

Taubman

Fourth Quarter 2013 Supplemental Information

TAUBMAN CENTERS, INC.
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Fourth Quarter 2013

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TAUBMAN CENTERS, INC.
Company Information
Fourth Quarter 2013

Background:

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 December 31, 2013 included 25 urban and suburban shopping centers in 13 states.

If you have any questions, comments, or suggestions regarding the information contained in this package or would like additional information about TCO, please contact:

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The Company maintains self-service investor alerts that can be found on the Request Information tab of the Investing section of the Company's website., www.taubman.com.

Trading Information:

The Company's common stock and two issuances of preferred stock are traded on the New York Stock Exchange.

| | <u>Symbol</u> | | <u>Dividends Declared and Paid</u> |
|--|--|------------|------------------------------------|
| | Common Stock | TCO | |
| | Series J Cumulative Redeemable Preferred Stock | TCO PR J | |
| Series K Cumulative Redeemable Preferred Stock | TCO PR K | | |
| | <u>Market Quotation per Share</u> | | |
| | <u>High</u> | <u>Low</u> | |
| Quarter Ended: | | | |
| March 31, 2013 | 82.29 | 75.02 | 0.50 |
| June 30, 2013 | 88.95 | 73.67 | 0.50 |
| September 30, 2013 | 80.61 | 65.37 | 0.50 |
| December 31, 2013 | 71.56 | 63.65 | 0.50 |
| March 31, 2012 | 72.95 | 62.03 | 0.4625 |
| June 30, 2012 | 78.79 | 70.71 | 0.4625 |
| September 30, 2012 | 81.34 | 75.17 | 0.4625 |
| December 31, 2012 | 80.42 | 74.61 | 0.4625 |

Analyst Coverage:

| <u>Company</u> | <u>Analyst</u> | <u>Email Address</u> |
|---|--------------------|--|
| Bank of America Securities-Merrill Lynch | Craig Schmidt | craig.schmidt@baml.com |
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| Deutsche Bank Securities, Inc. | Vincent Chao | vincent.chao@db.com |
| DISCERN Investment Analytics, Inc | David Wigginton | dwiginton@discern.com |
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Taubman Centers, Inc. is followed by the analysts listed above. The Company believes the list to be complete, but can provide no assurances. Please note that any opinions, estimates or forecasts regarding the Company's performance made by these analysts are independent of the Company and do not represent opinions, forecasts or predictions of its management. The Company does not, by its reference above or distribution, imply its endorsement of or concurrence with such information, conclusions or recommendations.

TAUBMAN CENTERS, INC.

Introduction

Fourth Quarter 2013

This package was prepared to provide supplemental operating, financing, and development information of the Company and the Operating Partnership for the fourth quarter of 2013. 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 10-Q. Refer to <http://www.taubman.com> for the latest available version of this package, which will incorporate any revisions to the information.

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. 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.

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 straight-line adjustments of minimum rent) less maintenance, taxes, utilities, promotion, ground rent (including straight-line adjustments), and other property operating expenses. Since NOI excludes general and administrative expenses, pre-development charges, interest income and expense, depreciation and amortization, impairment charges, restructuring charges, and gains from peripheral 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 Company also uses NOI excluding lease cancellation income as an alternative measure because this income may vary significantly from period to period, which can affect comparability and trend analysis. The Company generally provides separate projections for expected comparable center NOI growth and lease cancellation income. Comparable centers are generally defined as centers that were owned and open for the entire current and preceding period presented.

The National Association of Real Estate Investment Trusts (NAREIT) defines Funds from Operations (FFO) as net income (computed in accordance with Generally Accepted Accounting Principles (GAAP)), excluding gains (or losses) from extraordinary items and sales of properties and impairment write-downs of depreciable real estate, 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. The Company primarily uses FFO in measuring performance and in formulating corporate goals and compensation.

The Company may also present adjusted versions of NOI, Beneficial Interest in EBITDA, and FFO when used by management to evaluate operating performance when certain significant items have impacted results that affect comparability with prior or future periods due to the nature or amounts of these items. The Company believes the disclosure of the adjusted items is similarly useful to investors and others to understand management's view on comparability of such measures between periods. For the three month period and year ended December 31, 2012, FFO was adjusted for a charge related to the early extinguishment of debt at The Mall at Millenia and PRC taxes on sale of Taubman TCBL assets. In addition, for the year ended December 31, 2012, FFO was also adjusted for charges related to the redemption of the Series G and H Preferred Stock.

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 the same definitions. These measures should not be considered alternatives to net income or as an indicator of the Company's operating performance. Additionally, these measures 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 December 31, 2013 and 2012
(in thousands of dollars, except as noted)

| | Three Months Ended | | Year Ended | |
|---|--------------------|------------|------------|------------|
| | 2013 | 2012 | 2013 | 2012 |
| Funds from Operations (1): | | | | |
| FFO: | | | | |
| TRG | 100,614 | 85,531 | 330,836 | 284,680 |
| TCO | 71,970 | 59,995 | 236,662 | 197,671 |
| FFO per common share: | | | | |
| Basic | 1.14 | 0.97 | 3.72 | 3.30 |
| Diluted | 1.11 | 0.94 | 3.65 | 3.21 |
| Growth rate-diluted | 18.1% | | 13.7% | |
| Adjusted FFO (1): | | | | |
| TRG | 100,614 | 90,275 | 330,836 | 295,836 |
| TCO | 71,970 | 63,322 | 236,662 | 205,430 |
| Adjusted FFO per common share (1): | | | | |
| Basic | 1.14 | 1.02 | 3.72 | 3.43 |
| Diluted | 1.11 | 1.00 | 3.65 | 3.34 |
| Growth rate-diluted | 11.0% | | 9.3% | |
| Earnings attributable to common shareowners: | | | | |
| Net income attributable to common shareholders: | | | | |
| Basic | 39,834 | 27,907 | 109,908 | 83,511 |
| Diluted | 40,452 | 28,109 | 110,405 | 84,183 |
| Per common share - basic | 0.63 | 0.45 | 1.73 | 1.39 |
| Per common share - diluted | 0.62 | 0.44 | 1.71 | 1.37 |
| Dividends (2): | | | | |
| Dividends paid per common share | 0.50 | 0.4625 | 2.00 | 1.850 |
| Payout ratio of Adjusted FFO per diluted common share | 45% | 46% | 55% | 55% |
| Coverage (3): | | | | |
| Interest only | 3.9 | 3.3 | 3.3 | 2.9 |
| Fixed charges | 3.0 | 2.7 | 2.6 | 2.3 |
| Market Capitalization: | | | | |
| Closing stock price at end of period | 63.92 | 78.72 | | |
| Market equity value of share equivalents | 5,642,291 | 6,979,024 | | |
| Preferred equity (at face value) | 362,500 | 192,500 | | |
| Beneficial interest in debt | 3,760,500 | 3,626,900 | | |
| Total market capitalization | 9,765,291 | 10,798,424 | | |
| Debt to total market capitalization | 38.5% | 33.6% | | |
| Ownership: | | | | |
| TCO common shares outstanding: | | | | |
| End of period | 63,101,614 | 63,310,148 | | |
| Weighted average - basic | 63,408,637 | 61,899,628 | 63,591,523 | 59,884,455 |
| Weighted average - diluted | 65,066,977 | 63,341,516 | 64,575,412 | 61,376,444 |
| TRG units of partnership interest: | | | | |
| End of period | 88,271,133 | 88,656,297 | | |
| Weighted average - basic | 88,584,937 | 88,245,612 | 88,823,006 | 86,306,256 |
| Weighted average - diluted | 90,243,277 | 90,558,761 | 90,678,157 | 88,669,507 |
| TCO ownership of TRG: | | | | |
| End of period | 71.5% | 71.4% | | |
| Weighted average | 71.6% | 70.1% | 71.6% | 69.4% |

(1) FFO for the three month period ended December 31, 2012 includes, and Adjusted FFO excludes, a charge related to the early extinguishment of debt at The Mall at Millenia and PRC taxes on sale of Taubman TCBL assets. FFO for the year ended December 31, 2012 includes, and Adjusted FFO excludes, charges related to the redemption of the Series G and H Preferred Stock, a charge related to the early extinguishment of debt at The Mall at Millenia, and PRC taxes on sale of Taubman TCBL assets.

(2) The tax status of total 2013 common dividends was approximately 87% ordinary income and 13% return of capital. The tax status of total 2013 dividends paid on Series K and Series J Preferred Stock was 100% ordinary income. For taxable years beginning after December 31, 2012, certain U.S. stockholders who are individuals, estates or trusts and whose income exceeds certain thresholds will be required to pay a 3.8% net investment income tax on dividends and certain other investment income, including capital gains from the sale or other disposition of our common stock.

(3) Interest coverage ratio is calculated by dividing beneficial interest in EBITDA by beneficial interest expense. Fixed charges coverage ratio is calculated by dividing beneficial interest in EBITDA by beneficial interest expense and the sum of preferred dividends, distributions, and debt payments.

TAUBMAN CENTERS, INC.
Income Statement
For the Three Months Ended December 31, 2013 and 2012
(in thousands of dollars)

| | 2013 | | 2012 | |
|---|----------------------------|-----------------------|----------------------------|-----------------------|
| | UNCONSOLIDATED | | UNCONSOLIDATED | |
| | CONSOLIDATED BUSINESSES | JOINT VENTURES (1) | CONSOLIDATED BUSINESSES | JOINT VENTURES (1) |
| REVENUES: | | | | |
| Minimum rents | 108,686 | 47,626 | 106,058 | 42,611 |
| Percentage rents | 14,780 | 4,517 | 15,259 | 4,897 |
| Expense recoveries | 74,945 | 30,242 | 72,927 | 29,945 |
| Management, leasing, and development services | 2,188 | | 4,370 | |
| Other | 11,173 | 3,151 | 11,092 | 2,167 |
| Total revenues | 211,772 | 85,536 | 209,706 | 79,620 |
| EXPENSES: | | | | |
| Maintenance, taxes, utilities, and promotion | 61,131 | 20,973 | 57,698 | 20,802 |
| Other operating | 17,285 | 3,798 | 20,843 | 3,429 |
| Management, leasing, and development services | 1,149 | | 5,743 | |
| General and administrative | 13,338 | | 11,638 | |
| Interest expense (2) | 30,434 | 16,972 | 33,470 | 20,653 |
| Depreciation and amortization | 39,510 | 10,010 | 40,434 | 11,643 |
| Total expenses | 162,847 | 51,753 | 169,826 | 56,527 |
| Nonoperating income (expense) | (483) | (5) | 26 | (1) |
| | 48,442 | 33,778 | 39,906 | 23,092 |
| Income tax expense (3) | (694) | | (3,526) | |
| Equity in income of Unconsolidated Joint Ventures | 18,418 | | 12,751 | |
| Net income | 66,166 | | 49,131 | |
| Net income attributable to noncontrolling interests: | | | | |
| Noncontrolling share of income of consolidated joint ventures | (3,592) | | (5,142) | |
| Noncontrolling share of income of TRG | (16,519) | | (12,608) | |
| Distributions to participating securities of TRG | (436) | | (403) | |
| Preferred stock dividends | (5,785) | | (3,071) | |
| Net income attributable to Taubman Centers, Inc. common shareowners | 39,834 | | 27,907 | |
| SUPPLEMENTAL INFORMATION: | | | | |
| EBITDA - 100% | 118,386 | 60,760 | 113,810 | 55,388 |
| EBITDA - outside partners' share | (7,036) | (26,598) | (11,133) | (24,957) |
| Beneficial interest in EBITDA | 111,350 | 34,162 | 102,677 | 30,431 |
| Beneficial interest expense (2) | (28,304) | (9,362) | (29,519) | (10,778) |
| Beneficial income tax expense - TRG and TCO | (694) | | (3,526) | |
| Beneficial income tax expense - TCO | 49 | | | |
| Non-real estate depreciation | (802) | | (683) | |
| Preferred dividends and distributions | (5,785) | | (3,071) | |
| Funds from Operations contribution | 75,814 | 24,800 | 65,878 | 19,653 |
| STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS: | | | | |
| Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG % | 1,118 | 845 | 1,312 | 201 |
| Green Hills purchase accounting adjustments - minimum rents increase | 197 | | 212 | |
| Green Hills, El Paseo Village, and Gardens on El Paseo purchase accounting adjustments - interest expense reduction | 607 | | 858 | |
| Waterside Shops purchase accounting adjustments - interest expense reduction | | 263 | | |

(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) Includes a charge related to the early extinguishment of debt at The Mall of Millenia in October 2012 of \$3.2 million, of which TRG's share is \$1.6 million.

