

Taubman

Fourth Quarter 2014 Supplemental Information

TAUBMAN CENTERS, INC.
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TAUBMAN CENTERS, INC.
Company Information
Fourth Quarter 2014

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, 2014 included 18 urban and suburban shopping centers in 10 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 Investor Resources Email Alerts tab of the Investors 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.

Quarters-Ended	Market Quotation per Common Share		Common Stock Dividends Declared and Paid
	High	Low	
March 31, 2014	71.02	63.34	0.54
June 30, 2014	76.80	70.40	0.54
September 30, 2014	76.98	72.27	0.54
December 31, 2014	80.06	72.75	5.29 (1)
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

(1) Includes a special dividend paid of \$4.75 per common share.

Analyst Coverage:

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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 2014

This package was prepared to provide supplemental operating, financing, and development information of the Company and the Operating Partnership for the fourth quarter of 2014. 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 months and year ended December 31, 2014, FFO and EBITDA were adjusted for expenses related to the sale of seven centers to an affiliate of Starwood Capital Group (Starwood) completed in October 2014 (refer to page 21 of this Supplemental for further details regarding the dispositions). Specifically, these measures were adjusted for charges related to the loss on extinguishment of debt at MacArthur Center (MacArthur), Northlake Mall, The Mall at Partridge Creek, and The Mall at Wellington Green; charges related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur note payable; and a restructuring charge and disposition costs incurred related to the sale. In addition, for the three months and year ended December 31, 2014, EBITDA was adjusted for the gain on the sale of centers to Starwood while for the year ended December 31, 2014, EBITDA was also adjusted for the gains on dispositions of interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project.

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, 2014 and 2013

(in thousands of dollars, except as noted)

	Three Months Ended		Year Ended	
	2014	2013	2014	2013
Funds from Operations: (1)				
FFO:				
TRG	48,967	100,614	280,504	330,836
TCO	34,938	71,970	200,356	236,662
FFO per common share:				
Basic	0.55	1.14	3.17	3.72
Diluted	0.54	1.11	3.11	3.65
Growth rate-diluted	-51.4%		-14.8%	
Adjusted FFO (1):				
TRG	90,087	100,614	330,842	330,836
TCO	64,374	71,970	236,389	236,662
Adjusted FFO per common share (1):				
Basic	1.02	1.14	3.74	3.72
Diluted	1.00	1.11	3.67	3.65
Growth rate-diluted	-9.9%		0.5%	
Earnings attributable to common shareowners:				
Net income attributable to common shareholders (2):				
Basic	439,706	39,834	863,857	109,908
Diluted	446,488	40,452	874,790	110,405
Per common share - basic	6.94	0.63	13.65	1.73
Per common share - diluted	6.86	0.62	13.47	1.71
Dividends (3):				
Dividends paid per common share	0.54	0.50	2.16	2.00
Special dividend paid per common share	4.75		4.75	
Payout ratio of Adjusted FFO per diluted common share	54% (4)	45%	59% (4)	55%
Coverage (5):				
Interest only	4.9	3.9	3.9	3.3
Fixed charges	3.6	3.0	3.0	2.6
Market Capitalization:				
Closing stock price at end of period	76.42	63.92		
Market equity value of share equivalents	6,760,102	5,642,291		
Preferred equity (at face value)	362,500	362,500		
Beneficial interest in debt	2,938,700	3,760,500		
Total market capitalization	10,061,302	9,765,291		
Debt to total market capitalization	29.2%	38.5%		
Ownership:				
TCO common shares outstanding:				
End of period	63,324,409	63,101,614		
Weighted average - basic	63,322,399	63,408,637	63,267,800	63,591,523
Weighted average - diluted	65,055,502	65,066,977	64,921,064	64,575,412
TRG units of partnership interest:				
End of period	88,459,859	88,271,133		
Weighted average - basic	88,457,849	88,584,937	88,408,842	88,823,006
Weighted average - diluted	90,190,952	90,243,277	90,062,106	90,678,157
TCO ownership of TRG:				
End of period	71.6%	71.5%		
Weighted average	71.6%	71.6%	71.6%	71.6%

(1) FFO for the three months and year ended December 31, 2014 includes, and Adjusted FFO excludes, the loss on extinguishment of debt at MacArthur, Northlake Mall, The Mall at Partridge Creek, and The Mall at Wellington Green; charges related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur note payable; and a restructuring charge and disposition costs incurred related to the sale of centers to Starwood.

(2) During the three months and year ended December 31, 2014, the Company recognized a gain of \$629.7 million, \$606.2 million at beneficial share, from the sale of centers to Starwood. The effect of the gain on dispositions from the Starwood sale on diluted earnings per common share (EPS) was \$6.72 per share. In addition, during the year ended December 31, 2014, the Company recognized a gain (net of tax) of \$476.9 million from dispositions of interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project. The effect of the gain on dispositions from these dispositions on diluted EPS was \$5.30 per share. EPS for the three months and year ended December 31, 2014 was also impacted by the items described in (1) above.

(3) The tax status of total 2014 common dividends declared was approximately 26% ordinary income, 15% return of capital, 28% long term capital gains, and 32% unrecaptured Section 1250 capital gains. The tax status of total 2014 dividends paid on Series J and Series K Preferred Stock was 30% ordinary income, 32% long term capital gains, and 37% unrecaptured Section 1250 capital gains. Amounts do not add to 100% due to rounding. Refer to the Company's press release on January 19, 2015 ("Taubman Centers Announces Taxable Allocations of 2014 Common and Preferred Share Dividend Distributions"), for a breakout of these taxable allocations by quarter.

(4) Ratio excludes special dividend.

(5) Interest coverage ratio is calculated by dividing beneficial interest in EBITDA or adjusted beneficial interest in EBITDA by beneficial interest expense. Fixed charges coverage ratio is calculated by dividing beneficial interest in EBITDA or adjusted beneficial interest in EBITDA by beneficial interest expense and the sum of preferred dividends, distributions, and debt payments. For the three months and year ended December 31, 2014, EBITDA was adjusted for the loss on extinguishment of debt at MacArthur, Northlake Mall, The Mall at Partridge Creek, and The Mall at Wellington Green; charges related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur note payable; a restructuring charge and disposition costs incurred related to the sale of centers to Starwood, and the gain on the sale of centers to Starwood. In addition, for the year ended December 31, 2014, EBITDA was adjusted for the gain on dispositions of interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project.

TAUBMAN CENTERS, INC.
Income Statement
For the Three Months Ended December 31, 2014 and 2013
(in thousands of dollars)

