708,921
Cash and cash equivalents	19,805	40,097
Accounts and notes receivable	18,779	26,271
Deferred charges and other assets	<u>24,648</u>	<u>18,229</u>
	<u>779,928</u>	<u>793,518</u>
Liabilities:		
Notes payable	1,111,158	1,003,463
Accounts payable and other liabilities	<u>42,024</u>	<u>55,242</u>
	1,153,182	1,058,705
Accumulated Deficiency in Assets:		
Accumulated deficiency in assets - TRG	(206,297)	(149,009)
Accumulated deficiency in assets - Joint Venture Partners	(168,862)	(112,709)
Accumulated other comprehensive income (loss) - TRG	402	(2,354)
Accumulated other comprehensive income (loss) - Joint Venture Partners	<u>1,503</u>	<u>(1,115)</u>
	<u>(373,254)</u>	<u>(265,187)</u>
	<u>779,928</u>	<u>793,518</u>

(1) Amounts exclude University Town Center.

**TAUBMAN CENTERS, INC.**

**Debt Summary**

**As of June 30, 2008**

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

		<b>MORTGAGE AND OTHER NOTES PAYABLE</b>														
		<b>INCLUDING WEIGHTED AVERAGE INTEREST RATES AT JUNE 30, 2008</b>														
		<b>100%</b>	<b>Beneficial</b>	<b>Effective</b>	<b>LIBOR</b>	<b>Principal Amortization and Debt Maturities</b>										
		<b>6/30/08</b>	<b>Interest</b>	<b>Rate</b>	<b>Rate</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>
			<b>6/30/08</b>	<b>(a)</b>	<b>Spread</b>											
<b>Consolidated Fixed Rate Debt:</b>																
		336.3	336.3	5.28%		2.6	5.4	5.7	6.0	6.3	6.6	303.8				336.3
	50.00%	280.0	140.0	5.24%										140.0		140.0
		139.2	139.2	5.25%		1.3	2.7	2.9	3.0	3.2	126.0					139.2
	95.00%	134.0	127.4	6.91% (b)		1.4	3.0	122.9								127.4
		215.5	215.5	5.41%										215.5		215.5
		76.1	76.1	6.75%		0.6	1.3	1.4	72.8							76.1
		109.7	109.7	6.24%		0.8	1.6	1.8	1.9	2.0	2.1	99.5				109.7
		540.0	540.0	5.47%									540.0			540.0
	90.00%	200.0	180.0	5.44%									180.0			180.0
	77.50%	135.0	104.6	6.01%											104.6	104.6
		<b>2,165.7</b>	<b>1,968.7</b>			<b>6.7</b>	<b>14.1</b>	<b>134.6</b>	<b>83.7</b>	<b>11.4</b>	<b>134.8</b>	<b>403.3</b>	<b>720.0</b>	<b>355.5</b>	<b>104.6</b>	<b>1,968.7</b>
		<b>5.59%</b>	<b>5.61%</b>			<b>5.87%</b>	<b>5.87%</b>	<b>6.80%</b>	<b>6.58%</b>	<b>5.44%</b>	<b>5.27%</b>	<b>5.52%</b>	<b>5.46%</b>	<b>5.34%</b>	<b>6.01%</b>	
<b>Consolidated Floating Rate Debt:</b>																
		120.0	120.0	3.16% (d)	0.70%				120.0 (f)							120.0
		80.0	80.0	3.16% (d)	0.70%				80.0 (f)							80.0
	50.10%	325.0	162.8	5.01% (e)					162.8 (g)							162.8
		70.6	70.6	3.63% (d)	1.15%			70.6								70.6
		12.4	12.4	3.38% (h)					12.4							12.4
		0.0	0.0	0.00% (d)	0.70%				0.0 (f)							0.0
		0.4	0.2	5.00%		0.1	0.1									0.2
		<b>608.4</b>	<b>446.1</b>			<b>0.1</b>	<b>0.1</b>	<b>70.6</b>	<b>375.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>446.1</b>
		<b>4.21%</b>	<b>3.92%</b>			<b>5.00%</b>	<b>5.00%</b>	<b>3.63%</b>	<b>3.97%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	