(3) Income tax expense for the three months ended December 31, 2012 include PRC taxes of \$3.2 million on the sale of Taubman TCBL assets.

TAUBMAN CENTERS, INC.
Income Statement
For the Year Ended December 31, 2013 and 2012

(In thousands of dollars)

| | 2013 | | 2012 | |
|---|----------------------------|-----------------------|----------------------------|-----------------------|
| | UNCONSOLIDATED | | UNCONSOLIDATED | |
| | CONSOLIDATED BUSINESSES | JOINT VENTURES (1) | CONSOLIDATED BUSINESSES | JOINT VENTURES (1) |
| REVENUES: | | | | |
| Minimum rents | 417,729 | 172,305 | 398,306 | 161,824 |
| Percentage rents | 28,512 | 10,280 | 28,026 | 10,694 |
| Expense recoveries | 272,494 | 104,164 | 258,252 | 102,506 |
| Management, leasing, and development services | 16,142 | | 31,811 | |
| Other | 32,277 | 7,971 | 31,579 | 7,112 |
| Total revenues | 767,154 | 294,720 | 747,974 | 282,136 |
| EXPENSES: | | | | |
| Maintenance, taxes, utilities, and promotion | 215,825 | 74,966 | 201,552 | 73,004 |
| Other operating | 71,235 | 15,441 | 73,203 | 14,890 |
| Management, leasing, and development services | 5,321 | | 27,417 | |
| General and administrative | 50,014 | | 39,659 | |
| Interest expense (2) | 130,023 | 67,948 | 142,616 | 68,760 |
| Depreciation and amortization | 155,772 | 39,336 | 149,517 | 38,333 |
| Total expenses | 628,190 | 197,691 | 633,964 | 194,987 |
| Nonoperating income (expense) | 1,348 | (6) | 277 | 18 |
| | 140,312 | 97,023 | 114,287 | 87,167 |
| Income tax expense (3) | (3,409) | | (4,964) | |
| Equity in income of Unconsolidated Joint Ventures | 52,465 | | 48,494 | |
| Net income | 189,368 | | 157,817 | |
| Net income attributable to noncontrolling interests: | | | | |
| Noncontrolling share of income of consolidated joint ventures | (10,344) | | (11,930) | |
| Noncontrolling share of income of TRG | (46,434) | | (39,713) | |
| Distributions to participating securities of TRG | (1,749) | | (1,612) | |
| Preferred stock dividends (4) | (20,933) | | (21,051) | |
| Net income attributable to Taubman Centers, Inc. common shareowners | 109,908 | | 83,511 | |
| SUPPLEMENTAL INFORMATION: | | | | |
| EBITDA - 100% | 426,107 | 204,307 | 406,420 | 194,260 |
| EBITDA - outside partners' share | (24,104) | (89,368) | (38,250) | (87,216) |
| Beneficial interest in EBITDA | 402,003 | 114,939 | 368,170 | 107,044 |
| Beneficial interest expense (2) | (121,353) | (37,554) | (126,031) | (35,862) |
| Beneficial income tax expense - TRG and TCO | (3,409) | | (4,919) | |
| Beneficial income tax expense - TCO | 181 | | | |
| Non-real estate depreciation | (3,038) | | (2,671) | |
| Preferred dividends and distributions | (20,933) | | (21,051) | |
| Funds from Operations contribution | 253,451 | 77,385 | 213,498 | 71,182 |
| STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS: | | | | |
| Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG % | 3,999 | 1,296 | 4,323 | 561 |
| Green Hills purchase accounting adjustments - minimum rents increase | 787 | | 822 | |
| Green Hills, El Paseo Village, and Gardens on El Paseo purchase accounting adjustments - interest expense reduction | 3,180 | | 3,431 | |
| Waterside Shops purchase accounting adjustments - interest expense reduction | | 1,051 | | |

(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) Includes a charge related to the early extinguishment of debt at The Mall of Millenia in October 2012 of \$3.2 million, of which TRG's share is \$1.6 million.

(3) Income tax expense for the year ended December 31, 2012 include PRC taxes of \$3.2 million on the sale of Taubman TCBL assets.

(4) Preferred dividends for the year ended December 31, 2012 include charges of \$3.3 million and \$3.1 million incurred in connection with the \$100 million redemption of the Series G Preferred Stock and the \$87 million redemption of the Series H Preferred Stock, respectively.

TAUBMAN CENTERS, INC.
Reconciliation of Net Income Attributable to Taubman Centers, Inc. Common Shareowners to Funds from Operations and Adjusted Funds from Operations
For the Three Months Ended December 31, 2013 and 2012

(In thousands of dollars except as noted; may not add or recalculate due to rounding)

| | 2013 | | | 2012 | | |
|--|----------------|-------------------|-----------------|---------------|-------------------|-----------------|
| | Dollars | Shares /Units | Per Share /Unit | Dollars | Shares /Units | Per Share /Unit |
| Net income attributable to TCO common shareowners - Basic | 39,834 | 63,408,637 | 0.63 | 27,907 | 61,899,628 | 0.45 |
| Add distributions of participating securities | 436 | 871,262 | | | | |
| Add impact of share-based compensation | 182 | 787,078 | | 202 | 1,441,888 | |
| Net income attributable to TCO common shareowners - Diluted | 40,452 | 65,066,977 | 0.62 | 28,109 | 63,341,516 | 0.44 |
| Add depreciation of TCO's additional basis | 1,720 | | 0.03 | 1,717 | | 0.03 |
| Add TCO's additional income tax expense | 49 | | 0.00 | | | |
| Net income attributable to TCO common shareowners, excluding step-up depreciation and additional income tax expense | 42,221 | 65,066,977 | 0.65 | 29,826 | 63,341,516 | 0.47 |
| Add: | | | | | | |
| Noncontrolling share of income of TRG | 16,519 | 25,176,300 | | 12,608 | 26,345,983 | |
| Distributions to participating securities of TRG | | | | 403 | 871,262 | |
| Net income attributable to partnership unitholders and participating securities | 58,740 | 90,243,277 | 0.65 | 42,837 | 90,558,761 | 0.47 |
| Add (less) depreciation and amortization: | | | | | | |
| Consolidated businesses at 100% | 39,510 | | 0.44 | 40,434 | | 0.45 |
| Depreciation of TCO's additional basis | (1,720) | | (0.02) | (1,717) | | (0.02) |
| Noncontrolling partners in consolidated joint ventures | (1,314) | | (0.01) | (2,040) | | (0.02) |
| Share of Unconsolidated Joint Ventures | 6,382 | | 0.07 | 6,902 | | 0.08 |
| Non-real estate depreciation | (802) | | (0.01) | (683) | | (0.01) |
| Less impact of share-based compensation | (182) | | (0.00) | (202) | | (0.00) |
| Funds from Operations | 100,614 | 90,243,277 | 1.11 | 85,531 | 90,558,761 | 0.94 |
| TCO's average ownership percentage of TRG | 71.6% | | | 70.1% | | |
| Funds from Operations attributable to TCO, excluding additional income tax expense | 72,019 | | 1.11 | 59,995 | | 0.94 |
| Less TCO's additional income tax expense | (49) | | (0.00) | | | |
| Funds from Operations attributable to TCO | 71,970 | | 1.11 | 59,995 | | 0.94 |
| Funds from Operations | 100,614 | 90,243,277 | 1.11 | 85,531 | 90,558,761 | 0.94 |
| Early extinguishment of debt on The Mall at Millenia | | | | 1,586 | | 0.02 |
| PRC taxes on sale of Taubman TCBL assets | | | | 3,158 | | 0.03 |
| Adjusted Funds from Operations | 100,614 | 90,243,277 | 1.11 | 90,275 | 90,558,761 | 1.00 |
| TCO's average ownership percentage of TRG | 71.6% | | | 70.1% | | |
| Adjusted Funds from Operations attributable to TCO, excluding additional income tax expense | 72,019 | | 1.11 | 63,322 | | 1.00 |
| Less TCO's additional income tax expense | (49) | | (0.00) | | | |
| Adjusted Funds from Operations attributable to TCO | 71,970 | | 1.11 | 63,322 | | 1.00 |

TAUBMAN CENTERS, INC.
Reconciliation of Net Income Attributable to Taubman Centers, Inc. Common Shareowners to Funds from Operations and Adjusted Funds from Operations
For the Year Ended December 31, 2013 and 2012

(In thousands of dollars except as noted; may not add or recalculate due to rounding)

| | 2013 | | | 2012 | | |
|--|----------------|-------------------|-----------------|----------------|-------------------|-----------------|
| | Dollars | Shares /Units | Per Share /Unit | Dollars | Shares /Units | Per Share /Unit |
| Net income attributable to TCO common shareowners - Basic | 109,908 | 63,591,523 | 1.73 | 83,511 | 59,884,455 | 1.39 |
| Add impact of share-based compensation | 497 | 983,889 | | 672 | 1,491,989 | |
| Net income attributable to TCO common shareowners - Diluted | 110,405 | 64,575,412 | 1.71 | 84,183 | 61,376,444 | 1.37 |
| Add depreciation of TCO's additional basis | 6,880 | | 0.11 | 6,876 | | 0.11 |
| Add TCO's additional income tax expense | 181 | | 0.00 | | | |
| Net income attributable to TCO common shareowners, excluding step-up depreciation and additional income tax expense | 117,466 | 64,575,412 | 1.82 | 91,059 | 61,376,444 | 1.48 |
| Add: | | | | | | |
| Noncontrolling share of income of TRG | 46,434 | 25,231,483 | | 39,713 | 26,421,801 | |
| Distributions to participating securities of TRG | 1,749 | 871,262 | | 1,612 | 871,262 | |
| Net income attributable to partnership unitholders and participating securities | 165,649 | 90,678,157 | 1.83 | 132,384 | 88,669,507 | 1.49 |
| Add (less) depreciation and amortization: | | | | | | |
| Consolidated businesses at 100% | 155,772 | | 1.72 | 149,517 | | 1.69 |
| Depreciation of TCO's additional basis | (6,880) | | (0.08) | (6,876) | | (0.08) |
| Noncontrolling partners in consolidated joint ventures | (5,090) | | (0.06) | (9,690) | | (0.11) |
| Share of Unconsolidated Joint Ventures | 24,920 | | 0.27 | 22,688 | | 0.26 |
| Non-real estate depreciation | (3,038) | | (0.03) | (2,671) | | (0.03) |
| Less impact of share-based compensation | (497) | | (0.01) | (672) | | (0.01) |
| Funds from Operations | 330,836 | 90,678,157 | 3.65 | 284,680 | 88,669,507 | 3.21 |
| TCO's average ownership percentage of TRG | 71.6% | | | 69.4% | | |
| Funds from Operations attributable to TCO, excluding additional income tax expense | 236,843 | | 3.65 | 197,671 | | 3.21 |
| Less TCO's additional income tax expense | (181) | | (0.00) | | | |
| Funds from Operations attributable to TCO | 236,662 | | 3.65 | 197,671 | | 3.21 |
| Funds from Operations | 330,836 | 90,678,157 | 3.65 | 284,680 | 88,669,507 | 3.21 |
| Series G and H Preferred Stock redemption charges | | | | 6,412 | | 0.07 |
| Early extinguishment on debt on The Mall at Millenia | | | | 1,586 | | 0.02 |
| PRC taxes on sale of Taubman TCBL assets | | | | 3,158 | | 0.04 |
| Adjusted Funds from Operations | 330,836 | 90,678,157 | 3.65 | 295,836 | 88,669,507 | 3.34 |
| TCO's average ownership percentage of TRG | 71.6% | | | 69.4% | | |
| Adjusted Funds from Operations attributable to TCO, excluding additional income tax expense | 236,843 | | 3.65 | 205,430 | | 3.34 |
| Less TCO's additional income tax expense | (181) | | (0.00) | | | |
| Adjusted Funds from Operations attributable to TCO | 236,662 | | 3.65 | 205,430 | | 3.34 |

TAUBMAN CENTERS, INC.