	2014		2013	
	UNCONSOLIDATED		UNCONSOLIDATED	
	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)
REVENUES:				
Minimum rents	80,341	54,860	108,686	47,626
Percentage rents	11,910	5,571	14,780	4,517
Expense recoveries	52,343	34,961	74,945	30,242
Management, leasing, and development services	3,744		2,188	
Other	9,984	4,435	11,173	3,151
Total revenues	158,322	99,827	211,772	85,536
EXPENSES:				
Maintenance, taxes, utilities, and promotion	41,164	23,577	61,131	20,973
Other operating	15,560	6,048	17,285	3,798
Management, leasing, and development services	1,700		1,149	
General and administrative	13,799		13,338	
Restructuring charge	675			
Interest expense	15,857	19,465	30,434	16,972
Depreciation and amortization	23,686	15,119	39,510	10,010
Total expenses	112,441	64,209	162,847	51,753
Nonoperating income (expense) (2)	(39,480)	3	(483)	(5)
	6,401	35,621	48,442	33,778
Income tax expense	(574)		(694)	
Equity in income of Unconsolidated Joint Ventures	20,780		18,418	
	26,607		66,166	
Gain on dispositions (3)	629,667			
Net income	656,274		66,166	
Net income attributable to noncontrolling interests:				
Noncontrolling share of income of consolidated joint ventures	(26,226)		(3,592)	
Noncontrolling share of income of TRG	(179,948)		(16,519)	
Distributions to participating securities of TRG (4)	(4,609)		(436)	
Preferred stock dividends	(5,785)		(5,785)	
Net income attributable to Taubman Centers, Inc. common shareowners	439,706		39,834	
SUPPLEMENTAL INFORMATION:				
EBITDA - 100% (5)	675,611	70,205	118,386	60,760
EBITDA - outside partners' share	(28,929)	(29,889)	(7,036)	(26,598)
Beneficial interest in EBITDA (5)	646,682	40,316	111,350	34,162
Beneficial share of gain on dispositions	(606,239)			
Beneficial interest expense	(14,015)	(10,611)	(28,304)	(9,362)
Beneficial income tax expense - TRG and TCO	(574)		(694)	
Beneficial income tax expense - TCO	115		49	
Non-real estate depreciation	(922)		(802)	
Preferred dividends and distributions	(5,785)		(5,785)	
Funds from Operations contribution	19,262	29,705	75,814	24,800
STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS:				
Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG %	556	575	1,118	845
Green Hills purchase accounting adjustments - minimum rents increase	105		197	
Green Hills, El Paseo Village, and Gardens on El Paseo purchase accounting adjustments - interest expense reduction	306		607	
Waterside Shops purchase accounting adjustments - interest expense reduction		263		263
Taubman BHO headquarters purchase accounting adjustment - interest expense reduction	183			

(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. International Plaza's operations were consolidated through the disposition date. Subsequent to the disposition, the Company's remaining 50.1% interest is accounted for under the equity method of accounting within Unconsolidated Joint Ventures. In addition, Arizona Mills' operations were accounted for under equity method accounting through the disposition in January 2014.

(2) Nonoperating expense for the three months ended December 31, 2014 includes \$36.4 million for the loss on the early extinguishment of debt, \$2.3 million of disposition costs related to the sale of centers to Starwood, and \$2.3 million in connection with the discontinuation of hedge accounting related to the MacArthur interest rate swap.

(3) Amount represents the gain on dispositions related to the sale of centers to Starwood.

(4) During the three months ended December 31, 2014, the distributions to participating securities of TRG include the special dividend of \$4.75 per deferred unit.

(5) For the three months ended December 31, 2014, EBITDA includes \$629.7 million, \$606.2 million at beneficial share, related to the gain from the sale of centers to Starwood.

TAUBMAN CENTERS, INC.
Income Statement
For the Year Ended December 31, 2014 and 2013

(In thousands of dollars)

	2014		2013	
	UNCONSOLIDATED		UNCONSOLIDATED	
	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)
REVENUES:				
Minimum rents	371,454	197,958	417,729	172,305
Percentage rents	22,929	10,998	28,512	10,280
Expense recoveries	239,782	118,105	272,494	104,164
Management, leasing, and development services	12,349		16,142	
Other	32,615	10,956	32,277	7,971
Total revenues	679,129	338,017	767,154	294,720
EXPENSES:				
Maintenance, taxes, utilities, and promotion	190,119	84,026	215,825	74,966
Other operating	65,142	19,083	71,235	15,441
Management, leasing, and development services	6,220		5,321	
General and administrative	48,292		50,014	
Restructuring charge	3,706			
Interest expense	90,803	73,749	130,023	67,948
Depreciation and amortization	120,207	49,850	155,772	39,336
Total expenses	524,489	226,708	628,190	197,691
Nonoperating income (expense) (2)	(42,807)	(22)	1,348	(6)
	111,833	111,287	140,312	97,023
Income tax expense	(2,267)		(3,409)	
Equity in income of Unconsolidated Joint Ventures	62,002		52,465	
	171,568		189,368	
Gain on dispositions, net of tax (3)	1,106,554			
Net income	1,278,122		189,368	
Net income attributable to noncontrolling interests:				
Noncontrolling share of income of consolidated joint ventures	(34,239)		(10,344)	
Noncontrolling share of income of TRG	(350,870)		(46,434)	
Distributions to participating securities of TRG (4)	(6,018)		(1,749)	
Preferred stock dividends	(23,138)		(20,933)	
Net income attributable to Taubman Centers, Inc. common shareowners	863,857		109,908	
SUPPLEMENTAL INFORMATION:				
EBITDA - 100% (5)	1,439,130	234,886	426,107	204,307
EBITDA - outside partners' share	(46,769)	(102,234)	(24,104)	(89,368)
Beneficial interest in EBITDA (5)	1,392,361	132,652	402,003	114,939
Beneficial share of the gain on dispositions	(1,092,859)			
Beneficial interest expense	(82,702)	(40,416)	(121,353)	(37,554)
Beneficial income tax expense - TRG and TCO	(2,267)		(3,409)	
Beneficial income tax expense - TCO	373		181	
Non-real estate depreciation	(3,500)		(3,038)	
Preferred dividends and distributions	(23,138)		(20,933)	
Funds from Operations contribution	188,268	92,236	253,451	77,385
STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS:				
Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG %	1,785	1,418	3,999	1,296
Green Hills purchase accounting adjustments - minimum rents increase	725		787	
Green Hills, El Paseo Village, and Gardens on El Paseo purchase accounting adjustments - interest expense reduction	1,223		3,180	
Waterside Shops purchase accounting adjustments - interest expense reduction		1,051		1,051
Taubman BHO headquarters purchase accounting adjustment - interest expense reduction	607			

(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. International Plaza's operations were consolidated through the disposition date. Subsequent to the disposition, the Company's remaining 50.1% interest is accounted for under the equity method of accounting within Unconsolidated Joint Ventures. In addition, Arizona Mills' operations were accounted for under equity method accounting through the disposition in January 2014.

(2) Nonoperating expense for the year ended December 31, 2014 includes \$36.4 million for the loss on the early extinguishment of debt, \$3.3 million of disposition costs related to the sale of centers to Starwood, and \$7.8 million in connection with the discontinuation of hedge accounting related to the MacArthur interest rate swap.

(3) Amount represents the gain on dispositions of interests in International Plaza, Arizona Mills, land in Syosset, New York related to the former Oyster Bay project, and the sale of centers to Starwood. The gain reported is net of income tax expense of \$9.7 million.

(4) During the year ended December 31, 2014, the distributions to participating securities of TRG include the special dividend of \$4.75 per deferred unit.

(5) For the year ended December 31, 2014, EBITDA includes the Company's \$486.6 million (before tax) gain from the dispositions of interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project and \$629.7 million, \$606.2 million at beneficial share, related to the gain from the sale of centers to Starwood.

TAUBMAN CENTERS, INC.
2014 Pro Forma Income Statement Adjusted for Starwood and Related Transactions (1)
For the Year Ended December 31, 2014
(in thousands of dollars)

The accompanying Pro Forma Income Statement is presented as if the portfolio of centers had been sold as of January 1, 2014. This Pro Forma Income Statement is intended to provide investors with information about the impact of the sale by illustrating the potential scope of changes to the Company's 2014 results of operations. The adjustments made to the historical income statement give effect to events that are directly attributable to the disposition of the portfolio of centers and are factually supportable. The Pro Forma Income Statement is not necessarily intended to be prepared in accordance with Article 11 of Regulation S-X.