		<b>2,774.2</b>	<b>2,414.8</b>			<b>10.0</b>	<b>14.2</b>	<b>205.2</b>	<b>459.0</b>	<b>11.4</b>	<b>134.8</b>	<b>403.3</b>	<b>720.0</b>	<b>355.5</b>	<b>104.6</b>	<b>2,414.8</b>
		<b>5.29%</b>	<b>5.30%</b>			<b>5.86%</b>	<b>5.86%</b>	<b>5.71%</b>	<b>4.44%</b>	<b>5.44%</b>	<b>5.27%</b>	<b>5.52%</b>	<b>5.46%</b>	<b>5.34%</b>	<b>6.01%</b>	
<b>Joint Ventures Fixed Rate Debt:</b>																
	50.00%	135.1	67.5	7.90%		0.5	1.0	66.0								67.5
	50.00%	209.6	104.8	5.46%		0.7	1.4	1.5	1.6	98.1						104.8
	50.00%	2.0	1.0	6.00%												1.0
	50.00%	124.8	62.4	5.67%		0.6	1.2	1.2	1.3	58.2						62.5
	25.00%	165.0	41.3	5.54%										41.3		41.3
	78.94%	193.8	153.0	6.10%		1.3	2.7	2.9	3.1	142.9						153.0
		<b>830.3</b>	<b>430.0</b>			<b>3.0</b>	<b>7.3</b>	<b>71.7</b>	<b>6.0</b>	<b>202.7</b>	<b>98.1</b>	<b>0.0</b>	<b>0.0</b>	<b>41.3</b>	<b>0.0</b>	<b>430.0</b>
		<b>6.05%</b>	<b>6.11%</b>			<b>6.17%</b>	<b>6.15%</b>	<b>7.73%</b>	<b>5.84%</b>	<b>5.97%</b>	<b>5.46%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>5.54%</b>	<b>0.00%</b>	
<b>Joint Ventures Floating Rate Debt:</b>																
	50.00%	250.0	125.0	4.22% (i)					125.0 (g)							125.0
	50.00%	30.0	15.0	5.95% (j)					15.0							15.0
		0.8	0.6	5.00%		0.1	0.3	0.1								0.6
		<b>280.8</b>	<b>140.6</b>			<b>0.1</b>	<b>0.3</b>	<b>0.1</b>	<b>125.0</b>	<b>15.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>140.6</b>
		<b>4.41%</b>	<b>4.41%</b>			<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>4.22%</b>	<b>5.95%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	
		<b>1,111.2</b>	<b>570.6</b>			<b>3.1</b>	<b>7.6</b>	<b>71.8</b>	<b>131.0</b>	<b>217.7</b>	<b>98.1</b>	<b>0.0</b>	<b>0.0</b>	<b>41.3</b>	<b>0.0</b>	<b>570.6</b>
		<b>5.64%</b>	<b>5.69%</b>			<b>6.11%</b>	<b>6.11%</b>	<b>7.73%</b>	<b>4.29%</b>	<b>5.97%</b>	<b>5.46%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>5.54%</b>	<b>0.00%</b>	
<b>TRG Beneficial Interest Totals</b>																
		<b>2,996.0</b>	<b>2,398.7</b>			<b>9.7</b>	<b>21.4</b>	<b>206.3</b>	<b>89.7</b>	<b>214.1</b>	<b>232.9</b>	<b>403.3</b>	<b>720.0</b>	<b>396.8</b>	<b>104.6</b>	<b>2,398.7</b>
		<b>5.72%</b>	<b>5.70%</b>			<b>5.96%</b>	<b>5.97%</b>	<b>7.12%</b>	<b>6.53%</b>	<b>5.94%</b>	<b>5.35%</b>	<b>5.52%</b>	<b>5.36%</b>	<b>6.01%</b>		
		<b>889.3</b>	<b>586.6</b>			<b>0.2</b>	<b>0.4</b>	<b>70.8</b>	<b>500.3</b>	<b>15.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>586.6</b>
		<b>4.27%</b>	<b>4.03%</b>			<b>5.00%</b>	<b>5.00%</b>	<b>3.63%</b>	<b>4.03%</b>	<b>5.95%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	
		<b>3,885.3</b>	<b>2,985.4</b>			<b>9.9</b>	<b>21.8</b>	<b>277.0</b>	<b>589.9</b>	<b>229.1</b>	<b>232.9</b>	<b>403.3</b>	<b>720.0</b>	<b>396.8</b>	<b>104.6</b>	<b>2,985.4</b>
		<b>5.39%</b>	<b>5.37%</b>			<b>5.94%</b>	<b>5.95%</b>	<b>6.23%</b>	<b>4.41%</b>	<b>5.94%</b>	<b>5.35%</b>	<b>5.52%</b>	<b>5.46%</b>	<b>5.36%</b>	<b>6.01%</b>	
									<b>6</b>							
									<b>5</b>							