Reconciliation of Net Income to Beneficial Interest in EBITDA

For the Periods Ended December 31, 2013 and 2012

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

| | <u>Three Months Ended</u> | | <u>Year Ended</u> | |
|--|---------------------------|----------------------|-----------------------|-----------------------|
| | <u>2013</u> | <u>2012</u> | <u>2013</u> | <u>2012</u> |
| Net income | 66,166 | 49,131 | 189,368 | 157,817 |
| Add (less) depreciation and amortization: | | | | |
| Consolidated businesses at 100% | 39,510 | 40,434 | 155,772 | 149,517 |
| Noncontrolling partners in consolidated joint ventures | (1,314) | (2,040) | (5,090) | (9,690) |
| Share of Unconsolidated Joint Ventures | 6,382 | 6,902 | 24,920 | 22,688 |
| Add (less) interest expense and income tax expense: | | | | |
| Interest expense: | | | | |
| Consolidated businesses at 100% | 30,434 | 33,470 | 130,023 | 142,616 |
| Noncontrolling partners in consolidated joint ventures | (2,130) | (3,951) | (8,670) | (16,585) |
| Share of Unconsolidated Joint Ventures | 9,362 | 10,778 | 37,554 | 35,862 |
| Share of income tax expense | 694 | 3,526 | 3,409 | 4,919 |
| Less noncontrolling share of income of consolidated joint ventures | <u>(3,592)</u> | <u>(5,142)</u> | <u>(10,344)</u> | <u>(11,930)</u> |
| Beneficial Interest in EBITDA | 145,512 | 133,108 | 516,942 | 475,214 |
| TCO's average ownership percentage of TRG | <u>71.6%</u> | <u>70.1%</u> | <u>71.6%</u> | <u>69.4%</u> |
| Beneficial Interest in EBITDA attributable to TCO | <u>104,157</u> | <u>93,368</u> | <u>370,094</u> | <u>329,884</u> |

TAUBMAN CENTERS, INC.
Reconciliation of Net Income to Net Operating Income (NOI)
For the Three Months Ended December 31, 2013, 2012, and 2011
(in thousands of dollars)

| | <u>Three Months Ended</u> | | <u>Three Months Ended</u> | |
|---|---------------------------|------------------------|---------------------------|------------------------|
| | <u>2013</u> | <u>2012</u> | <u>2012</u> | <u>2011</u> |
| Net income | 66,166 | 49,131 | 49,131 | 220,796 |
| Add (less) depreciation and amortization: | | | | |
| Consolidated businesses at 100% - continuing operations | 39,510 | 40,434 | 40,434 | 33,204 |
| Consolidated businesses at 100% - discontinued operations | | | | 1,279 |
| Noncontrolling partners in consolidated joint ventures | (1,314) | (2,040) | (2,040) | (3,041) |
| Share of Unconsolidated Joint Ventures | 6,382 | 6,902 | 6,902 | 6,752 |
| Add (less) interest expense and income tax expense: | | | | |
| Interest expense: | | | | |
| Consolidated businesses at 100% - continuing operations | 30,434 | 33,470 | 33,470 | 32,748 |
| Consolidated businesses at 100% - discontinued operations | | | | 4,053 |
| Noncontrolling partners in consolidated joint ventures | (2,130) | (3,951) | (3,951) | (3,744) |
| Share of Unconsolidated Joint Ventures | 9,362 | 10,778 | 10,778 | 8,201 |
| Share of income tax expense | 694 | 3,526 | 3,526 | 197 |
| Less noncontrolling share of income of consolidated joint ventures | (3,592) | (5,142) | (5,142) | (3,855) |
| Add EBITDA attributable to outside partners: | | | | |
| EBITDA attributable to noncontrolling partners in consolidated joint ventures | 7,036 | 11,133 | 11,133 | 10,640 |
| EBITDA attributable to outside partners in Unconsolidated Joint Ventures | 26,598 | 24,957 | 24,957 | 24,041 |
| EBITDA at 100% | 179,146 | 169,198 | 169,198 | 331,271 |
| Add (less) items excluded from shopping center NOI: | | | | |
| General and administrative expenses | 13,338 | 11,638 | 11,638 | 8,600 |
| Management, leasing, and development services, net | (1,039) | 1,373 | 1,373 | (5,665) |
| Gains on extinguishment of debt | | | | (174,171) |
| Acquisition costs | | | | 3,614 |
| Interest income | (31) | (25) | (25) | (436) |
| Straight-line of rents | (3,015) | (1,981) | (1,981) | (1,152) |
| Non-center specific operating expenses and other | 6,449 | 9,640 | 9,640 | 11,026 |
| NOI - all centers at 100% | 194,848 | 189,843 | 189,843 | 173,087 |
| Less - NOI of non-comparable centers | (2,900) ⁽¹⁾ | (2,198) ⁽²⁾ | (9,475) ⁽³⁾ | (2,209) ⁽⁴⁾ |
| NOI at 100% - comparable centers | 191,948 | 187,645 | 180,368 | 170,878 |
| NOI - growth % | 2.3% | | 5.6% | |
| NOI at 100% - comparable centers | 191,948 | 187,645 | 180,368 | 170,878 |
| Lease cancellation income | (2,760) | (1,913) | (1,913) | (244) |
| NOI at 100% - comparable centers excluding lease cancellation income | 189,188 | 185,732 | 178,455 | 170,634 |
| NOI at 100% excluding lease cancellation income - growth % | 1.9% | | 4.6% | |

(1) Includes City Creek Center and Taubman Prestige Outlets Chesterfield.

(2) Includes City Creek Center.

(3) Includes City Creek Center, The Mall at Green Hills, The Gardens on El Paseo and El Paseo Village.

(4) Includes The Pier Shops, Regency Square, The Mall at Green Hills, The Gardens on El Paseo and El Paseo Village.

TAUBMAN CENTERS, INC.
Reconciliation of Net Income (Loss) to Net Operating Income (NOI)
For the years ended December 31, 2013, 2012, 2011, 2010, 2009, and 2008

(in thousands of dollars)

| | Year Ended | | Year Ended | | Year Ended | | Year Ended | | Year Ended | |
|---|-------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | 2013 | 2012 | 2012 | 2011 | 2011 | 2010 | 2010 | 2009 | 2009 | 2008 |
| Net income (loss) | 189,368 | 157,817 | 157,817 | 287,398 | 287,398 | 102,327 | 102,327 | (79,161) | (79,161) | (8,052) |
| Add (less) depreciation and amortization: | | | | | | | | | | |
| Consolidated businesses at 100% - continuing operations | 155,772 | 149,517 | 149,517 | 132,707 | 132,707 | 145,271 | 145,271 | 136,505 | 136,505 | 134,856 |
| Consolidated businesses at 100% - discontinued operations | | | | 10,309 | 10,309 | 8,605 | 8,605 | 10,811 | 10,811 | 12,585 |
| Noncontrolling partners in consolidated joint ventures | (5,090) | (9,690) | (9,690) | (11,152) | (11,152) | (10,526) | (10,526) | (12,381) | (12,381) | (12,965) |
| Share of Unconsolidated Joint Ventures | 24,920 | 22,688 | 22,688 | 23,102 | 23,102 | 22,194 | 22,194 | 22,900 | 22,900 | 23,633 |
| Add (less) interest expense and income tax expense: | | | | | | | | | | |
| Interest expense: | | | | | | | | | | |
| Consolidated businesses at 100% - continuing operations | 130,023 | 142,616 | 142,616 | 122,277 | 122,277 | 132,362 | 132,362 | 131,558 | 131,558 | 133,455 |
| Consolidated businesses at 100% - discontinued operations | | | | 21,427 | 21,427 | 20,346 | 20,346 | 14,112 | 14,112 | 13,942 |
| Noncontrolling partners in consolidated joint ventures | (8,670) | (16,585) | (16,585) | (12,153) | (12,153) | (21,224) | (21,224) | (19,847) | (19,847) | (19,628) |
| Share of Unconsolidated Joint Ventures | 37,554 | 35,862 | 35,862 | 31,607 | 31,607 | 33,076 | 33,076 | 33,427 | 33,427 | 33,777 |
| Share of income tax expense | 3,409 | 4,919 | 4,919 | 610 | 610 | 734 | 734 | 1,657 | 1,657 | 1,117 |
| Less noncontrolling share of income of consolidated joint ventures | (10,344) | (11,930) | (11,930) | (14,352) | (14,352) | (9,780) | (9,780) | (3,115) | (3,115) | (7,441) |
| Add EBITDA attributable to outside partners: | | | | | | | | | | |
| EBITDA attributable to noncontrolling partners in consolidated joint ventures | 24,104 | 38,250 | 38,250 | 37,657 | 37,657 | 41,530 | 41,530 | 35,343 | 35,343 | 40,034 |
| EBITDA attributable to outside partners in Unconsolidated Joint Ventures | 89,368 | 87,216 | 87,216 | 83,565 | 83,565 | 82,054 | 82,054 | 74,189 | 74,189 | 82,152 |
| EBITDA at 100% | 630,414 | 600,680 | 600,680 | 713,002 | 713,002 | 546,969 | 546,969 | 345,998 | 345,998 | 427,465 |
| Add (less) items excluded from shopping center NOI: | | | | | | | | | | |
| General and administrative expenses | 50,014 | 39,659 | 39,659 | 31,598 | 31,598 | 30,234 | 30,234 | 27,858 | 27,858 | 28,110 |
| Management, leasing, and development services, net | (10,821) | (4,394) | (4,394) | (13,596) | (13,596) | (7,851) | (7,851) | (13,317) | (13,317) | (7,201) |
| Restructuring charge | | | | | | | | 2,512 | 2,512 | |
| Litigation charges | | | | | | | | 38,500 | 38,500 | |
| Impairment charges | | | | | | | | 166,680 | 166,680 | 126,266 |
| Gains on extinguishment of debt | | | | (174,171) | (174,171) | | | | | |
| Acquisition costs | | | | 5,295 | 5,295 | | | | | |
| Gains on sales of peripheral land | (863) | | | (519) | (519) | (2,218) | (2,218) | | | (2,816) |
| Nonoperating expense | 1,019 | | | | | | | | | |
| Gain on sale of marketable securities | (1,323) | | | | | | | | | |
| Impairment loss on marketable securities | | | | | | | | 1,666 | 1,666 | |
| Interest income | (175) | (295) | (295) | (960) | (960) | (586) | (586) | (798) | (798) | (2,436) |
| Straight-line of rents | (7,335) | (6,516) | (6,516) | (2,531) | (2,531) | (2,701) | (2,701) | (2,569) | (2,569) | (4,220) |
| Non-center specific operating expenses and other | 24,700 | 31,413 | 31,413 | 33,069 | 33,069 | 24,337 | 24,337 | 18,781 | 18,781 | 25,210 |
| NOI - all centers at 100% | 685,630 | 660,547 | 660,547 | 591,187 | 591,187 | 588,184 | 588,184 | 585,311 | 585,311 | 590,378 |
| Less - NOI of non-comparable centers | (10,195) ⁽¹⁾ | (8,010) ⁽²⁾ | (29,705) ⁽³⁾ | (4,120) ⁽⁴⁾ | (4,120) ⁽⁴⁾ | (8,396) ⁽⁵⁾ | (8,396) ⁽⁵⁾ | (7,779) ⁽⁵⁾ | (2,620) ⁽⁶⁾ | (3,001) ⁽⁶⁾ |
| NOI at 100% - comparable centers | 675,435 | 652,537 | 630,842 | 587,067 | 587,067 | 579,788 | 579,788 | 577,532 | 582,691 | 587,377 |
| NOI - growth % | 3.5% | | 7.5% | | 1.3% | | 0.4% | | -0.8% | |
| NOI at 100% - comparable centers | 675,435 | 652,537 | 630,842 | 587,067 | 587,067 | 579,788 | 579,788 | 577,532 | 582,691 | 587,377 |
| Lease cancellation income | (5,767) | (4,928) | (4,928) | (3,230) | (3,230) | (23,464) | (23,464) | (24,204) | (24,238) | (13,575) |
| NOI at 100% - comparable centers excluding lease cancellation income | 669,668 | 647,609 | 625,914 | 583,837 | 583,837 | 556,324 | 556,324 | 553,328 | 558,453 | 573,802 |
| NOI at 100% excluding lease cancellation income - growth % | 3.4% | | 7.2% | | 4.9% | | 0.5% | | -2.7% | |

(1) Includes City Creek Center and Taubman Prestige Outlets Chesterfield.

(2) Includes City Creek Center.