The Pro Forma Income Statement set forth below is not fact and there can be no assurance that the Company's results would not have differed materially from those set forth below. Accordingly, the Pro Forma Income Statement is presented for illustrative purposes only and does not purport to represent, and is not necessarily indicative of, what our actual income statement would have been had the disposition of the portfolio of centers occurred on January 1, 2014, nor is it indicative of our future results of operations. Readers are cautioned not to place undue reliance on such information and the Company makes no representations regarding the information set forth below or its ultimate performance compared to it.

	Consolidated Annual Income Statement (2) (3)	Pro Forma Adjustments (4)	Pro Forma Income Statement
Revenues			
Minimum rents	371,454	(69,628)	301,826
Percentage rents	22,929	(1,510)	21,419
Expense recoveries	239,782	(57,008)	182,774
Management, leasing, and development services	12,349		12,349
Other	32,615	(5,160)	27,455
	<u>679,129</u>	<u>(133,306)</u>	<u>545,823</u>
Expenses:			
Maintenance, taxes, utilities, and promotion	190,119	(51,889)	138,230
Other operating	65,142	(12,193)	52,949
Management, leasing, and development services	6,220		6,220
General and administrative	48,292	1,700	49,992
Restructuring charge	3,706	(3,706)	-
Interest expense	90,803	(27,551)	63,252
Depreciation and amortization	120,207	(27,218)	92,989
	<u>524,489</u>	<u>(120,857)</u>	<u>403,632</u>
Nonoperating income (expense)	<u>(42,807)</u>	47,360 (5)	<u>4,553</u>
	111,833	34,911	146,744
Income tax expense	(2,267)	38	(2,229)
Equity in Income of Unconsolidated Joint Ventures	<u>62,002</u>		<u>62,002</u>
	171,568	34,949	206,517
Gain on dispositions, net of tax (3)	<u>1,106,554</u>	<u>(629,667)</u> (6)	<u>476,887</u>
Net Income	<u>1,278,122</u>	<u>(594,718)</u>	<u>683,404</u>

- (1) The adjustments made to the historical income statement give effect to the sale transaction and related events, reflecting the loss of operations of the centers sold and the charges for the extinguishment of related debt, the corporate restructuring, and the discontinuation of hedge accounting for the MacArthur swap, and do not purport to give effect to specific uses of the net proceeds of the transaction.
- (2) Represents the consolidated income statement for the Company for the year ended December 31, 2014.
- (3) During the year ended December 31, 2014, the Company recognized gains on dispositions on (1) the sale of centers to Starwood in October 2014 and (2) interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project in January 2014. The operating results of the Company's interests in International Plaza, Arizona Mills, and land in Syosset, New York are included in the consolidated income statement through the dates of disposition. Subsequent to the disposition, the Company's remaining 50.1% interest in International Plaza is accounted for under the equity method of accounting within Unconsolidated Joint Ventures. The pro forma income statement presented does not adjust for the sale of the interests in International Plaza, Arizona Mills, and the land related to the Oyster Bay project.
- (4) Represents the results of operations of the centers sold to Starwood through the October 2014 disposition, as adjusted for historical operating costs allocated to the centers disposed of that will be reallocated to the remainder of the Company.
- (5) Nonoperating expense adjustments include \$36.4 million for the loss on the early extinguishment of debt, \$7.8 million in connection with the discontinuation of hedge accounting related to the MacArthur interest rate swap, and \$3.3 million of disposition costs related to the sale of centers to Starwood.
- (6) Represents the gain on the disposition on the sale of centers to Starwood recognized during the year ended December 31, 2014 in the Company's annual income statement. The gain on sale recognized during 2014 may have differed materially if the sale transaction would have occurred on January 1, 2014.

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, 2014 and 2013

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

	2014			2013		
	Dollars	Shares /Units	Per Share /Unit	Dollars	Shares /Units	Per Share /Unit
Net income attributable to TCO common shareowners - Basic	439,706	63,322,399	6.94	39,834	63,408,637	0.63
Add distributions to participating securities of TRG	4,609	871,262		436	871,262	
Add impact of share-based compensation	2,173	861,841		182	787,078	
Net income attributable to TCO common shareowners - Diluted	446,488	65,055,502	6.86	40,452	65,066,977	0.62
Add depreciation of TCO's additional basis	1,617		0.02	1,720		0.03
Add TCO's additional basis in assets disposed	11,895		0.18			
Add TCO's additional income tax expense	115		0.00	49		0.00
Net income attributable to TCO common shareowners, excluding TCO additional basis items and income tax expense	460,115	65,055,502	7.07	42,221	65,066,977	0.65
Add:						
Noncontrolling share of income of TRG	179,948	25,135,450		16,519	25,176,300	
Net income attributable to partnership unitholders and participating securities	640,063	90,190,952	7.10	58,740	90,243,277	0.65
Add (less) depreciation and amortization						
Consolidated businesses at 100%	23,686		0.26	39,510		0.44
Depreciation of TCO's additional basis	(1,617)		(0.02)	(1,720)		(0.02)
Noncontrolling partners in consolidated joint ventures	(861)		(0.01)	(1,314)		(0.01)
Share of Unconsolidated Joint Ventures	8,925		0.10	6,382		0.07
Non-real estate depreciation	(922)		(0.01)	(802)		(0.01)
Less TCO's additional basis in assets disposed	(11,895)		(0.13)			
Less beneficial share of gain on dispositions	(606,239)		(6.72)			
Less impact of share-based compensation	(2,173)		(0.02)	(182)		(0.00)
Funds from Operations	48,967	90,190,952	0.54	100,614	90,243,277	1.11
TCO's average ownership percentage of TRG	71.6%			71.6%		
Funds from Operations attributable to TCO, excluding additional income tax expense	35,053		0.54	72,019		1.11
Less TCO's additional income tax expense	(115)		(0.00)	(49)		(0.00)
Funds from Operations attributable to TCO	34,938		0.54	71,970		1.11
Funds from Operations	48,967	90,190,952	0.54	100,614	90,243,277	1.11
Beneficial share of early extinguishment of debt charge	35,993		0.40			
Beneficial share of disposition costs related to the Starwood sale	2,309		0.03			
Beneficial share of discontinuation of hedge accounting - MacArthur	2,143		0.02			
Restructuring charge	675		0.01			
Adjusted Funds from Operations	90,087	90,190,952	1.00	100,614	90,243,277	1.11
TCO's average ownership percentage of TRG	71.6%			71.6%		
Adjusted Funds from Operations attributable to TCO, excluding additional income tax expense	64,489		1.00	72,019		1.11
Less TCO's additional income tax expense	(115)		(0.00)	(49)		(0.00)
Adjusted Funds from Operations attributable to TCO	64,374		1.00	71,970		1.11

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, 2014 and 2013
(in thousands of dollars except as noted; may not add or recalculate due to rounding)