**Average Maturity Fixed Debt**  
**Average Maturity Total Debt**

**6**  
**5**

(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 premium

(b) Debt includes \$1.7 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 7.59% to an effective rate of 6.91%.

(c) TRG revolving credit facility of \$550 million. Dolphin, Fairlane, and Twelve Oaks are the direct borrowers under this facility.

(d) The debt is floating month to month at LIBOR plus spread.

(e) Debt is swapped to an effective rate of 5.01% until maturity.

(f) One year extension option available.

(g) Two one year extension options available.

(h) Rate floats daily.

(i) Debt is swapped to an effective rate of 4.22% until maturity.

(j) Debt is swapped to an effective rate of 5.95% until maturity.

**TAUBMAN CENTERS, INC.**  
**Other Debt, Equity and Certain Balance Sheet Information**  
**As of June 30, 2008**

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

**TRG's Debt Guarantees (1)**

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 (1)	120.0	120.0	120.0	100%	100%
Fairlane Town Center (1)	80.0	80.0	80.0	100%	100%
Twelve Oaks Mall (1)				100%	100%

(1) Borrowings under the \$550 million revolver are primary obligations of the entities owning Dolphin, Fairlane Town Center, and Twelve Oaks Mall, which are the collateral for the line of credit. The Operating Partnership and the entities owning Fairlane and Twelve Oaks are guarantors under the credit agreement.

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

	Amount	Percentage of Total	Interest Rate Including Spread
Fixed rate debt	2,398.7	80%	5.70% (1)
Floating rate debt swapped to fixed rate:			
Swapped through December 2010	162.8		5.01%
Swapped through March 2011	125.0		4.22%
Swapped through October 2012	15.0		5.95%
	302.8	10%	4.73%
Floating month to month	283.8	10%	3.29% (1)
Total floating rate debt	586.6	20%	4.03% (1)
Total beneficial interest in debt	2,985.4	100%	5.37% (1)
Amortization of financing costs (2)			0.19%
Average all-in rate			5.56% (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 six months ended June 30, 2008 includes \$0.21 million and \$0.40 million, respectively, of non-cash amortization relating to acquisitions, or 0.03% of the average all-in rate.

**Preferred Equity**

	Face Value	Number of Shares Outstanding	Coupon	NYSE Symbol	Earliest Redemption
Series F Cumulative Redeemable Preferred Equity	30		8.2%		May 27, 2009
Series G Cumulative Redeemable Preferred Stock	100	4,000,000	8.0%	TCO-PG	November 23, 2009
Series H Cumulative Redeemable Preferred Stock	87	3,480,000	7.625%	TCO-PH	July 1, 2010
	217				

**Certain Balance Sheet Information**

	Consolidated Amount
Properties:	
Peripheral land	27.4 (1)
Accounts and notes receivable:	
Straightline rent	13.0
Deferred charges and other assets:	
Prepays, deposits, and investments	19.9
Macao deposit	54.3
Intangibles	2.9
Accounts payable and accrued liabilities:	
Capital lease obligations	4.1 (2)
Straightline ground rent	31.2
Community Development District obligation	64.4 (2)

(1) Valued at historical cost. Excludes land associated with construction in process.