(3) Includes City Creek Center, The Mall at Green Hills, The Gardens on El Paseo and El Paseo Village.

(4) Includes The Pier Shops, Regency Square, The Mall at Green Hills, The Gardens on El Paseo and El Paseo Village.

(5) Includes The Pier Shops and Regency Square.

(6) Includes The Pier Shops.

TAUBMAN CENTERS, INC.
Changes in Funds from Operations and Earnings per Share
For the Three Months Ended December 31, 2013

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

| | | |
|--|-----------|-------------|
| 2012 Fourth Quarter Funds from Operations | \$ | 0.94 |
| Early extinguishment of debt on The Mall at Millenia | | 0.020 |
| PRC taxes on sale of Taubman TCBL assets | | 0.035 |
| | | <hr/> |
| 2012 Fourth Quarter Funds from Operations - Adjusted | \$ | 1.00 |
| <i>Changes - 2013 vs. 2012</i> | | |
| Rents | | 0.035 |
| Net revenue from management, leasing, and development services | | 0.025 |
| Other operating expense | | 0.030 |
| General and administrative | | (0.020) |
| Interest expense | | 0.055 |
| Impact of acquisition of additional interests in centers | | 0.035 |
| Impact of preferred equity offering | | (0.025) |
| Other | | (0.020) |
| | | <hr/> |
| 2013 Fourth Quarter Funds from Operations | \$ | 1.11 |
| | | <hr/> <hr/> |
| 2012 Fourth Quarter Earnings per Share | \$ | 0.44 |
| <i>Changes - 2013 vs. 2012</i> | | |
| Change in FFO per share | | 0.170 |
| Depreciation and other | | 0.010 |
| | | <hr/> |
| 2013 Fourth Quarter Earnings per Share | \$ | 0.62 |
| | | <hr/> <hr/> |

TAUBMAN CENTERS, INC.
Changes in Funds from Operations and Earnings per Share
For the Year Ended December 31, 2013

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

| | |
|--|-----------------------|
| 2012 Funds from Operations | \$ 3.21 |
| Early extinguishment of debt on The Mall at Millenia | 0.020 |
| PRC taxes on sale of Taubman TCBL assets | 0.035 |
| Series G and H Preferred Stock redemption charges | <u>0.070</u> |
| 2012 Funds from Operations - Adjusted | \$ 3.34 |
| <i><u>Changes - 2013 vs. 2012</u></i> | |
| Rents | 0.190 |
| Net recoveries from tenants | 0.010 |
| Net revenue from management, leasing, and development services | 0.055 |
| Other operating expense | 0.025 |
| General and administrative | (0.115) |
| Interest expense | 0.155 |
| Income tax expense | (0.015) |
| Impact of acquisition of additional interests in centers | 0.110 |
| Impact of 2012 common equity offering | (0.045) |
| Impact of preferred equity offerings | (0.045) |
| Other | <u>(0.015)</u> |
| 2013 Funds from Operations | <u>\$ 3.65</u> |
| 2012 Earnings per Share | \$ 1.37 |
| <i><u>Changes - 2013 vs. 2012</u></i> | |
| Change in FFO per share | 0.440 |
| Depreciation and other | <u>(0.100)</u> |
| 2013 Earnings per Share | <u>\$ 1.71</u> |

TAUBMAN CENTERS, INC.
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Three Months Ended December 31, 2013 and 2012

(in thousands of dollars)

Other Income

| | Three Months Ended December 31, 2013 | | | | Three Months Ended December 31, 2012 | | | |
|----------------------------------|--|--|--|--|--|--|--|--|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Shopping center related revenues | 9,653 | 9,053 | 1,906 | 1,052 | 9,304 | 8,515 | 2,045 | 1,149 |
| Lease cancellation income | 1,520 | 1,517 | 1,245 | 695 | 1,788 | 1,746 | 122 | 75 |
| | <u>11,173</u> | <u>10,570</u> | <u>3,151</u> | <u>1,747</u> | <u>11,092</u> | <u>10,261</u> | <u>2,167</u> | <u>1,224</u> |

Other Operating Expense

| | Three Months Ended December 31, 2013 | | | | Three Months Ended December 31, 2012 | | | |
|--|--|--|--|--|--|--|--|--|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Shopping center related expenses | 14,577 | 14,106 | 3,930 | 2,126 | 13,147 | 12,411 | 3,890 | 2,049 |
| Provision for tenant bad debts | (1,379) | (960) | (132) | (104) | (577) | (569) | (461) | (214) |
| Domestic and non-U.S. pre-development costs | 1,854 | 1,854 | | | 5,715 | 5,715 | | |
| Ground rent | 2,233 | 1,999 | | | 2,558 | 2,229 | | |
| | <u>17,285</u> | <u>16,999</u> | <u>3,798</u> | <u>2,022</u> | <u>20,843</u> | <u>19,786</u> | <u>3,429</u> | <u>1,835</u> |

Nonoperating Income (Expense)

| | Three Months Ended December 31, 2013 | | | | Three Months Ended December 31, 2012 | | | |
|----------------------|--|--|--|--|--|--|--|--|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Interest income | 36 | 36 | (5) | (3) | 26 | 21 | (1) | |
| Nonoperating expense | (519) | (519) | | | | | | |
| | <u>(483)</u> | <u>(483)</u> | <u>(5)</u> | <u>(3)</u> | <u>26</u> | <u>21</u> | <u>(1)</u> | |

TAUBMAN CENTERS, INC.
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Year Ended December 31, 2013 and 2012

(in thousands of dollars)

Other Income

| | Year Ended December 31, 2013 | | | | Year Ended December 31, 2012 | | | |
|----------------------------------|---------------------------------------|---------------------------------------|---|---|---------------------------------------|---------------------------------------|---|---|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Shopping center related revenues | 27,932 | 26,602 | 6,498 | 3,489 | 28,063 | 25,749 | 5,653 | 3,069 |
| Lease cancellation income | 4,345 | 4,225 | 1,473 | 820 | 3,516 | 3,314 | 1,459 | 754 |
| | <u>32,277</u> | <u>30,827</u> | <u>7,971</u> | <u>4,309</u> | <u>31,579</u> | <u>29,063</u> | <u>7,112</u> | <u>3,823</u> |

Other Operating Expense

| | Year Ended December 31, 2013 | | | | Year Ended December 31, 2012 | | | |
|--|---------------------------------------|---------------------------------------|---|---|---------------------------------------|---------------------------------------|---|---|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Shopping center related expenses | 51,089 | 49,446 | 14,870 | 8,034 | 43,894 | 41,297 | 14,562 | 7,616 |
| Provision for tenant bad debts | 489 | 428 | 571 | 298 | 1,397 | 1,422 | 328 | 93 |
| Domestic and non-U.S. pre-development costs | 10,562 | 10,562 | | | 19,755 | 18,426 | | |
| Ground rent | 9,095 | 8,175 | | | 8,157 | 6,831 | | |
| | <u>71,235</u> | <u>68,611</u> | <u>15,441</u> | <u>8,332</u> | <u>73,203</u> | <u>67,976</u> | <u>14,890</u> | <u>7,709</u> |

Nonoperating Income (Expense)

| | Year Ended December 31, 2013 | | | | Year Ended December 31, 2012 | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---|---|---------------------------------------|---------------------------------------|---|---|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Gain on sale of peripheral land | 863 | 863 | | | | | | |
| Nonoperating expense | (1,019) | (1,019) | | | | | | |
| Interest income | 181 | 181 | (6) | (4) | 277 | 264 | 18 | 9 |
| Gain on sale of marketable securities | 1,323 | 1,323 | | | | | | |
| | <u>1,348</u> | <u>1,348</u> | <u>(6)</u> | <u>(4)</u> | <u>277</u> | <u>264</u> | <u>18</u> | <u>9</u> |

TAUBMAN CENTERS, INC.

Recoveries Ratio Analysis

For the Periods Ended December 31, 2013 and December 31, 2012

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

| | Three Months Ended March 31, 2013 | | | Three Months Ended June 30, 2013 | | | Three Months Ended September 30, 2013 | | | Three Months Ended December 31, 2013 | | | Year Ended December 31, 2013 | | |
|---|--------------------------------------|----------------------------------|-------------|-------------------------------------|----------------------------------|-------------|--|----------------------------------|-------------|---|----------------------------------|-------------|---------------------------------|----------------------------------|-------------|
| | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined |
| Tenant recoveries | 64.0 | 23.6 | 87.6 | 65.6 | 24.6 | 90.2 | 67.9 | 25.7 | 93.7 | 74.9 | 30.2 | 105.2 | 272.5 | 104.2 | 376.5 |
| Maintenance, taxes, utilities, and promotion | 46.6 | 17.2 | 63.8 | 52.8 | 18.0 | 70.7 | 55.4 | 18.8 | 74.2 | 61.1 | 21.0 | 82.1 | 215.8 | 75.0 | 290.8 |
| Recoveries ratio, excluding shopping center related expenses | 138% | 137% | 137% | 124% | 137% | 127% | 123% | 137% | 126% | 123% | 144% | 128% | 126% | 139% | 130% |
| Shopping center related expenses (1) | 10.8 | 3.8 | 14.6 | 13.4 | 3.8 | 17.2 | 12.3 | 3.4 | 15.7 | 14.6 | 3.9 | 18.5 | 51.1 | 14.9 | 66.0 |
| Total expenses | 57.3 | 21.0 | 78.3 | 66.2 | 21.8 | 87.9 | 67.7 | 22.2 | 89.9 | 75.7 | 24.9 | 100.6 | 266.9 | 89.8 | 356.7 |
| Recoveries ratio | 112% | 112% | 112% | 99% | 113% | 103% | 100% | 116% | 104% | 99% | 121% | 105% | 102% | 116% | 106% |

| | Three Months Ended March 31, 2012 | | | Three Months Ended June 30, 2012 | | | Three Months Ended September 30, 2012 | | | Three Months Ended December 31, 2012 | | | Year Ended December 31, 2012 | | |
|---|--------------------------------------|----------------------------------|-------------|-------------------------------------|----------------------------------|-------------|--|----------------------------------|-------------|---|----------------------------------|-------------|---------------------------------|----------------------------------|-------------|
| | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined | Consolidated Business | Unconsolidated Joint Ventures | Combined |
| Tenant recoveries | 56.5 | 22.8 | 79.2 | 62.2 | 23.6 | 85.8 | 66.6 | 26.2 | 92.9 | 72.9 | 29.9 | 102.9 | 258.3 | 102.5 | 360.8 |
| Maintenance, taxes, utilities, and promotion | 41.7 | 16.1 | 57.8 | 48.9 | 17.5 | 66.4 | 53.3 | 18.6 | 71.8 | 57.7 | 20.8 | 78.5 | 201.6 | 73.0 | 274.6 |
| Recoveries ratio, excluding shopping center related expenses | 135% | 141% | 137% | 127% | 135% | 129% | 125% | 141% | 129% | 126% | 144% | 131% | 128% | 140% | 131% |
| Shopping center related expenses (1) | 9.7 | 3.5 | 13.3 | 11.6 | 3.9 | 15.5 | 9.4 | 3.2 | 12.7 | 13.1 | 3.9 | 17.0 | 43.9 | 14.6 | 58.5 |
| Total expenses | 51.4 | 19.7 | 71.1 | 60.5 | 21.4 | 81.9 | 62.7 | 21.8 | 84.5 | 70.8 | 24.7 | 95.5 | 245.4 | 87.6 | 333.0 |
| Recoveries ratio | 110% | 116% | 112% | 103% | 110% | 105% | 106% | 120% | 110% | 103% | 121% | 108% | 105% | 117% | 108% |

(1) Excludes provision for bad debts.