	2014			2013		
	Dollars	Shares /Units	Per Share /Unit	Dollars	Shares /Units	Per Share /Unit
Net income attributable to TCO common shareowners - Basic	863,857	63,267,800	13.65	109,908	63,591,523	1.73
Add distributions to participating securities of TRG	6,018	871,262				
Add impact of share-based compensation	4,915	782,002		497	983,889	
Net income attributable to TCO common shareowners - Diluted	874,790	64,921,064	13.47	110,405	64,575,412	1.71
Add depreciation of TCO's additional basis	6,674		0.10	6,880		0.11
Add TCO's additional basis in assets disposed	11,895		0.18			
Add TCO's additional income tax expense	373		0.01	181		0.00
Net income attributable to TCO common shareowners, excluding TCO additional basis items and income tax expense	893,732	64,921,064	13.77	117,466	64,575,412	1.82
Add:						
Noncontrolling share of income of TRG	350,870	25,141,042		46,434	25,231,483	
Distributions to participating securities of TRG				1,749	871,262	
Net income attributable to partnership unitholders and participating securities	1,244,602	90,062,106	13.82	165,649	90,678,157	1.83
Add (less) depreciation and amortization:						
Consolidated businesses at 100%	120,207		1.33	155,772		1.72
Depreciation of TCO's additional basis	(6,674)		(0.07)	(6,880)		(0.08)
Noncontrolling partners in consolidated joint ventures	(4,429)		(0.05)	(5,090)		(0.06)
Share of Unconsolidated Joint Ventures	30,234		0.34	24,920		0.27
Non-real estate depreciation	(3,500)		(0.04)	(3,038)		(0.03)
Less TCO's additional basis in assets disposed	(11,895)		(0.13)			
Less beneficial share of gain on dispositions	(1,083,126)		(12.03)			
Less impact of share-based compensation	(4,915)		(0.05)	(497)		(0.01)
Funds from Operations	280,504	90,062,106	3.11	330,836	90,678,157	3.65
TCO's average ownership percentage of TRG	71.6%			71.6%		
Funds from Operations attributable to TCO, excluding additional income tax expense	200,729		3.11	236,843		3.65
Less TCO's additional income tax expense	(373)		(0.00)	(181)		(0.00)
Funds from Operations attributable to TCO	200,356		3.11	236,662		3.65
Funds from Operations	280,504	90,062,106	3.11	330,836	90,678,157	3.65
Beneficial share of early extinguishment of debt charge	35,993		0.40			
Beneficial share of disposition costs related to the Starwood sale	3,263		0.04			
Beneficial share of discontinuation of hedge accounting - MacArthur	7,376		0.08			
Restructuring charge	3,706		0.04			
Adjusted Funds from Operations	330,842	90,062,106	3.67	330,836	90,678,157	3.65
TCO's average ownership percentage of TRG	71.6%			71.6%		
Adjusted Funds from Operations attributable to TCO, excluding additional income tax expense	236,762		3.67	236,843		3.65
Less TCO's additional income tax expense	(373)		(0.00)	(181)		(0.00)
Adjusted Funds from Operations attributable to TCO	236,389		3.67	236,662		3.65

TAUBMAN CENTERS, INC.

Reconciliation of Net Income to Beneficial Interest in EBITDA and Adjusted Beneficial Interest in EBITDA

For the Periods Ended December 31, 2014 and 2013

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

	Three Months Ended		Year Ended	
	2014	2013	2014	2013
Net income	656,274	66,166	1,278,122	189,368
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	23,686	39,510	120,207	155,772
Noncontrolling partners in consolidated joint ventures	(861)	(1,314)	(4,429)	(5,090)
Share of Unconsolidated Joint Ventures	8,925	6,382	30,234	24,920
Add (less) interest expense and income tax expense:				
Interest expense:				
Consolidated businesses at 100%	15,857	30,434	90,803	130,023
Noncontrolling partners in consolidated joint ventures	(1,842)	(2,130)	(8,101)	(8,670)
Share of Unconsolidated Joint Ventures	10,611	9,362	40,416	37,554
Income tax expense:				
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay			9,733	
Other income tax expense	574	694	2,267	3,409
Less noncontrolling share of income of consolidated joint ventures	<u>(26,226)</u>	<u>(3,592)</u>	<u>(34,239)</u>	<u>(10,344)</u>
Beneficial Interest in EBITDA	686,998	145,512	1,525,013	516,942
Add TCO's additional basis in assets disposed	<u>11,895</u>		<u>11,895</u>	
Beneficial Interest in EBITDA, before additional basis in assets disposed	698,893	145,512	1,536,908	516,942
TCO's average ownership percentage of TRG	<u>71.6%</u>	<u>71.6%</u>	<u>71.6%</u>	<u>71.6%</u>
Beneficial Interest in EBITDA attributable to TCO, before additional basis in assets disposed	500,301	104,157	1,099,794	370,094
Less TCO's additional basis in assets disposed	<u>(11,895)</u>		<u>(11,895)</u>	
Beneficial Interest in EBITDA attributable to TCO	<u>488,406</u>	<u>104,157</u>	<u>1,087,899</u>	<u>370,094</u>
Beneficial Interest in EBITDA	686,998	145,512	1,525,013	516,942
Beneficial share of the gain on dispositions	(606,239)		(1,092,859)	
Beneficial share of early extinguishment of debt charge	35,993		35,993	
Beneficial share of disposition costs related to the Starwood sale	2,309		3,263	
Beneficial share of discontinuation of hedge accounting - MacArthur	2,143		7,376	
Restructuring charge	675		3,706	
Adjusted Beneficial Interest in EBITDA	121,879	145,512	482,492	516,942
TCO's average ownership percentage of TRG	<u>71.6%</u>	<u>71.6%</u>	<u>71.6%</u>	<u>71.6%</u>
Adjusted Beneficial Interest in EBITDA attributable to TCO	<u>87,247</u>	<u>104,157</u>	<u>345,283</u>	<u>370,094</u>

TAUBMAN CENTERS, INC.
Reconciliation of Net Income to Net Operating Income (NOI)
For the Periods Ended December 31, 2014, 2013, and 2012
(in thousands of dollars)

	Three Months Ended		Three Months Ended	
	2014	2013	2013	2012
Net income	656,274	66,166	66,166	49,131
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	23,686	39,510	39,510	40,434
Noncontrolling partners in consolidated joint ventures	(861)	(1,314)	(1,314)	(2,040)
Share of Unconsolidated Joint Ventures	8,925	6,382	6,382	6,902
Add (less) interest expense and income tax expense:				
Interest expense:				
Consolidated businesses at 100%	15,857	30,434	30,434	33,470
Noncontrolling partners in consolidated joint ventures	(1,842)	(2,130)	(2,130)	(3,951)
Share of Unconsolidated Joint Ventures	10,611	9,362	9,362	10,778
Share of income tax expense:				
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay				
Other income tax expense	574	694	694	3,526
Less noncontrolling share of income of consolidated joint ventures	(26,226)	(3,592)	(3,592)	(5,142)
Add EBITDA attributable to outside partners:				
EBITDA attributable to noncontrolling partners in consolidated joint ventures	28,929	7,036	7,036	11,133
EBITDA attributable to outside partners in Unconsolidated Joint Ventures	29,889	26,598	26,598	24,957
EBITDA at 100%	745,816	179,146	179,146	169,198
Add (less) items excluded from shopping center NOI:				
General and administrative expenses	13,799	13,338	13,338	11,638
Management, leasing, and development services, net	(2,044)	(1,039)	(1,039)	1,373
Straight-line of rents	(1,937)	(3,015)	(3,015)	(1,981)
Gain on dispositions	(629,667)			
Early extinguishment of debt charge	36,372			
Discontinuation of hedge accounting - MacArthur	2,256			
Restructuring charge	675			
Disposition costs related to the Starwood sale	2,309			
Dividend Income	(767)			
Interest income	(636)	(31)	(31)	(25)
Other nonoperating income	(57)			
Non-center specific operating expenses and other	5,346	6,374	6,449	9,640
NOI - all centers at 100%	171,465	194,773	194,848	189,843
Less - NOI of non-comparable centers	(4,731) ⁽¹⁾	(33,940) ⁽²⁾	(2,900) ⁽³⁾	(2,198) ⁽⁴⁾
NOI at 100% - comparable centers	166,734	160,833	191,948	187,645
NOI - growth %	3.7%		2.3%	
NOI at 100% - comparable centers	166,734	160,833	191,948	187,645
Lease cancellation income	(5,514)	(2,640)	(2,760)	(1,913)
NOI at 100% - comparable centers excluding lease cancellation income	161,220	158,193	189,188	185,732
NOI at 100% excluding lease cancellation income - growth %	1.9%		1.9%	

(1) Includes Taubman Prestige Outlets Chesterfield, The Mall at University Town Center, and the portfolio of centers sold to Starwood.