(2) The expense portion of the related payments, which are generally recoverable from tenants, are included in the line item Maintenance, taxes, and utilities in the Company's financial statements.

**TAUBMAN CENTERS, INC.**  
**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)</u>	<u>Spending-To-Date (2) (3)</u>	<u>Expected Return at Stabilization (1)</u>
The Mall at Studio City	Macao, China	-	0.6 million sq. ft.	2010	25% (2)	\$200 million (2)	\$55.8 million	10%
University Town Center	Sarasota, FL	Nordstrom, Neiman Marcus, Macy's	0.9 million sq. ft.	2010	25%	\$90 million (3)	\$3.4 million	8.5% - 9.0%

(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) Represents the Company's share of Project Costs and Spending-to Date which includes a \$54.3 million initial investment that has been placed into escrow until financing for the overall project is completed.

(3) Represents the Company's share of Project Costs and Spending-to-Date.

TAUBMAN CENTERS, INC.  
**Capital Spending**  
**For the Periods Ended June 30, 2008**  
(in thousands of dollars)

	<b>Three months ended June 30, 2008</b>				<b>Six Months Ended June 30, 2008</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 (1):</b>								
New Development Projects:								
Pre-construction activities (2)	3,740	3,740			7,892	7,892		
New centers (3)	309	309	4,960	3,161	2,630	2,630	4,960	3,161
Existing Centers:								
Renovation projects with incremental GLA and/or anchor replacements	1,710	1,634	3,877	873	3,001	2,725	14,845	5,589
Renovation projects with no incremental GLA and other	(69)	(203)	1,890	1,364	247	91	2,974	2,166
Mall tenant allowances (4)	2,915	2,842	3,409	2,157	3,172	3,123	3,780	2,508
Asset replacement costs recoverable from tenants	997	872	2,399	1,242	1,639	1,436	3,266	1,682
Corporate office improvements and equipment (5)	2,519	2,519			3,080	3,080		
	<u>12,121</u>	<u>11,713</u>	<u>16,535</u>	<u>8,797</u>	<u>21,661</u>	<u>20,977</u>	<u>29,825</u>	<u>15,106</u>
<b>Capitalized leasing costs (1)</b>	1,999	1,748	767	360	3,652	3,225	1,336	676

(1) Costs are net of intercompany profits and are computed on an accrual basis.

(2) Primarily includes costs related to Oyster Bay. Excludes \$54.3 million escrow deposit paid in 2008 relating to the Macao project.

(3) Includes costs related to The Mall at Partridge Creek and University Town Center.

(4) Excludes initial lease-up costs.

(5) Includes Bloomfield Hills and Hong Kong offices.

	<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 June 30, 2008</b>	183,893 (1)	181,322 (1)	12,345	6,910
<b>Capitalized interest, for the six months ended June 30, 2008</b>	4,890 (2)	4,824 (2)	73	60

(1) Includes \$149 million at both 100% and TRG% related to The Mall at Oyster Bay and \$20 million at both 100% and TRG% related to land acquired for future development in North Atlanta, Georgia.

(2) Interest is being capitalized on \$191 million of construction work in process at 100%.