TAUBMAN CENTERS, INC.
Balance Sheets
As of December 31, 2013 and December 31, 2012
(in thousands of dollars)

| | As of | |
|---|-------------------|-------------------|
| | December 31, 2013 | December 31, 2012 |
| Consolidated Balance Sheet of Taubman Centers, Inc. : | | |
| Assets: | | |
| Properties | 4,485,090 | 4,246,000 |
| Accumulated depreciation and amortization | (1,516,982) | (1,395,876) |
| | <u>2,968,108</u> | <u>2,850,124</u> |
| Investment in Unconsolidated Joint Ventures | 327,692 | 214,152 |
| Cash and cash equivalents | 40,993 | 32,057 |
| Restricted cash | 5,046 | 6,138 |
| Accounts and notes receivable, net | 73,193 | 69,033 |
| Accounts receivable from related parties | 1,804 | 2,009 |
| Deferred charges and other assets | 89,386 | 94,982 |
| | <u>3,506,222</u> | <u>3,268,495</u> |
| Liabilities: | | |
| Notes payable | 3,058,053 | 2,952,030 |
| Accounts payable and accrued liabilities | 292,280 | 278,098 |
| Distributions in excess of investments in and net income of Unconsolidated Joint Ventures | 371,549 | 383,293 |
| | <u>3,721,882</u> | <u>3,613,421</u> |
| Equity: | | |
| Taubman Centers, Inc. Shareowners' Equity: | | |
| Series B Non-Participating Convertible Preferred Stock | 25 | 25 |
| Series J Cumulative Redeemable Preferred Stock | | |
| Series K Cumulative Redeemable Preferred Stock | | |
| Common stock | 631 | 633 |
| Additional paid-in capital | 796,787 | 657,071 |
| Accumulated other comprehensive income (loss) | (8,914) | (22,064) |
| Dividends in excess of net income | (908,656) | (891,283) |
| | <u>(120,127)</u> | <u>(255,618)</u> |
| Noncontrolling interests: | | |
| Noncontrolling interests in consolidated joint ventures | (37,191) | (45,066) |
| Noncontrolling interests in partnership equity of TRG | (58,342) | (44,242) |
| | <u>(95,533)</u> | <u>(89,308)</u> |
| | <u>(215,660)</u> | <u>(344,926)</u> |
| | <u>3,506,222</u> | <u>3,268,495</u> |
| Combined Balance Sheet of Unconsolidated Joint Ventures (1): | | |
| Assets: | | |
| Properties | 1,305,658 | 1,129,647 |
| Accumulated depreciation and amortization | (478,820) | (473,101) |
| | <u>826,838</u> | <u>656,546</u> |
| Cash and cash equivalents | 28,782 | 30,070 |
| Accounts and notes receivable, net | 33,626 | 26,032 |
| Deferred charges and other assets | 28,095 | 31,282 |
| | <u>917,341</u> | <u>743,930</u> |
| Liabilities: | | |
| Mortgage notes payable | 1,551,161 | 1,490,857 |
| Accounts payable and other liabilities | 70,226 | 68,282 |
| | <u>1,621,387</u> | <u>1,559,139</u> |
| Accumulated Deficiency in Assets: | | |
| Accumulated deficiency in assets - TRG | (406,266) | (459,390) |
| Accumulated deficiency in assets - Joint Venture Partners | (285,904) | (333,752) |
| Accumulated other comprehensive income (loss) - TRG | (5,938) | (11,021) |
| Accumulated other comprehensive income (loss) - Joint Venture Partners | (5,938) | (11,046) |
| | <u>(704,046)</u> | <u>(815,209)</u> |
| | <u>917,341</u> | <u>743,930</u> |

(1) Unconsolidated Joint Venture amounts exclude the balances of entities that own interests in Asia projects that are currently under development.

TAUBMAN CENTERS, INC.

Debt Summary

As of December 31, 2013

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

| | | MORTGAGE AND OTHER NOTES PAYABLE (a) | | | | | | | | | | | | | | | |
|---|-----------|--|------------------------------------|-------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|--|
| | | INCLUDING WEIGHTED AVERAGE INTEREST RATES AT DECEMBER 31, 2013 | | | | | | | | | | | | | | | |
| | 100% | Beneficial | Effective | LIBOR | Principle Amortization and Debt Maturities | | | | | | | | | | | | |
| | 12/31/13 | Interest | Rate | Rate | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | Total | |
| | | 12/31/13 | (b) | Spread | | | | | | | | | | | | | |
| Consolidated Fixed Rate Debt: | | | | | | | | | | | | | | | | | |
| Cherry Creek Shopping Center | 50.00% | 280.0 | 140.0 | 5.24% | | | 140.0 | | | | | | | | | 140.0 | |
| City Creek Center | | 84.6 | 84.6 | 4.37% | 1.4 | 1.4 | 1.5 | 1.6 | 1.6 | 1.7 | 1.8 | 1.9 | 2.0 | 69.8 | | 84.6 | |
| El Paseo Village | 16.3 (c) | 16.3 | 16.3 | 3.88% (c) | 0.4 | 15.9 | | | | | | | | | | 16.3 (o) | |
| The Gardens on El Paseo | 84.2 (d) | 84.2 | 84.2 | 4.58% (d) | 1.1 | 1.1 | 81.9 | | | | | | | | | 84.2 (o) | |
| Great Lakes Crossing Outlets | 221.5 | 221.5 | 221.5 | 3.60% | 4.3 | 4.4 | 4.6 | 4.8 | 4.9 | 5.1 | 5.3 | 5.5 | 5.7 | 177.0 | | 221.5 | |
| International Plaza | 325.0 (e) | 325.0 | 325.0 | 4.85% | | 4.9 | 5.2 | 5.4 | 5.7 | 6.0 | 6.3 | 291.5 | | | | 325.0 (e) | |
| Northlake Mall | | 215.5 | 215.5 | 5.41% | | | 215.5 | | | | | | | | | 215.5 | |
| The Mall at Partridge Creek | | 79.2 | 79.2 | 6.15% | 1.1 | 1.2 | 1.3 | 1.4 | 1.4 | 1.5 | 71.2 | | | | | 79.2 | |
| The Mall at Short Hills | | 540.0 | 540.0 | 5.47% | | 540.0 | | | | | | | | | | 540.0 | |
| Stony Point Fashion Park | | 99.5 (f) | 99.5 | 6.24% | 99.5 | | | | | | | | | | | 99.5 (f) | |
| The Mall at Wellington Green | 90.00% | 200.0 | 180.0 | 5.44% | | 180.0 | | | | | | | | | | 180.0 | |
| Total Consolidated Fixed | | 2,145.8 | 1,985.8 | | 107.8 | 749.0 | 449.9 | 13.1 | 13.7 | 14.3 | 84.6 | 298.9 | 7.7 | 246.8 | | 1,985.8 | |
| Weighted Rate | | 5.11% | 5.10% | | 6.08% | 5.41% | 5.18% | 4.47% | 4.48% | 4.49% | 5.86% | 4.82% | 3.80% | 3.82% | | | |
| Consolidated Floating Rate Debt: | | | | | | | | | | | | | | | | | |
| The Mall at Green Hills | | 150.0 | 150.0 | 1.77% | | | | | 150.0 (p) | | | | | | | 150.0 | |
| MacArthur Center | 95.00% | 129.2 | 122.7 | 4.99% (g) | 1.4 | 1.5 | 1.6 | 1.7 | 1.8 | 2.0 | 112.8 | | | | | 122.7 | |
| TRG Term Loan | | 475.0 | 475.0 | 1.52% (h) | | | | | | 475.0 | | | | | | 475.0 | |
| TRG \$65M Revolving Credit Facility | | 33.0 | 33.0 | 1.57% (i) | 33.0 | | | | | | | | | | | 33.0 | |
| TRG \$1.1B Revolving Credit Facility | | 125.0 | 125.0 | 1.62% (j) | | | 125.0 (j) | | | | | | | | | 125.0 | |
| Total Consolidated Floating | | 912.2 | 905.8 | | 34.4 | 1.5 | 1.6 | 126.7 | 151.8 | 477.0 | 112.8 | | | | | 905.8 | |
| Weighted Rate | | 2.07% | 2.04% | | 1.71% | 4.99% | 4.99% | 1.66% | 1.81% | 1.53% | 4.99% | | | | | | |
| Total Consolidated | | 3,058.1 | 2,891.6 | | 142.2 | 750.5 | 451.5 | 139.8 | 165.5 | 491.3 | 197.3 | 298.9 | 7.7 | 246.8 | | 2,891.6 | |
| Weighted Rate | | 4.20% | 4.14% | | 5.02% | 5.41% | 5.18% | 1.93% | 2.03% | 1.62% | 5.36% | 4.82% | 3.80% | 3.82% | | | |
| Joint Ventures Fixed Rate Debt: | | | | | | | | | | | | | | | | | |
| Arizona Mills | 50.00% | 167.3 (l) | 83.7 | 5.76% | 1.3 | 1.4 | 1.4 | 1.5 | 1.6 | 1.7 | 74.7 | | | | | 83.7 (l) | |
| The Mall at Millenia | 50.00% | 350.0 | 175.0 | 4.00% | | | 0.5 | 3.1 | 3.2 | 3.4 | 3.5 | 3.6 | 3.8 | 3.9 | 149.9 | 175.0 (q) | |
| Sunvalley | 50.00% | 186.2 | 93.1 | 4.44% | 1.6 | 1.6 | 1.7 | 1.8 | 1.9 | 2.0 | 2.1 | 2.2 | 78.3 | | | 93.1 | |
| Taubman Land Associates | 50.00% | 23.5 | 11.8 | 3.84% | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.3 | 9.7 | | | 11.8 | |
| Waterside Shops | 50.00% | 165.0 | 85.4 (k) | 4.15% (k) | 1.1 | 1.1 | 83.3 | | | | | | | | | 85.4 (o) | |
| Westfarms | 78.94% | 312.6 | 246.8 | 4.50% | 4.3 | 4.5 | 4.8 | 5.0 | 5.2 | 5.4 | 5.7 | 5.9 | 205.9 | | | 246.8 | |
| Total Joint Venture Fixed | | 1,204.7 | 695.7 | | 8.5 | 8.8 | 91.9 | 11.6 | 12.2 | 12.8 | 86.3 | 12.0 | 297.8 | 3.9 | 149.9 | 695.7 | |
| Weighted Rate | | 4.46% | 4.46% | | 4.62% | 4.62% | 4.20% | 4.51% | 4.51% | 4.51% | 5.57% | 4.32% | 4.46% | 4.00% | 4.00% | | |
| Joint Ventures Floating Rate Debt: | | | | | | | | | | | | | | | | | |
| Fair Oaks | 50.00% | 275.0 | 137.5 | 4.10% (m) | 0.8 | 2.0 | 2.2 | 2.3 | 130.2 | | | | | | | 137.5 | |
| University Town Center | 50.00% | 71.4 (n) | 35.7 | 1.87% | | | 35.7 (n) | | | | | | | | | 35.7 | |
| Total Joint Venture Floating | | 346.4 | 173.2 | | 0.8 | 2.0 | 37.9 | 2.3 | 130.2 | | | | | | | 173.2 | |
| Weighted Rate | | 3.64% | 3.64% | | 4.10% | 4.10% | 1.99% | 4.10% | 4.10% | | | | | | | | |
| Total Joint Venture | | 1,551.2 | 868.9 | | 9.3 | 10.8 | 129.8 | 14.0 | 142.4 | 12.8 | 86.3 | 12.0 | 297.8 | 3.9 | 149.9 | 868.9 | |
| Weighted Rate | | 4.28% | 4.30% | | 4.57% | 4.53% | 3.55% | 4.44% | 4.14% | 4.51% | 5.57% | 4.32% | 4.46% | 4.00% | 4.00% | | |
| TRG Beneficial Interest Totals | | | | | | | | | | | | | | | | | |
| Fixed Rate Debt | | 3,350.6 | 2,681.5 | (c),(d),(k) | 116.3 | 757.9 | 541.8 | 24.7 | 25.9 | 27.1 | 170.8 | 310.9 | 305.4 | 250.7 | 149.9 | 2,681.5 | |
| | | 4.88% | 4.94% | | 5.98% | 5.40% | 5.01% | 4.49% | 4.50% | 4.50% | 5.71% | 4.80% | 4.44% | 3.82% | 4.00% | | |
| Floating Rate Debt | | 1,258.7 | 1,079.0 | | 35.2 | 3.5 | 39.5 | 129.0 | 282.0 | 477.0 | 112.8 | | | | | 1,079.0 | |
| | | 2.50% | 2.30% | | 1.76% | 4.48% | 2.11% | 1.71% | 2.87% | 1.53% | 4.99% | | | | | | |
| Total | | 4,609.2 | 3,760.5 | (c),(d),(k) | 151.5 | 761.4 | 581.3 | 153.8 | 307.9 | 504.1 | 283.6 | 310.9 | 305.4 | 250.7 | 149.9 | 3,760.5 | |
| | | 4.23% | 4.18% | | 5.00% | 5.39% | 4.82% | 2.15% | 3.00% | 1.69% | 5.42% | 4.80% | 4.44% | 3.82% | 4.00% | | |
| | | | Average Maturity Fixed Debt | | | | | | | | | | | | | 5 | |
| | | | Average Maturity Total Debt | | | | | | | | | | | | | 5 | |

(a) All debt is secured and non-recourse to TRG unless otherwise indicated.