(2) Includes Arizona Mills, Taubman Prestige Outlets Chesterfield, and the portfolio of centers sold to Starwood.

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

(4) Includes City Creek Center.

TAUBMAN CENTERS, INC.
Reconciliation of Net Income to Net Operating Income (NOI)
2014 Comparable Centers by Quarter
(in thousands of dollars)

	<u>Three Months Ended</u> <u>March 31, 2014</u>	<u>Three Months Ended</u> <u>June 30, 2014</u>	<u>Three Months Ended</u> <u>September 30, 2014</u>	<u>Three Months Ended</u> <u>December 31, 2014</u>	<u>Year Ended</u> <u>December 31, 2014</u>
Net income	526,157	39,054	56,637	656,274	1,278,122
Add (less) depreciation and amortization:					
Consolidated businesses at 100%	35,118	36,850	24,553	23,686	120,207
Noncontrolling partners in consolidated joint ventures	(1,161)	(1,593)	(814)	(861)	(4,429)
Share of Unconsolidated Joint Ventures	7,178	6,854	7,277	8,925	30,234
Add (less) interest expense and income tax expense:					
Interest expense:					
Consolidated businesses at 100%	26,130	25,434	23,382	15,857	90,803
Noncontrolling partners in consolidated joint ventures	(2,064)	(2,086)	(2,109)	(1,842)	(8,101)
Share of Unconsolidated Joint Ventures	9,844	9,955	10,006	10,611	40,416
Share of income tax expense:					
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay	10,206	(473)			9,733
Other income tax expense	699	311	683	574	2,267
Less noncontrolling share of income of consolidated joint ventures	(3,118)	(2,252)	(2,643)	(26,226)	(34,239)
Add EBITDA attributable to outside partners:					
EBITDA attributable to noncontrolling partners in consolidated joint ventures	6,343	5,931	5,566	28,929	46,769
EBITDA attributable to outside partners in Unconsolidated Joint Ventures	<u>23,207</u>	<u>24,319</u>	<u>24,819</u>	<u>29,889</u>	<u>102,234</u>
EBITDA at 100%	638,539	142,304	147,357	745,816	1,674,016
Add (less) items excluded from shopping center NOI:					
General and administrative expenses	11,537	11,587	11,369	13,799	48,292
Management, leasing, and development services, net	(1,220)	(1,269)	(1,596)	(2,044)	(6,129)
Straight-line of rents	(1,044)	(1,243)	(1,195)	(1,937)	(5,419)
Gain on dispositions	(486,620)			(629,667)	(1,116,287)
Early extinguishment of debt charge				36,372	36,372
Discontinuation of hedge accounting - MacArthur		5,678	(171)	2,256	7,763
Restructuring charge			3,031	675	3,706
Disposition costs related to the Starwood sale		441	519	2,309	3,269
Dividend Income	(224)	(612)	(761)	(767)	(2,364)
Interest income	(127)	(181)	(456)	(636)	(1,400)
Other nonoperating income	(754)			(57)	(811)
Non-center specific operating expenses and other	<u>3,748</u>	<u>5,211</u>	<u>5,628</u>	<u>5,346</u>	<u>19,933</u>
NOI - all centers at 100%	163,835	161,916	163,725	171,465	660,941
Less - NOI of non-comparable centers (1)	<u>(24,966)</u>	<u>(22,015)</u>	<u>(20,608)</u>	<u>(4,731)</u>	<u>(72,320)</u>
NOI at 100% - comparable centers	<u>138,869</u>	<u>139,901</u>	<u>143,117</u>	<u>166,734</u>	<u>588,621</u>
Lease cancellation income	<u>(1,853)</u>	<u>(4,146)</u>	<u>(1,056)</u>	<u>(5,514)</u>	<u>(12,569)</u>
NOI at 100% - comparable centers excluding lease cancellation income	<u>137,016</u>	<u>135,755</u>	<u>142,061</u>	<u>161,220</u>	<u>576,052</u>

(1) Includes Arizona Mills, Taubman Prestige Outlets Chesterfield, The Mall at University Town Center, and the portfolio of centers sold to Starwood.

TAUBMAN CENTERS, INC.
Reconciliation of Net Income (Loss) to Net Operating Income (NOI)
For the years ended December 31, 2014, 2013, 2012, 2011, 2010, and 2009

(in thousands of dollars)