**TAUBMAN CENTERS, INC.**  
**Operational Statistics**  
**For the Periods Ended June 30, 2008 and 2007**

	<b>Three Months Ended</b>		<b>Year to Date</b>	
	<b>2008</b>	<b>2007</b>	<b>2008</b>	<b>2007</b>
<b>Occupancy (1):</b>				
Ending - all	90.0%	89.9%	90.0%	89.9%
Ending - comparable (2)	90.1%	90.1%	90.1%	90.1%
Average - all	89.9%	89.7%	89.9%	89.6%
Average - comparable (2)	90.0%	90.0%	90.1%	89.9%
<b>Leased Space (1):</b>				
All	92.6%	92.4%	92.6%	92.4%
Comparable (2)	92.7%	92.6%	92.7%	92.6%
<b>Average Base Rents (2):</b>				
Average rent per square foot:				
Consolidated Businesses	45.12	43.64	44.84	43.75
Unconsolidated Joint Ventures (3)	45.04	42.00	44.48	41.87
Opening base rent per square foot:				
Consolidated Businesses	65.89	45.85	54.80	51.34
Unconsolidated Joint Ventures	58.66	44.29	59.05	47.02
Square feet of GLA opened:				
Consolidated Businesses	121,981	173,469	442,653	393,813
Unconsolidated Joint Ventures	71,860	43,798	233,269	149,903
Closing base rent per square foot:				
Consolidated Businesses	45.55	46.82	44.23	42.26
Unconsolidated Joint Ventures	41.07	54.59	45.04	47.27
Square feet of GLA closed:				
Consolidated Businesses	131,758	143,634	568,414	547,505
Unconsolidated Joint Ventures	62,578	41,838	303,929	180,717
Releasing spread per square foot:				
Consolidated Businesses	20.34	(0.97)	10.57	9.08
Unconsolidated Joint Ventures	17.59	(10.30)	14.01	(0.25)
<b>Mall Tenant Sales (in thousands of dollars) (4):</b>				
Mall tenants	1,116,027	1,061,767	2,199,635	2,104,464
Comparable (2)	1,062,222	1,030,572	2,104,907	2,051,052
Sales per square foot growth (2)	3.3%	3.6%	3.2%	6.1%
<b>Occupancy Costs as a Percentage of Sales (4):</b>				
All centers:				
Consolidated Businesses	15.4%	15.6%	15.6%	15.5%
Unconsolidated Joint Ventures	13.7%	13.6%	13.8%	13.3%
Comparable centers (2):				
Consolidated Businesses	15.5%	15.5%	15.5%	15.4%
Unconsolidated Joint Ventures	13.7%	13.6%	13.8%	13.3%
<b>Tenant Bankruptcy Filings as a Percentage of Total Tenants</b>	0.4%	0.0%	1.3%	0.1%
<b>Growth in Net Operating Income (2):</b>				
Including all lease cancellation fees	0.6%	9.7%	2.7%	4.4%
Excluding all lease cancellation fees	3.3%	6.3%	5.1%	5.4%
<b>Number of Owned Properties at End of Period</b>	23	22	23	22

(1) Statistics include anchor spaces at value centers (Arizona Mills, Dolphin Mall, and Great Lakes Crossing).

(2) Statistics exclude The Mall at Partridge Creek and The Pier Shops at Caesars. The 2007 statistics, other than sales per square foot growth and growth in net operating income, have been restated to include comparable centers to 2008. Excluding Twelve Oaks Mall and Stamford Town Center, which opened expansions in the fourth quarter of 2007, growth in net operating income including and excluding all lease cancellation fees was 0.6% and 2.0% and 2.7% and 4.2%, respectively, for the three and six months ended June 30, 2008.

(3) Average rents per square foot of the combined Unconsolidated Joint Ventures in 2007 were impacted by prior year adjustments totaling \$0.6 million (at 100%) in the first quarter of 2007 related to The Mills Corporation's accounting for lease incentives at Arizona Mills, a 50% owned joint venture. Excluding these adjustments, average rents per square foot of the Unconsolidated Joint Ventures would have been \$42.32 in the six months ended June 30, 2007.

(4) Based on reports of sales furnished by mall tenants.