(b) 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.

(c) Debt includes \$0.2 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 4.42% to an effective rate of 3.88%.

(d) Debt includes \$2.7 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 6.10% to an effective rate of 4.58%.

(e) In January 2014, the Company sold a 49.9% interest in International Plaza.

(f) In January 2014, the Company used a portion of the proceeds received from the sale of the 49.9% interest in International Plaza to repay the Stony Point Fashion Park loan.

(g) Debt is swapped to the effective rate indicated until maturity.

(h) The unsecured loan bears interest at a range of LIBOR + 1.35% to LIBOR + 1.90% based on the Company's leverage ratio. At December 31, 2013, the interest rate is LIBOR + 1.35%. From 1/2/2014 until maturity, the LIBOR rate is swapped to a fixed rate of 1.65%, which results in an effective interest rate in the range of 3% to 3.55%.

(i) Rate floats daily at LIBOR plus spread. Letters of credit totaling \$5.4 million are also outstanding on facility. The facility is recourse to TRG and secured by an indirect interest in 40% of Short Hills.

(j) The unsecured facility bears interest at a range of LIBOR + 1.45% to 1.85% with a facility fee ranging from 0.20% to 0.35% based on the Company's total leverage ratio. At December 31, 2013 the interest rate is LIBOR + 1.45% with a 0.20% facility fee. A one year extension option is available.

(k) Beneficial interest in debt includes \$2.9 million of purchase accounting premium from acquisition of an additional 25% investment in Waterside Shops which reduces the stated rate on the debt of 5.54% to an effective rate of 4.15% on total beneficial interest in debt.

(l) In January 2014, the Company sold its 50% interest in Arizona Mills.

(m) Debt is swapped to an effective rate of 4.10% until 2.5 months prior to maturity.

(n) \$225 million construction facility which bears interest at LIBOR + 1.70% and decreases to LIBOR + 1.60% upon achieving certain performance measures. Four one year extension options are available. TRG has provided an unconditional guaranty of 25% of the principal balance of the facility and 50% of the interest. The principal guaranty may be reduced to 12.5% of the outstanding principal balance upon achievement of certain performance measures. Upon stabilization, the unconditional guaranty may be released.

(o) Principal amortization includes amortization of purchase accounting adjustments.

(p) A one year extension option is available.

(q) The loan on The Mall at Millenia is interest only until November 2016 and then amortizes principal based on 30 years. The interest only period may be extended until the maturity date provided that the net income available for debt service equals or exceeds a certain amount for the calendar year 2015.

TAUBMAN CENTERS, INC.
Other Debt, Equity, and Certain Balance Sheet Information
As of December 31, 2013

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

TRG's Beneficial Interest in Fixed and Floating Rate Debt

| | <u>Amount</u> | <u>Percentage of Total</u> | <u>Interest Rate Including Spread</u> |
|---|------------------|--------------------------------|---|
| Fixed rate debt | 2,681.5 | 71% | 4.94% (1)(3) |
| Floating rate debt swapped to fixed rate: | | | |
| Swapped through April 2018 | 137.5 | | 4.10% |
| Swapped through August 2020 | <u>122.7</u> | | 4.99% |
| | 260.2 | 7% | 4.52% (1) |
| Floating month to month | <u>818.8</u> (4) | <u>22%</u> | 1.60% (1)(3) |
| Total floating rate debt | <u>1,079.0</u> | <u>29%</u> | 2.30% (1) |
| Total beneficial interest in debt | <u>3,760.5</u> | <u>100%</u> | 4.18% (1) |
| Amortization of financing costs (2) | | | <u>0.21%</u> |
| Average all-in rate | | | <u>4.40%</u> |

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

(2) Financing costs include debt issuance costs and costs related to interest rate agreements of certain fixed rate debt.

Certain Balance Sheet Information

| | <u>Consolidated Amount</u> | <u>Unencumbered Assets</u> | |
|---|--------------------------------|--------------------------------|----------|
| | | <u>Ownership %</u> | |
| Properties: | | Consolidated Businesses: | |
| Peripheral land | 31.0 (1) | Beverly Center | 100% (1) |
| Accounts and notes receivable, net: | | Los Angeles, CA | |
| Straight-line rents and recoveries | 33.6 | Dolphin Mall | 100% (1) |
| Deferred charges and other assets: | | Miami, FL | |
| Prepays and deposits | 21.7 | Fairlane Town Center | 100% (1) |
| Accounts payable and accrued liabilities: | | Dearborn, MI | |
| Straight-line ground rent | 36.9 | Twelve Oaks Mall | 100% (1) |
| Community Development District obligation | 59.7 (2) | Novi, MI | |
| Below market rents | 1.7 | The Shops at Willow Bend | 100% (1) |
| | | Plano, TX | |
| | | Taubman Prestige Outlets | 100% |
| | | Chesterfield | |
| | | Chesterfield, MO | |
| | | Unconsolidated Joint Ventures: | |
| | | Stamford Town Center | 50% |
| | | Stamford, CT | |

(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, utilities, and promotion in the Company's financial statements.

(1) The entities that own these centers are guarantors under the \$1.1 billion revolving line of credit and the \$475 million term loan, and are currently unencumbered assets. Any of the assets may be removed from the unencumbered asset pool and encumbered upon notice to lender provided that there is no default and the required covenant calculations are met on a pro forma basis.

Note: The mortgage on Stony Point Fashion Park was paid off in January 2014 and the center became an unencumbered asset upon payoff.

Preferred Equity

| | <u>Face Value</u> | <u>Book Value</u> | <u>Number of Shares Outstanding</u> | <u>Coupon</u> | <u>NYSE Symbol</u> |
|--|-------------------|-------------------|---|---------------|--------------------|
| Series J Cumulative Redeemable Preferred Stock | 192.5 | 186.2 | 7,700,000 | 6.50% | TCO PR J |
| Series K Cumulative Redeemable Preferred Stock | <u>170.0</u> | <u>164.4</u> | 6,800,000 | 6.25% | TCO PR K |
| | <u>362.5</u> | <u>350.6</u> | | | |

TAUBMAN CENTERS, INC.
Construction and Redevelopment as of December 31, 2013

| Center Name | Location | Anchors | Size (1) | Opening (1) | Total Project Cost (1) | Ownership % | Project Cost at TRG% (1) | Capitalized Balance on TCO Balance Sheet as of 12/31/13 (2) | Capitalized Costs-To-Date at TRG% (2) | Expected Return at Stabilization (1) |
|-------------------------------------|---------------------------------------|--------------------------------------|---------------------|--------------|------------------------|-------------|--------------------------|---|---------------------------------------|--------------------------------------|
| U.S. New Center Developments | | | | | | | | | | |
| The Mall of San Juan | San Juan, Puerto Rico | Nordstrom, Saks Fifth Avenue | 0.7 million sq. ft. | March 2015 | \$475 million | 80% | \$375 million | \$158.7 million | \$127.3 million | 7.75%-8% (3) |
| The Mall at University Town Center | Sarasota, FL | Dillard's, Macy's, Saks Fifth Avenue | 0.9 million sq. ft. | October 2014 | \$315 million | 50% | \$160 million | (4) | \$91.6 million | 8%-8.5% |
| International Market Place | Waikiki, Honolulu, Hawaii | Saks Fifth Avenue | 0.4 million sq. ft. | Spring 2016 | \$400 million | 93.5% | \$370 million | \$14.6 million | \$13.7 million | 8%-8.5% |
| Asia New Center Developments | | | | | | | | | | |
| Hanam Union Square | Hanam, Gyeonggi Province, South Korea | Shinsegae | 1.7 million sq. ft. | Late 2016 | \$1.1 billion | 30% | \$330 million | (4) | \$97.8 million | 7%-7.5% (5) |
| CityOn.Xi'an | Xi'an, China | Wangfujing | 1.0 million sq. ft. | Late 2015 | \$385 million | 30% | \$115 million | (4) | \$56.1 million | 6%-6.5% (5) |
| CityOn.Zhengzhou | Zhengzhou, China | Wangfujing | 1.0 million sq. ft. | Late 2015 | \$355 million | 32% | \$115 million | (4) | \$39.4 million | 6%-6.5% (5) |

(1) Anticipated opening date, size, estimated project costs, and stabilized returns for centers under development 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 Form 10-Q for other risk factors.

(2) Capitalized balances reflect any foreign currency translation adjustments.

(3) After-tax stabilized return.

(4) The center is owned by an Unconsolidated Joint Venture. The amount in the "Capitalized Costs-to-Date at TRG's %" column approximates the Company's investment in the Unconsolidated Joint Venture as of December 31, 2013.

(5) After-tax returns for centers under development exclude the potential impact of foreign currency fluctuations.

| Center Name | Location | Project Type | Incremental GLA (1) | Expected Completion Date (1) |
|---|-----------------|---|---------------------|------------------------------|
| Projects with Incremental GLA | | | | |
| Beverly Center | Los Angeles, CA | Redevelopment of 8 th level and dining court | 12,000 sq. ft. | 2014-2015 |
| Cherry Creek Shopping Center | Denver, CO | Redevelopment of former anchor space | 91,000 sq. ft. | 2015 |
| Dolphin Mall | Miami, FL | Restaurant expansion | 32,000 sq. ft. | 2015 |
| The Mall at Green Hills | Nashville, TN | Renovation and expansion | 170,000 sq. ft. | 2018 |
| Sunvalley | Concord, CA | New food court | 1,500 sq. ft. | 2015 |
| Total Anticipated Investment at TRG% (1) | | | | |
| \$265 million | | | | |
| Weighted Average Return at Stabilization (1) | | | | |
| 7.5%-8% | | | | |

(1) Anticipated completion date, incremental GLA, estimated project costs, anticipated investment, and stabilized returns for redevelopments are subject to adjustment as a result of factors inherent in the redevelopment 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 Form 10-Q for other risk factors.

TAUBMAN CENTERS, INC.
Acquisitions/Dispositions

Acquisitions

| <u>Transaction</u> | <u>Center/Business</u> | <u>Location</u> | <u>Anchors</u> | <u>Size</u> | <u>Purchase Consideration</u> | <u>Ownership % Acquired</u> | <u>Capitalization Rate</u> | <u>Closing Date</u> |
|--------------------|------------------------|-----------------|-------------------------------------|---------------------|-------------------------------|-----------------------------|----------------------------|---------------------|
| Acquisition | International Plaza | Tampa, FL | Neiman Marcus, Nordstrom, Dillard's | 1.2 million sq. ft. | \$437 million (1) | 50% | (3) | December 2012 |
| Acquisition | Waterside Shops | Naples, FL | Nordstrom, Saks Fifth Avenue | 0.3 million sq. ft. | \$77.5 Million (2) | 25% | (3) | December 2012 |

(1) The consideration for International Plaza, excluding transaction costs, was \$437 million, which consisted of \$275 million in cash and the assumption of approximately \$162 million in debt.

(2) The consideration for Waterside Shops, excluding transaction costs, was \$77.5 million, which consisted of \$36.3 million in cash and the assumption of \$41.3 million in debt. The Company's share of the difference between the purchase price and the net book value of the additional interest in the unconsolidated joint venture was \$52.7 million, which has been allocated to land, buildings, improvements, and equipment. In addition, as of the closing date, beneficial interest in debt was increased by \$3.9 million to record it at fair value and is being amortized as a reduction to interest expense over the remaining term of the debt.

(3) The combined capitalization rate on the International Plaza and Waterside Shops acquisitions is about 4.6%.

Dispositions

| <u>Transaction</u> | <u>Center/Business</u> | <u>Location</u> | <u>Anchors</u> | <u>Size</u> | <u>Sale Price</u> | <u>Ownership % Disposed</u> | <u>Closing Date</u> |
|--------------------|--|---------------------------|---|---------------------|-------------------|-----------------------------|---------------------|
| Disposition | International Plaza | Tampa, FL | Neiman Marcus, Nordstrom, Dillard's | 1.2 million sq. ft. | \$499 million (1) | 49.9% | January 2014 |
| Disposition | Arizona Mills and land in Syosset, New York (Oyster Bay project) | Tempe, AZ/ Syosset, NY | Conn's, GameWorks, Harkins Cinemas, JC Penney Outlet, Neiman Marcus - Last Call, Off 5th Saks | 1.2 million sq. ft. | \$230 million (2) | 50% | January 2014 |

(1) The consideration for International Plaza, excluding transaction costs, was \$499 million, which consisted of \$337 million in cash and approximately \$162 million of beneficial interest in debt encumbering the center. After the transaction, the Company owns a noncontrolling 50.1% interest in the center.