	Year Ended		Year Ended		Year Ended		Year Ended		Year Ended	
	2014	2013	2013	2012	2012	2011	2011	2010	2010	2009
Net income (loss)	1,278,122	189,368	189,368	157,817	157,817	287,398	287,398	102,327	102,327	(79,161)
Add (less) depreciation and amortization:										
Consolidated businesses at 100% - continuing operations	120,207	155,772	155,772	149,517	149,517	132,707	132,707	145,271	145,271	136,505
Consolidated businesses at 100% - discontinued operations						10,309	10,309	8,605	8,605	10,811
Noncontrolling partners in consolidated joint ventures	(4,429)	(5,090)	(5,090)	(9,690)	(9,690)	(11,152)	(11,152)	(10,526)	(10,526)	(12,381)
Share of Unconsolidated Joint Ventures	30,234	24,920	24,920	22,688	22,688	23,102	23,102	22,194	22,194	22,900
Add (less) interest expense and income tax expense:										
Interest expense:										
Consolidated businesses at 100% - continuing operations	90,803	130,023	130,023	142,616	142,616	122,277	122,277	132,362	132,362	131,558
Consolidated businesses at 100% - discontinued operations						21,427	21,427	20,346	20,346	14,112
Noncontrolling partners in consolidated joint ventures	(8,101)	(8,670)	(8,670)	(16,585)	(16,585)	(12,153)	(12,153)	(21,224)	(21,224)	(19,847)
Share of Unconsolidated Joint Ventures	40,416	37,554	37,554	35,862	35,862	31,607	31,607	33,076	33,076	33,427
Share of income tax expense:										
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay	9,733									
Other income tax expense	2,267	3,409	3,409	4,919	4,919	610	610	734	734	1,657
Less noncontrolling share of income of consolidated joint ventures	(34,239)	(10,344)	(10,344)	(11,930)	(11,930)	(14,352)	(14,352)	(9,780)	(9,780)	(3,115)
Add EBITDA attributable to outside partners:										
EBITDA attributable to noncontrolling partners in consolidated joint ventures	46,769	24,104	24,104	38,250	38,250	37,657	37,657	41,530	41,530	35,343
EBITDA attributable to outside partners in Unconsolidated Joint Ventures	102,234	89,368	89,368	87,216	87,216	83,565	83,565	82,054	82,054	74,189
EBITDA at 100%	1,674,016	630,414	630,414	600,680	600,680	713,002	713,002	546,969	546,969	345,998
Add (less) items excluded from shopping center NOI:										
General and administrative expenses	48,292	50,014	50,014	39,659	39,659	31,598	31,598	30,234	30,234	27,858
Management, leasing, and development services, net	(6,129)	(10,821)	(10,821)	(4,394)	(4,394)	(13,596)	(13,596)	(7,851)	(7,851)	(13,317)
Straight-line of rents	(5,419)	(7,335)	(7,335)	(6,516)	(6,516)	(2,531)	(2,531)	(2,701)	(2,701)	(2,569)
Gain on dispositions	(1,116,287)									
Early extinguishment of debt charge (gain)	36,372					(174,171)	(174,171)			
Discontinuation of hedge accounting - MacArthur	7,763									
Restructuring charge	3,706									2,512
Acquisition costs						5,295	5,295			
Litigation charges										38,500
Impairment charges										166,680
Disposition costs related to the Starwood sale	3,269									
Gains on sales of peripheral land		(863)	(863)			(519)	(519)	(2,218)	(2,218)	
Gain on sale of marketable securities		(1,323)	(1,323)							
Impairment loss on marketable securities										1,666
Dividend income	(2,364)									
Interest income	(1,400)	(175)	(175)	(295)	(295)	(960)	(960)	(586)	(586)	(798)
Other nonoperating expense (income)	(811)	1,019	1,019							
Non-center specific operating expenses and other	19,933	24,358	24,700	31,413	31,413	33,069	33,069	24,337	24,337	18,781
NOI - all centers at 100%	660,941	685,288	685,630	660,547	660,547	591,187	591,187	588,184	588,184	585,311
Less - NOI of non-comparable centers	(72,320) ⁽¹⁾	(119,293) ⁽²⁾	(10,195) ⁽³⁾	(8,010) ⁽⁴⁾	(29,705) ⁽⁵⁾	(4,120) ⁽⁶⁾	(4,120) ⁽⁶⁾	(8,396) ⁽⁷⁾	(8,396) ⁽⁷⁾	(7,779) ⁽⁷⁾
NOI at 100% - comparable centers	588,621	565,995	675,435	652,537	630,842	587,067	587,067	579,788	579,788	577,532
NOI - growth %	4.0%		3.5%		7.5%		1.3%		0.4%	
NOI at 100% - comparable centers	588,621	565,995	675,435	652,537	630,842	587,067	587,067	579,788	579,788	577,532
Lease cancellation income	(12,569)	(5,344)	(5,767)	(4,928)	(4,928)	(3,230)	(3,230)	(23,464)	(23,464)	(24,204)
NOI at 100% - comparable centers excluding lease cancellation income	576,052	560,651	669,668	647,609	625,914	583,837	583,837	556,324	556,324	553,328
NOI at 100% excluding lease cancellation income - growth %	2.7%		3.4%		7.2%		4.9%		0.5%	

(1) Includes Arizona Mills, Taubman Prestige Outlets Chesterfield, The Mall at University Town Center, and the portfolio of centers sold to Starwood.

(2) Includes Arizona Mills, Taubman Prestige Outlets Chesterfield, and the portfolio of centers sold to Starwood.

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

(4) Includes City Creek Center

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

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

(7) Includes The Pier Shops and Regency Square.

TAUBMAN CENTERS, INC.
Changes in Funds from Operations and Earnings per Share
For the Three Months Ended December 31, 2014

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

2013 Fourth Quarter Funds from Operations	\$	1.11
<i>Changes - 2014 vs. 2013</i>		
Minimum rents		0.030
Net recoveries from tenants		0.015
Net revenue from management, leasing, and development services		0.010
Lease cancellation income		0.035
Pre-development costs		0.010
Other operating expense		(0.015)
Interest expense		0.015
Non-comparable centers		(0.220)
Other		0.010
2014 Fourth Quarter Funds from Operations - Adjusted	\$	1.00
Early extinguishment of debt charge		(0.400)
Discontinuation of hedge accounting - MacArthur		(0.025)
Disposition costs related to the Starwood sale		(0.025)
Restructuring charge		(0.010)
2014 Fourth Quarter Funds from Operations	\$	0.54
2013 Fourth Quarter Earnings per Share	\$	0.62
<i>Changes - 2014 vs. 2013</i>		
Change in FFO per share		(0.57)
Gain on dispositions		6.72
Depreciation including cessation of depreciation on Starwood sale centers		0.09
2014 Fourth Quarter Earnings per Share	\$	6.86

TAUBMAN CENTERS, INC.
Changes in Funds from Operations and Earnings per Share
For the Year Ended December 31, 2014

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

2013 Funds from Operations	\$	3.65
<i>Changes - 2014 vs. 2013</i>		
Minimum rents		0.160
Percentage rents		(0.030)
Net recoveries from tenants		0.015
Net revenue from management, leasing, and development services		(0.050)
Lease cancellation income		0.070
Pre-development costs		0.070
Other operating expense		(0.055)
General and administrative		0.020
Interest expense		0.120
Non-comparable centers		(0.315)
Other		0.015
2014 Funds from Operations - Adjusted	\$	3.67
Early extinguishment of debt charge		(0.400)
Discontinuation of hedge accounting - MacArthur		(0.080)
Disposition costs related to the Starwood sale		(0.040)
Restructuring charge		(0.040)
2014 Funds from Operations	\$	3.11
2013 Earnings per Share	\$	1.71
<i>Changes - 2014 vs. 2013</i>		
Change in FFO per share		(0.54)
Gain on dispositions, net of tax		12.03
Depreciation including cessation of depreciation on Starwood sale centers		0.27
2014 Earnings per Share	\$	13.47

TAUBMAN CENTERS, INC.

**Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Three Months Ended December 31, 2014 and 2013**

(in thousands of dollars)

Other Income

	Three Months Ended December 31, 2014				Three Months 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%
Shopping center related revenues	6,090	5,740	2,798	1,529	9,653	9,053	1,906	1,052
Lease cancellation income	3,894	3,895	1,637	1,291	1,520	1,517	1,245	695
	<u>9,984</u>	<u>9,635</u>	<u>4,435</u>	<u>2,820</u>	<u>11,173</u>	<u>10,570</u>	<u>3,151</u>	<u>1,747</u>

Other Operating Expense

	Three Months Ended December 31, 2014				Three Months 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%
Shopping center related expenses	11,686	11,372	5,236	2,891	14,577	14,106	3,930	2,126
Provision for tenant bad debts	616	536	608	321	(1,379)	(960)	(132)	(104)
Domestic and non-U.S. pre-development costs	1,127	1,127			1,854	1,854		
Ground rent	2,131	1,915	204	102	2,233	1,999		
	<u>15,560</u>	<u>14,950</u>	<u>6,048</u>	<u>3,314</u>	<u>17,285</u>	<u>16,999</u>	<u>3,798</u>	<u>2,022</u>

Nonoperating Income (Expense)

	Three Months Ended December 31, 2014				Three Months 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%
Early extinguishment of debt charge	(36,372)	(35,993)						
Discontinuation of hedge accounting - MacArthur	(2,256)	(2,143)						
Disposition costs related to the Starwood sale	(2,309)	(2,309)						
Dividend income	767	767						
Interest income	633	627	3	1	36	36	(5)	(3)
Other nonoperating income (expense)	57	55			(519)	(519)		
	<u>(39,480)</u>	<u>(38,996)</u>	<u>3</u>	<u>1</u>	<u>(483)</u>	<u>(483)</u>	<u>(5)</u>	<u>(3)</u>

TAUBMAN CENTERS, INC.
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Year Ended December 31, 2014 and 2013

(in thousands of dollars)