**TAUBMAN CENTERS, INC.**  
**Owned Centers**  
**At June 30, 2008**

<b>Center</b>	<b>Anchors</b>	<b>Sq. Ft. of GLA/ Mall GLA</b>	<b>Year Opened/ Expanded</b>	<b>Ownership %</b>
<b>Consolidated Businesses:</b>				
Beverly Center Los Angeles, CA	Bloomingdale's, Macy's	883,000 575,000	1982	100%
Cherry Creek Shopping Center Denver, CO	Macy's, Neiman Marcus, Nordstrom Saks Fifth Avenue	1,037,000 546,000	1990/1998	50%
Dolphin Mall Miami, FL	Bass Pro Shops Outdoor World, Burlington Coat Factory, Cobb Theatres, Dave & Busters, Marshalls, Neiman Marcus-Last Call, Off 5th Saks, The Sports Authority	1,408,000 644,000	2001/2007	100%
Fairlane Town Center Dearborn, MI <i>(Detroit Metropolitan Area)</i>	JCPenney, Macy's, Sears	1,465,000 (1) 575,000	1976/1978/ 1980/2000	100%
Great Lakes Crossing Auburn Hills, MI <i>(Detroit Metropolitan Area)</i>	AMC Theatres, Bass Pro Shops Outdoor World, Circuit City, GameWorks, Neiman Marcus-Last Call, Off 5th Saks	1,353,000 536,000	1998	100%
International Plaza Tampa, FL	Dillard's, Neiman Marcus, Nordstrom, Robb & Stucky	1,193,000 572,000	2001	50%
MacArthur Center Norfolk, VA	Dillard's, Nordstrom	935,000 521,000	1999	95%
Northlake Mall Charlotte, NC	Belk, Dick's Sporting Goods, Dillard's, Macy's	1,071,000 466,000	2005	100%
The Mall at Partridge Creek Clinton Township, MI <i>(Detroit Metropolitan Area)</i>	MJR Theatres, Nordstrom, Parisian	592,000 (2) 299,000	2007	(3)
The Pier Shops at Caesars (4) Atlantic City, NJ		303,000 303,000	2006	78%
Regency Square Richmond, VA	JCPenney, Macy's (two locations), Sears	820,000 233,000	1975/1987	100%
The Mall at Short Hills Short Hills, NJ	Bloomingdale's, Macy's, Neiman Marcus, Nordstrom, Saks Fifth Avenue	1,340,000 518,000	1980/1994/ 1995	100%
Stony Point Fashion Park Richmond, VA	Dillard's, Dick's Sporting Goods, Saks Fifth Avenue	662,000 296,000	2003	100%
Twelve Oaks Mall Novi, MI <i>(Detroit Metropolitan Area)</i>	JCPenney, Lord & Taylor, Macy's, Nordstrom, Sears	1,454,000 549,000	1977/1978/2007	100%
The Mall at Wellington Green Wellington, FL <i>(Palm Beach County)</i>	City Furniture and Ashley Furniture Home Store, Dillard's, JCPenney, Macy's, Nordstrom	1,273,000 460,000	2001/2003	90%
The Shops at Willow Bend Plano, TX <i>(Dallas Metropolitan Area)</i>	Dillard's, Macy's, Neiman Marcus, Saks Fifth Avenue	1,381,000 (5) 523,000	2001/2004	100%
Total GLA		17,170,000		
Total Mall GLA		7,616,000		
TRG % of Total GLA		15,814,000		
TRG % of Total Mall GLA		6,918,000		
<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	1,222,000 535,000	1997	50%
Fair Oaks Fairfax, VA <i>(Washington, DC Metropolitan Area)</i>	JCPenney, Lord & Taylor, Macy's (two locations), Sears	1,569,000 565,000	1980/1987/ 1988/2000	50%
The Mall at Millenia Orlando, FL	Bloomingdale's, Macy's, Neiman Marcus	1,115,000 515,000	2002	50%
Stamford Town Center Stamford, CT	Macy's, Saks Fifth Avenue	768,000 445,000	1982/2007	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 Naples, FL	Nordstrom (2008), Saks Fifth Avenue	242,000 (6) 197,000	1992/2006	25%
Westfarms West Hartford, CT	JCPenney, Lord & Taylor, Macy's, Macy's Men's Store/Furniture Gallery, Nordstrom	1,289,000 519,000	1974/1983/1997	79%
Total GLA		7,532,000		
Total Mall GLA		3,263,000		
TRG % of Total GLA		4,079,000		
TRG % of Total Mall GLA		1,733,000		
<b>Grand Total GLA</b>		<b>24,702,000</b>		
<b>Grand Total Mall GLA</b>		<b>10,879,000</b>		
<b>TRG % of Total GLA</b>		<b>19,893,000</b>		
<b>TRG % of Total Mall GLA</b>		<b>8,651,000</b>		