(2) The consideration for Arizona Mills and the Oyster Bay land, excluding transaction costs, was \$230 million, which consisted of \$60 million in cash, 555,150 partnership units in Simon Property Group Limited Partnership valued at \$154.91 per unit, and relief of the Company's \$84 million share of debt encumbering the center. After the transaction, the Company no longer has any remaining interest in the center.

TAUBMAN CENTERS, INC.
Capital Spending
For the Period Ended December 31, 2013
(in thousands of dollars)

| | Three Months Ended December 31, 2013 | | | | Year Ended December 31, 2013 | | | |
|---|---------------------------------------|---------------------------------------|---|---|---------------------------------------|---------------------------------------|---|---|
| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
| Capital Additions to Properties (1): | | | | | | | | |
| New development projects (2) | | | | | | | | |
| U.S. | 65,474 | 54,697 | 30,424 | 15,751 | 204,897 | 182,164 | 171,745 | 85,651 |
| Asia (3) | | | 6,680 (4) | 6,680 | | | 61,305 (4) | 61,305 |
| Existing Centers: | | | | | | | | |
| Projects with incremental GLA or anchor replacement | 3,536 | 3,093 | | | 5,171 | 4,692 | 19 | 9 |
| Projects with no incremental GLA and other | 5,628 | 5,601 | 276 | 200 | 16,543 | 15,647 | 5,638 | 2,973 |
| Mall tenant allowances | 7,477 | 7,233 | 985 | 507 | 15,902 | 15,537 | 7,337 | 4,026 |
| Asset replacement costs recoverable from tenants | 8,516 | 7,163 | 8,218 | 5,367 | 33,216 | 26,637 | 19,922 | 12,927 |
| Corporate office improvements and equipment and other | 768 | 768 | | | 5,245 | 5,245 | | |
| | <u>91,399</u> | <u>78,555</u> | <u>46,583 (4)</u> | <u>28,505</u> | <u>280,974</u> | <u>249,922</u> | <u>265,966 (4)</u> | <u>166,891</u> |
| Capitalized leasing costs (1) | 1,405 | 1,334 | 270 | 261 | 8,986 | 8,735 | 3,453 | 1,821 |

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

(2) Includes costs related to The Mall at San Juan, Taubman Prestige Outlets Chesterfield, The Mall at University Town Center, CityOn.Xi'an, Hanam Union Square, CityOn.Zhengzhou, and International Market Place.

(3) Asia balances exclude \$4.1 million in net favorable currency translation adjustments.

(4) Only includes the Company's share of spending on Asia projects.

| | Consolidated Businesses at 100% | Consolidated Businesses at TRG% | Unconsolidated Joint Ventures at 100% | Unconsolidated Joint Ventures at TRG% |
|---|---------------------------------------|---------------------------------------|---|---|
| Construction work in process, at December 31, 2013 | 249,847 (1) | 207,477 (1) | 378,369 (2) | 288,707 |
| Capitalized interest included in the table above, for the year ended (3) December 31, 2013 | 6,772 | 6,226 | 10,200 (4) | 9,933 (4) |

(1) Includes \$40 million related to The Mall at Oyster Bay land and site improvements, which were disposed of in January 2014.

(2) For the Taubman Asia projects, these amounts only include the Company's share of construction work in process.

(3) Interest is being capitalized on \$572.2 million of construction work in process.

(4) The Company capitalizes interest costs incurred in funding its equity contributions to development projects accounted for as Unconsolidated Joint Ventures (UJVs). The capitalized interest cost is included in the Company's basis in its investment in UJVs. Such capitalized interest reduces interest expense in the Company's Consolidated Statement of Operations.

TAUBMAN CENTERS, INC.
Rent and Occupancy Operational Statistics
For the Periods Ended December 31, 2013 and 2012 (with annual historical data as provided)
(All statistics exclude The Pier Shops and Regency Square)

| | Three Months Ended | | Year Ended | | | | |
|--|--------------------|-------|------------|-----------|-----------|---------|-----------|
| | 2013 | 2012 | 2013 | 2012 | 2011 | 2010 | 2009 |
| Occupancy and Leased Space (1): | | | | | | | |
| Ending occupancy - all centers | 91.7% | 91.8% | 91.7% | 91.8% | 90.7% | 90.1% | 89.8% |
| Ending occupancy - comparable (2) | 92.1% | 91.8% | 92.1% | 91.8% | | | |
| Average occupancy - all centers | 91.6% | 91.4% | 90.9% | 90.3% | 88.8% | 88.8% | 89.4% |
| Average occupancy - comparable (2) | 92.0% | 91.4% | 91.1% | 90.4% | | | |
| Leased space - all centers | 93.1% | 93.4% | 93.1% | 93.4% | 92.4% | 92.0% | 91.6% |
| Leased space - comparable (2) | 93.6% | 93.3% | 93.6% | 93.3% | | | |
| Average Base Rents (2): | | | | | | | |
| Average rent per square foot: | | | | | | | |
| Consolidated Businesses | 48.39 | 47.53 | 48.45 | 46.86 | 45.53 | 43.63 | 43.69 |
| Unconsolidated Joint Ventures | 50.08 | 46.25 | 48.69 | 45.44 | 44.58 | 43.73 | 44.49 |
| Combined | 48.90 | 47.14 | 48.52 | 46.42 | 45.22 | 43.66 | 43.95 |
| Opening/Closing Rents (2)(3): | | | | | | | |
| | | | 2013 | 2012 | 2011 | 2010 | 2009 |
| Opening base rent per square foot: | | | | | | | |
| Consolidated Businesses | | | 48.26 | 55.78 | 59.31 | 50.69 | 46.69 |
| Unconsolidated Joint Ventures | | | 60.47 | 54.95 | 45.42 | 47.16 | 51.10 |
| Combined | | | 51.99 | 55.59 | 56.20 | 49.69 | 47.82 |
| Square feet of GLA opened: | | | | | | | |
| Consolidated Businesses | | | 871,518 | 932,775 | 989,260 | 577,435 | 637,900 |
| Unconsolidated Joint Ventures | | | 383,037 | 278,651 | 285,919 | 228,075 | 218,953 |
| Combined | | | 1,254,555 | 1,211,426 | 1,275,179 | 805,510 | 856,853 |
| Closing base rent per square foot: | | | | | | | |
| Consolidated Businesses | | | 44.25 | 45.94 | 49.27 | 46.27 | 42.75 |
| Unconsolidated Joint Ventures | | | 47.93 | 50.50 | 43.98 | 47.20 | 48.64 |
| Combined | | | 45.27 | 47.07 | 47.93 | 46.52 | 44.25 |
| Square feet of GLA closed: | | | | | | | |
| Consolidated Businesses | | | 892,728 | 916,345 | 1,013,284 | 647,982 | 761,726 |
| Unconsolidated Joint Ventures | | | 343,381 | 301,724 | 344,799 | 243,093 | 259,457 |
| Combined | | | 1,236,109 | 1,218,069 | 1,358,083 | 891,075 | 1,021,183 |
| Releasing spread per square foot: | | | | | | | |
| Consolidated Businesses | | | 4.01 | 9.84 | 10.04 | 4.42 | 3.94 |
| Unconsolidated Joint Ventures | | | 12.54 | 4.45 | 1.44 | (0.04) | 2.46 |
| Combined | | | 6.72 | 8.52 | 8.27 | 3.17 | 3.57 |
| Releasing spread per square foot growth: | | | | | | | |
| Consolidated Businesses | | | 9.1% | 21.4% | 20.4% | 9.6% | 9.2% |
| Unconsolidated Joint Ventures | | | 26.2% | 8.8% | 3.3% | -0.1% | 5.1% |
| Combined | | | 14.8% | 18.1% | 17.3% | 6.8% | 8.1% |

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

(2) Statistics exclude non-comparable centers. In 2013 and 2012, noncomparable centers are Taubman Prestige Outlets Chesterfield and City Creek Center. The three months ended and year ended December 31, 2012 statistics have been restated to include comparable centers to 2013.

(3) Opening and closing statistics exclude spaces greater than or equal to 10,000 square feet.

TAUBMAN CENTERS, INC.
Other Operational Statistics
For the Periods Ended December 31, 2013 and 2012 (with annual historical data as provided)
(All statistics exclude The Pier Shops and Regency Square)

| | Three Months Ended | | Year Ended | | | | |
|---|--------------------|-----------|------------|-----------|-----------|-----------|-----------|
| | 2013 | 2012 | 2013 | 2012 | 2011 | 2010 | 2009 |
| Mall Tenant Sales (in thousands of dollars) (1): | | | | | | | |
| Mall tenants | 1,913,865 | 1,879,341 | 6,180,095 | 6,008,265 | 5,164,916 | 4,619,896 | 4,185,996 |
| Comparable (2) | 1,810,157 | 1,789,244 | 5,837,965 | 5,726,743 | | | |
| Sales per square foot (2) | | | 721 | 708 | 641 | 564 | 502 |
| Sales per square foot growth (2) | 1.4% | | 1.8% | | | | |
| Occupancy Costs as a Percentage of Sales (1): | | | | | | | |
| All centers: | | | | | | | |
| Consolidated Businesses | 11.6% | 11.6% | 13.2% | 12.8% | 13.4% | 14.5% | 16.2% |
| Unconsolidated Joint Ventures | 11.4% | 11.0% | 12.6% | 12.2% | 12.2% | 13.5% | 14.9% |
| Combined | 11.6% | 11.4% | 13.0% | 12.7% | 13.0% | 14.1% | 15.8% |
| Comparable centers (2): | | | | | | | |
| Consolidated Businesses | 11.5% | 11.4% | 13.2% | 12.8% | | | |
| Unconsolidated Joint Ventures | 11.3% | 11.0% | 12.5% | 12.2% | | | |
| Combined | 11.5% | 11.3% | 13.0% | 12.6% | | | |
| Tenant Bankruptcy Filings as a Percentage of Total Tenants | 0.1% | 0.5% | 0.3% | 0.7% | 1.5% | 0.7% | 3.9% |
| Growth in Net Operating Income at 100% (3): | | | | | | | |
| Including all lease cancellation income | 2.3% | 5.6% | 3.5% | 7.5% | 1.3% | 0.4% | -0.8% |
| Excluding all lease cancellation income | 1.9% | 4.6% | 3.4% | 7.2% | 4.9% | 0.5% | -2.7% |
| Number of Owned Properties at End of Period | 25 | 24 | 25 | 24 | 23 | 23 | 23 |

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

(2) Statistics exclude non-comparable centers for all years presented. 2013 and 2012 also exclude Arizona Mills. The three months ended and year ended December 31, 2012 statistics have been restated to include comparable centers to 2013.

(3) Statistics exclude non-comparable centers as defined in the respective periods and have not been subsequently restated for changes in the pools of comparable centers.