Other Income

	Year Ended December 31, 2014				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%
Shopping center related revenues	23,380	22,259	7,256	3,948	27,932	26,602	6,498	3,489
Lease cancellation income	9,235	8,558	3,700	2,328	4,345	4,225	1,473	820
	<u>32,615</u>	<u>30,817</u>	<u>10,956</u>	<u>6,276</u>	<u>32,277</u>	<u>30,827</u>	<u>7,971</u>	<u>4,309</u>

Other Operating Expense

	Year Ended December 31, 2014				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%
Shopping center related expenses	49,500	48,085	16,648	9,053	51,089	49,446	14,870	8,034
Provision for tenant bad debts	2,900	2,735	1,690	872	489	428	571	298
Domestic and non-U.S. pre-development costs	4,177	4,177			10,562	10,562		
Ground rent	8,565	7,666	745	373	9,095	8,175		
	<u>65,142</u>	<u>62,663</u>	<u>19,083</u>	<u>10,298</u>	<u>71,235</u>	<u>68,611</u>	<u>15,441</u>	<u>8,332</u>

Nonoperating Income (Expense)

	Year Ended December 31, 2014				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%
Early extinguishment of debt charge	(36,372)	(35,993)						
Discontinuation of hedge accounting - MacArthur	(7,763)	(7,376)						
Disposition costs related to the Starwood sale	(3,269)	(3,263)						
Gain on sale of marketable securities					1,323	1,323		
Gain on sale of peripheral land					863	863		
Dividend income	2,364	2,364						
Interest income	1,422	1,406	(22)	(16)	181	181	(6)	(4)
Other nonoperating income (expense)	811	809			(1,019)	(1,019)		
	<u>(42,807)</u>	<u>(42,053)</u>	<u>(22)</u>	<u>(16)</u>	<u>1,348</u>	<u>1,348</u>	<u>(6)</u>	<u>(4)</u>

TAUBMAN CENTERS, INC.

Recoveries Ratio Analysis

For the Periods Ended December 31, 2014 and December 31, 2013

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

	Three Months Ended March 31, 2014			Three Months Ended June 30, 2014			Three Months Ended September 30, 2014			Three Months Ended December 31, 2014			Year Ended December 31, 2014		
	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	62.7	27.0	89.7	61.2	27.6	88.8	63.5	28.5	92.0	52.3	35.0	87.3	239.8	118.1	357.9
Maintenance, taxes, utilities, and promotion	47.9	20.0	67.9	48.8	20.0	68.8	52.2	20.5	72.6	41.2	23.6	64.7	190.1	84.0	274.1
Recoveries ratio, excluding shopping center related expenses	131%	135%	132%	125%	138%	129%	122%	139%	127%	127%	148%	135%	126%	141%	131%
Shopping center related expenses (1)	11.9	4.3	16.2	12.0	3.5	15.4	14.0	3.7	17.6	11.7	5.2	16.9	49.5	16.6	66.1
Total expenses	59.8	24.3	84.1	60.8	23.4	84.3	66.2	24.1	90.3	52.9	28.8	81.7	239.6	100.7	340.3
Recoveries ratio	105%	111%	107%	101%	118%	105%	96%	118%	102%	99%	121%	107%	100%	117%	105%

	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%

(1) Excludes provision for bad debts.

TAUBMAN CENTERS, INC.
Balance Sheets
As of December 31, 2014 and December 31, 2013
(in thousands of dollars)

	As of	
	December 31, 2014	December 31, 2013
Consolidated Balance Sheet of Taubman Centers, Inc. (1):		
Assets:		
Properties	3,262,505	4,485,090
Accumulated depreciation and amortization	(970,045)	(1,516,982)
	<u>2,292,460</u>	<u>2,968,108</u>
Investment in Unconsolidated Joint Ventures	370,004	327,692
Cash and cash equivalents	276,423	40,993
Restricted cash	37,502	5,046
Accounts and notes receivable, net	49,245	73,193
Accounts receivable from related parties	832	1,804
Deferred charges and other assets	188,435	89,386
	<u>3,214,901</u>	<u>3,506,222</u>
Liabilities:		
Notes payable	2,025,505	3,058,053
Accounts payable and accrued liabilities	292,802	292,280
Distributions in excess of investments in and net income of Unconsolidated Joint Ventures	476,651	371,549
	<u>2,794,958</u>	<u>3,721,882</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	633	631
Additional paid-in capital	815,961	796,787
Accumulated other comprehensive income (loss)	(15,068)	(8,914)
Dividends in excess of net income	(483,188)	(908,656)
	<u>318,363</u>	<u>(120,127)</u>
Noncontrolling interests:		
Noncontrolling interests in consolidated joint ventures	(14,796)	(37,191)
Noncontrolling interests in partnership equity of TRG	116,376	(58,342)
	<u>101,580</u>	<u>(95,533)</u>
	<u>419,943</u>	<u>(215,660)</u>
	<u>3,214,901</u>	<u>3,506,222</u>
Combined Balance Sheet of Unconsolidated Joint Ventures (1)(2):		
Assets:		
Properties	1,580,926	1,305,658
Accumulated depreciation and amortization	(548,646)	(478,820)
	<u>1,032,280</u>	<u>826,838</u>
Cash and cash equivalents	49,765	28,782
Accounts and notes receivable, net	38,788	33,626
Deferred charges and other assets	33,200	28,095
	<u>1,154,033</u>	<u>917,341</u>
Liabilities:		
Notes payable	1,989,546	1,551,161
Accounts payable and other liabilities	103,161	70,226
	<u>2,092,707</u>	<u>1,621,387</u>
Accumulated Deficiency in Assets:		
Accumulated deficiency in assets - TRG	(520,714)	(406,266)
Accumulated deficiency in assets - Joint Venture Partners	(407,870)	(285,904)
Accumulated other comprehensive loss - TRG	(5,045)	(5,938)
Accumulated other comprehensive loss - Joint Venture Partners	(5,045)	(5,938)
	<u>(938,674)</u>	<u>(704,046)</u>
	<u>1,154,033</u>	<u>917,341</u>

- (1) International Plaza was consolidated in the Company's balance sheet as of December 31, 2013 but is an Unconsolidated Joint Venture as of December 31, 2014 as a result of the January 2014 disposition of interests.
- (2) Unconsolidated Joint Venture amounts exclude the balances of entities that own interests in projects that are currently under development.

TAUBMAN CENTERS, INC.