(1) GLA includes the former Lord & Taylor store, which closed on June 24, 2006. Additionally, the GLA includes the former Off 5th Saks store which closed December 31, 2007 making room for a 25,000 square foot dining/entertainment wing anticipated to open by fall 2008.

(2) Nordstrom opened in April 2008. Including additional tenant space, GLA will total 612,000 square feet.

(3) The Company receives substantially all of the center's income under a lease structure, which also gives the Company the option to acquire the lessor's interest in the center.

(4) The center is attached to Caesars casino integrated resort.

(5) GLA includes the former Lord & Taylor store, which closed on April 30, 2005.

(6) Nordstrom will open in November 2008. An expansion and renovation of Saks Fifth Avenue is expected to be completed in the second half of 2008.

**TAUBMAN CENTERS, INC.**  
**Major Tenants in Owned Portfolio**  
**At June 30, 2008**

<b>Tenant</b>	<b>Number of Stores</b>	<b>Square Footage</b>	<b>Percent of Mall GLA</b>
The Gap (Gap, Gap Kids, Baby Gap, Banana Republic, Old Navy)	46	385,399	3.5%
Forever 21 (Forever 21, For Love 21, XXI Forever, and others)	31	355,580	3.3%
Limited Brands (Bath & Body Works/White Barn Candle, Pink, Victoria's Secret, and others)	43	278,190	2.6%
Abercrombie & Fitch (Abercrombie & Fitch, Hollister, Ruehl)	37	269,328	2.5%
Foot Locker (Foot Locker, Lady Foot Locker, Champs Sports, Foot Action USA, and others)	45	205,614	1.9%
Ann Taylor (Ann Taylor, Ann Taylor Loft, and others)	34	196,249	1.8%
Williams-Sonoma (Williams-Sonoma, Pottery Barn, Pottery Barn Kids, and others)	25	190,081	1.7%
Talbots (Talbots, J. Jill, Talbots Woman, Talbots Petites)	33	188,965	1.7%
Express (Express, Express Men)	18	163,230	1.5%
H&M	9	160,230	1.5%

**TAUBMAN CENTERS, INC.**  
**Anchors in Owned Portfolio (1)**  
**At June 30, 2008**

**(Excludes Value Centers; GLA in thousands of square feet)**

Name	Number of Stores	GLA	% of GLA
Belk	1	180	0.9%
City Furniture and Ashley Furniture Home Store	1	140	0.7%
Dick's Sporting Goods	2	159	0.8%
Dillard's	6	1,335	6.5%
JCPenney	7	1,266	6.2%
Lord & Taylor	3	397	1.9%
Macy's			
Bloomingdale's	3	614	
Macy's	17	3,394	
Macy's Men's Store/Furniture Gallery	1	80	
Total	21	4,088	20.0%
Neiman Marcus (1)	5	556	2.7%
Nordstrom (2)	8	1,219	6.0%
Parisian	1	116	0.6%
Robb & Stucky	1	119	0.6%
Saks (3)	6	467	2.3%
Sears	5	1,104	5.4%
<b>Total</b>	<b>67</b>	<b>11,146</b>	<b>54.6%</b> (4)

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

(2) Nordstrom opened at The Mall at Partridge Creek in April 2008 and will open at Waterside Shops at in November 2008.

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

(4) Percentages may not add due to rounding.