TAUBMAN CENTERS, INC.
Owned Centers
As of December 31, 2013

| Center | Anchors | Sq. Ft. of GLA/ Mall GLA | Year Opened/ Expanded | Year Acquired | Ownership % |
|---|--|-----------------------------|--------------------------|------------------|-------------|
| Consolidated Businesses: | | | | | |
| Beverly Center Los Angeles, CA | Bloomingtondale's, Macy's | 868,000 560,000 | 1982 | | 100% |
| Cherry Creek Shopping Center Denver, CO | Macy's, Neiman Marcus, Nordstrom | 1,032,000 (1) 541,000 | 1990/1998 | | 50% |
| City Creek Center Salt Lake City, UT | Macy's, Nordstrom | 626,000 346,000 | 2012 | | 100% |
| Dolphin Mall Miami, FL | Bass Pro Shops Outdoor World, Bloomingtondale's Outlet, Burlington Coat Factory, Cobb Theatres, Dave & Busters, Marshalls, Neiman Marcus-Last Call Off 5th Saks, The Sports Authority | 1,389,000 666,000 | 2001/2007 | | 100% |
| Fairlane Town Center Dearborn, MI <i>(Detroit Metropolitan Area)</i> | JCPenney, Macy's, Sears | 1,386,000 (2) 589,000 | 1976/1978/ 1980/2000 | | 100% |
| The Gardens on El Paseo/El Paseo Village Palm Desert, CA | Saks Fifth Avenue | 236,000 186,000 | 1998/2010 | 2011 | 100% |
| Great Lakes Crossing Outlets Auburn Hills, MI <i>(Detroit Metropolitan Area)</i> | AMC Theatres, Bass Pro Shops Outdoor World, Lord & Taylor Outlet, Neiman Marcus-Last Call, Off 5th Saks | 1,353,000 534,000 | 1998 | | 100% |
| The Mall at Green Hills Nashville, TN | Dillard's, Macy's, Nordstrom | 869,000 357,000 | 1955/2011 | 2011 | 100% |
| International Plaza Tampa, FL | Dillard's, Neiman Marcus, Nordstrom | 1,202,000 (3) 581,000 | 2001 | | 100% (4) |
| MacArthur Center Norfolk, VA | Dillard's, Nordstrom | 934,000 520,000 | 1999 | | 95% |
| Northlake Mall Charlotte, NC | Belk, Dick's Sporting Goods, Dillard's, Macy's | 1,071,000 465,000 | 2005 | | 100% |
| The Mall at Partridge Creek Clinton Township, MI <i>(Detroit Metropolitan Area)</i> | Nordstrom, Carson's | 607,000 373,000 | 2007/2008 | | 100% |
| The Mall at Short Hills Short Hills, NJ | Bloomingtondale's, Macy's, Neiman Marcus, Nordstrom, Saks Fifth Avenue | 1,369,000 546,000 | 1980/1994/ 1995 | | 100% |
| Stony Point Fashion Park Richmond, VA | Dillard's, Dick's Sporting Goods, Saks Fifth Avenue | 669,000 302,000 | 2003 | | 100% |
| Taubman Prestige Outlets Chesterfield Chesterfield, MO <i>(St. Louis Metropolitan Area)</i> | Polo Ralph Lauren Factory Store, Restoration Hardware | 308,000 308,000 | 2013 | | 100% |
| Twelve Oaks Mall Novi, MI <i>(Detroit Metropolitan Area)</i> | JCPenney, Lord & Taylor, Macy's, Nordstrom, Sears | 1,515,000 550,000 | 1977/1978 2007/2008 | | 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 | 1,271,000 458,000 | 2001/2003 | | 90% |
| The Shops at Willow Bend Plano, TX <i>(Dallas Metropolitan Area)</i> | Dillard's, Macy's, Neiman Marcus | 1,262,000 (5) 523,000 | 2001/2004 | | 100% |
| Total GLA | | 17,967,000 | | | |
| Total Mall GLA | | 8,405,000 | | | |
| TRG % of Total GLA | | 17,277,000 | | | |
| TRG % of Total Mall GLA | | 8,063,000 | | | |
| Unconsolidated Joint Ventures: | | | | | |
| Arizona Mills Tempe, AZ <i>(Phoenix Metropolitan Area)</i> | Conn's, GameWorks, Harkins Cinemas, JCPenney Outlet, Neiman Marcus-Last Call, Off 5th Saks | 1,220,000 551,000 | 1997 | | 50% (6) |
| Fair Oaks Fairfax, VA <i>(Washington, DC Metropolitan Area)</i> | JCPenney, Lord & Taylor, Macy's (two locations), Sears | 1,565,000 561,000 | 1980/1987/ 1988/2000 | | 50% |
| The Mall at Millenia Orlando, FL | Bloomingtondale's, Macy's, Neiman Marcus | 1,120,000 520,000 | 2002 | | 50% |
| Stamford Town Center Stamford, CT | Macy's, Saks Fifth Avenue | 767,000 (7) 444,000 | 1982/2007 | | 50% |
| Sunvalley Concord, CA <i>(San Francisco Metropolitan Area)</i> | JCPenney, Macy's (two locations), Sears | 1,330,000 490,000 | 1967/1981 | 2002 | 50% |
| Waterside Shops Naples, FL | Nordstrom, Saks Fifth Avenue | 336,000 196,000 | 1992/2006/2008 | 2003 | 50% |
| Westfarms West Hartford, CT | JCPenney, Lord & Taylor, Macy's, Macy's Men's Store/Furniture Gallery, Nordstrom | 1,280,000 510,000 | 1974/1983/1997 | | 79% |
| Total GLA | | 7,618,000 | | | |
| Total Mall GLA | | 3,272,000 | | | |
| TRG % of Total GLA | | 4,180,000 | | | |
| TRG % of Total Mall GLA | | 1,784,000 | | | |
| Grand Total GLA | | 25,585,000 | | | |
| Grand Total Mall GLA | | 11,677,000 | | | |
| TRG % of Total GLA | | 21,457,000 | | | |
| TRG % of Total Mall GLA | | 9,847,000 | | | |

(1) GLA includes the former Saks Fifth Avenue store, which closed in March 2011. This space is currently under development.

(2) GLA includes the former Lord & Taylor store, which closed in June 2006.

(3) GLA includes the former Robb & Stucky store, which closed in May 2011.

(4) In January 2014, the Company sold a 49.9% interest in International Plaza as well as certain governance rights in the center. Following the disposition, this center will be accounted for as an equity method investment along with the Company's other Unconsolidated Joint Ventures.

(5) GLA includes the former Saks Fifth Avenue store, which closed in August 2010.

(6) In January 2014, the Company disposed of its 50% interest in Arizona Mills.

(7) In February 2013, Saks Fifth Avenue announced that it plans to close this location in early 2014.

TAUBMAN CENTERS, INC.
Major Tenants in Owned Portfolio
As of December 31, 2013

| Tenant | Number of Stores | Square Footage | % Mall GLA |
|--|---------------------|-------------------|------------|
| Forever 21 (Forever 21, For Love 21, XXI Forever) | 21 | 622,245 | 5.3% |
| The Gap (Gap, Gap Kids, Baby Gap, Banana Republic, Old Navy, Athleta, and others) | 52 | 459,472 | 3.9% |
| H&M | 18 | 350,013 | 3.0% |
| Limited Brands (Bath & Body Works/White Barn Candle, Pink, Victoria's Secret, and others) | 49 | 300,824 | 2.6% |
| Abercrombie & Fitch (Abercrombie & Fitch, Hollister, and others) | 32 | 236,708 | 2.0% |
| Williams-Sonoma (Williams-Sonoma, Pottery Barn, Pottery Barn Kids, and others) | 28 | 214,667 | 1.8% |
| Ann Taylor (Ann Taylor, Ann Taylor Loft, and others) | 36 | 196,981 | 1.7% |
| Foot Locker (Foot Locker, Lady Foot Locker, Champs Sports, Foot Action USA, and others) | 40 | 181,394 | 1.6% |
| Express (Express, Express Men) | 20 | 168,629 | 1.4% |
| Urban Outfitters (Anthropologie, Anthropologie Accessories, Free People, Urban Outfitters) | 21 | 165,044 | 1.4% |

TAUBMAN CENTERS, INC.
Anchors in Owned Portfolio
As of December 31, 2013

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

| Name | Number of Stores | GLA | % of GLA |
|--|---------------------|--------|-----------|
| Macy's | | | |
| Bloomingdale's | 3 | 614 | |
| Macy's | 17 | 3,565 | |
| Macy's Men's Store/Furniture Gallery | 1 | 80 | |
| Total | 21 | 4,259 | 20.0% |
| Nordstrom | 11 | 1,564 | 7.3% |
| Dillard's | 7 | 1,522 | 7.1% |
| JCPenney (1) | 6 | 1,096 | 5.1% |
| Sears | 4 | 911 | 4.3% |
| Neiman Marcus (2) | 5 | 556 | 2.6% |
| Lord & Taylor (3) | 3 | 397 | 1.9% |
| Saks (4) | 5 | 373 | 1.7% |
| Belk | 1 | 180 | 0.8% |
| City Furniture and Ashley Furniture Home Store | 1 | 140 | 0.7% |
| Dick's Sporting Goods | 2 | 159 | 0.7% |
| Carson's | 1 | 116 | 0.5% |
| Total | 67 | 11,273 | 52.9% (5) |

(1) Excludes one JCPenney Outlet store at a value center.

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

(3) Excludes one Lord & Taylor Outlet store at an outlet center.

(4) Excludes three Off 5th Saks stores at value and outlet centers. Also, in February 2013, Saks Fifth Avenue announced that it plans to close its store located in Stamford Town Center in early 2014.

(5) Percentages may not add due to rounding.

TAUBMAN CENTERS, INC.
Operating Statistics Glossary
As of December 31, 2013

(Statistics are presented at 100% in order to allow for measurement of their performance as a whole, without regard to our ownership interest. Peripheral tenants are excluded from all statistics unless otherwise noted. Operating statistics' definitions are calculated for the quarter and year to date unless otherwise noted.)

Terms:

Gross Leasable Area (GLA) - total gross retail space.

Gross Leasable Occupied Area (GLOA) - total gross occupied retail space.

Net Operating Income (NOI) - property level operating revenues (rental income excluding straight-line adjustments of minimum rent) less maintenance, taxes, utilities, ground rent (including straight-line adjustments), and other property operating expenses for comparable centers.

Retail Merchandising Units (RMUs) - special purpose retail sales units located in common areas leased on a temporary basis by tenants and owned by the company.

Temporary In-Line Tenants (TILs) - tenants leasing mall retail space for a period of less than or equal to one year.

Value and Outlet Center Anchors - tenants greater than 20,000 square feet at Value and Outlet Centers.

| Statistic | Description | Includes | Excludes |
|--|--|--|---|
| Ending Occupancy | GLOA of all centers as of the last day of the reporting period divided by GLA of all centers as of the last day of the reporting period | Value and Outlet Center Anchors and theaters | Regional mall anchors and TILs |
| Average Occupancy | Average GLOA of all centers for the period divided by average GLA of all centers for the period | Value and Outlet Center Anchors and theaters | Regional mall anchors and TILs |
| Leased Space | Total percentage of leased GLA of all centers with executed leases as of the last day of the reporting period | Value and Outlet Center Anchors and theaters | Regional mall anchors and TILs |
| Average Rent psf | Annualized minimum rents for the period associated with the mall tenants divided by the average GLOA for the period associated with the mall tenants | | All anchors (value and outlet center and regional mall), TILs and RMUs |
| Opening Rent psf | Weighted average of the annual rents psf for spaces opening in the period (12 months trailing) | Tenant renewals, relocations, expansions/downsizings | All anchors (value and outlet center and regional mall), TILs and spaces greater than or equal to 10,000 sf |
| Sq Ft of GLA Opened | Total sq ft of centers' spaces opening in the reporting period (12 months trailing) | Tenant renewals, relocations, expansions/downsizings | All anchors (value and outlet center and regional mall), TILs and spaces greater than or equal to 10,000 sf |
| Closing Rent psf | Weighted average of the annual rents psf for spaces closing in the period (12 months trailing) | Tenant renewals, relocations, expansions/downsizings | All anchors (value and outlet center and regional mall), TILs and spaces greater than or equal to 10,000 sf |
| Sq Ft of GLA Closed | Total sq ft of centers' spaces closing in the reporting period (12 months trailing) | Tenant renewals, relocations, expansions/downsizings | All anchors (value and outlet center and regional mall), TILs and spaces greater than or equal to 10,000 sf |
| Releasing Spread psf | Opening rent psf less closing rent psf (12 months trailing) | Tenant renewals, relocations, expansions/downsizings | All anchors (value and outlet center and regional mall), TILs and spaces greater than or equal to 10,000 sf |
| Mall Tenant Sales | Total sales of centers in the reporting period | TILs and RMUs | All anchors (value and outlet center and regional mall) |
| Sales psf | Total sales of centers in the reporting period divided by the associated GLOA | RMUs | All anchors (value and outlet center and regional mall), TILs, non-comparable centers and spaces greater than or equal to 10,000 sf |
| Occupancy Costs as a % of Sales | The sum of minimum rents, percentage rents, CAM recovery and tax recovery for the period divided by the reported sales for the same tenant spaces | | All anchors (value and outlet center and regional mall) and most peripheral tenants |
| Growth in NOI | % change in Net Operating Income (NOI) for the period over the same period from the prior year | | |
| Comparable Centers | Centers that were owned and open for the entire current and preceding period presented. | | |