Debt Summary
As of December 31, 2014

(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, 2014

	100% 12/31/14	Beneficial Interest 12/31/14	Effective Rate 12/31/14 (b)	LIBOR Rate Spread	Principal Amortization and Debt Maturities										Total
					2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Consolidated Fixed Rate Debt:															
Cherry Creek Shopping Center	50.00%	280.0	140.0	5.24%		140.0									140.0
City Creek Center		83.2	83.2	4.37%		1.4	1.5	1.6	1.6	1.7	1.8	1.9	2.0	69.8	83.2
El Paseo Village		15.9 (c)	15.9	3.89% (c)		15.9									15.9 (n)
The Gardens on El Paseo		83.1 (d)	83.1	4.64% (d)		1.1	81.9								83.1 (n)
Great Lakes Crossing Outlets		217.3	217.3	3.60%		4.4	4.6	4.8	4.9	5.1	5.3	5.5	5.7	177.0	217.3
The Mall at Short Hills		540.0	540.0	5.47%		540.0									540.0
Taubman BHO Headquarters		17.3 (e)	17.3	1.71% (e)		17.3									17.3 (n)
Total Consolidated Fixed		1,236.7	1,096.7			580.2	228.0	6.3	6.6	6.8	7.1	7.4	7.7	246.8	1,096.7
Weighted Rate		4.88%	4.84%			5.29%	4.99%	3.79%	3.79%	3.79%	3.79%	3.80%	3.80%	3.82%	
Consolidated Floating Rate Debt:															
The Mall at Green Hills		150.0	150.0	1.76%	1.60%				150.0 (o)						150.0
The Mall of San Juan	80.00%	163.8 (f)	131.0	2.16%	2.00%										131.0
TRG \$65M Revolving Credit Facility		0.0	0.0	(g)	1.40%		(g)								0.0
TRG \$1.1B Revolving Credit Facility		0.0	0.0	(h)	1.15%					(h)					0.0
Total Consolidated Floating		313.8	281.0					131.0	150.0						281.0
Weighted Rate		1.97%	1.95%					2.16%	1.76%						
Consolidated Floating Rate Debt Swapped to Fixed:															
TRG Term Loan		475.0	475.0	3.00% (i)	1.35%					475.0					475.0
Rate		3.00%	3.00%							3.00%					
Total Consolidated		2,025.5	1,852.7			580.2	228.0	137.3	156.6	481.8	7.1	7.4	7.7	246.8	1,852.7
Weighted Rate		3.99%	3.93%			5.29%	4.99%	2.24%	1.85%	3.01%	3.79%	3.80%	3.80%	3.82%	
Joint Ventures Fixed Rate Debt:															
International Plaza	50.10%	325.0	162.8	4.85%		2.5	2.6	2.7	2.9	3.0	3.1	146.1			162.8
The Mall at Millenia	50.00%	350.0	175.0	4.00%		0.5	0.5	3.1	3.2	3.4	3.5	3.6	3.8	3.9	149.9
Sunvalley	50.00%	183.1	91.5	4.44%		1.6	1.7	1.8	1.9	2.0	2.1	2.2	78.3		91.5
Taubman Land Associates	50.00%	23.1	11.6	3.84%		0.2	0.2	0.2	0.3	0.3	0.3	0.3	9.7		11.6
Waterside Shops	50.00%	165.0	84.3 (j)	4.20% (j)		1.1	83.3								84.3 (n)
Westfarms	78.94%	307.1	242.4	4.50%		4.5	4.8	5.0	5.2	5.4	5.7	5.9	205.9		242.4
Total Joint Venture Fixed		1,353.3	767.7			9.9	93.1	12.8	13.4	14.0	14.7	158.1	297.8	3.9	149.9
Weighted Rate		4.40%	4.41%			4.53%	4.24%	4.43%	4.43%	4.43%	4.43%	4.81%	4.46%	4.00%	4.00%
Joint Ventures Floating Rate Debt:															
The Mall at University Town Center	50.00%	187.8 (k)	93.9	1.86%	1.70%				93.9 (k)						93.9
Rate		1.86%	1.86%						1.86%						
Joint Venture Floating Rate Debt Swapped to Fixed:															
International Plaza	50.10%	175.0	87.7	3.58% (l)		1.4	1.6	1.7	1.7	1.8	1.9	77.6			87.7
Fair Oaks	50.00%	273.4	136.7	4.10% (m)		2.0	2.2	2.3	130.2						136.7
Total Joint Venture Floating Swapped to Fixed		448.4	224.4			3.4	3.8	4.0	131.9	1.8	1.9	77.6			224.4
Rate		3.90%	3.90%			3.88%	3.88%	3.88%	4.09%	3.58%	3.58%	3.58%			
Total Joint Venture		1,989.5	1,086.0			13.4	190.8	16.8	145.4	15.8	16.5	235.7	297.8	3.9	149.9
Weighted Rate		4.05%	4.08%			4.36%	3.06%	4.30%	4.12%	4.34%	4.34%	4.40%	4.46%	4.00%	4.00%
TRG Beneficial Interest Totals															
Fixed Rate Debt		2,590.0	1,864.4	(c),(d),(e),(j)		590.1	321.1	19.2	20.0	20.9	21.7	165.5	305.4	250.7	149.9
		4.63%	4.66%			5.28%	4.77%	4.22%	4.22%	4.22%	4.23%	4.76%	4.44%	3.82%	4.00%
Floating Rate Debt		501.6	374.9				93.9	131.0	150.0						374.9
		1.93%	1.92%				1.86%	2.16%	1.76%						
Floating Rate Swapped to Fixed		923.4	699.4			3.4	3.8	4.0	131.9	476.8	1.9	77.6			699.4
		3.43%	3.28%			3.88%	3.88%	3.88%	4.09%	3.00%	3.58%	3.58%			
Total		4,015.1	2,938.7	(c),(d),(e),(j)		593.5	418.7	154.2	301.9	497.7	23.6	243.0	305.4	250.7	149.9
		4.02%	3.99%			5.27%	4.11%	2.46%	2.94%	3.05%	4.18%	4.39%	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 that qualify for hedge accounting, 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 \$0.1 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 4.42% to an effective rate of 3.89%.

(d) Debt includes \$1.6 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 6.10% to an effective rate of 4.64%.

(e) Debt includes \$0.2 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 5.90% to an effective rate of 1.71%.

(f) \$320 million construction facility which bears interest at LIBOR + 2.0% and decreases to LIBOR + 1.75% upon achieving certain performance measures. Two one-year extension options are available. TRG has provided an unconditional guarantee of the principal balance and all accrued but unpaid interest during the term of the loan.

(g) Rate floats daily at LIBOR plus spread. Letters of credit totaling \$4.2 million are also outstanding on facility. The facility is recourse to TRG and secured by an indirect interest in 40% of Short Hills. The facility matures in 2016.

(h) The unsecured facility bears interest at a range of LIBOR + 1.15% to 1.70% with a facility fee ranging from 0.20% to 0.30% based on the Company's total leverage ratio. A one-year extension option is available. The facility matures in 2019.

(i) The unsecured loan bears interest at a range of LIBOR + 1.35% to 1.90% based on the Company's leverage ratio. The LIBOR rate is swapped until maturity to a fixed rate of 1.65%, which results in an effective interest rate in the range of 3.0% to 3.55%.

(j) Beneficial interest in debt includes \$1.8 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 4.20% on total beneficial interest in debt.

(k) \$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 guarantee of 25% of the principal balance of the facility and 50% of the interest. The principal guarantee may be reduced to 12.5% of the outstanding principal balance upon achievement of certain performance measures. Upon stabilization, the unconditional guarantee may be released.

(l) Debt is swapped to an effective rate of 3.58% until maturity. TRG has provided a several guarantee of 50.1% of the swap obligations.

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

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

(o) A one-year extension option is available.

(p) 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, 2014

(in millions of dollars, except as noted; 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	1,864.4	63%	4.66% (1)(3)
Floating rate debt swapped to fixed rate:			
Swapped through April 2018	136.7		4.10%
Swapped through February 2019	475.0		3.00%
Swapped through November 2021	87.7		3.58%
	699.4	24%	3.28% (1)
Floating month to month	374.9	13%	1.92% (1)
Total floating rate debt	1,074.3	37%	2.81% (1)
Total beneficial interest in debt	2,938.7	100%	3.99% (1)
Amortization of financing costs (2)			0.28%
Average all-in rate			4.27%

(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.

(3) Includes non-cash amortization of premiums related to acquisitions.

Certain Balance Sheet Information

	<u>Consolidated Amount</u>
Properties:	
Peripheral land	28.1 (1)
Accounts and notes receivable, net:	
Straight-line rents and recoveries	25.4
Deferred charges and other assets:	
Prepays and deposits	59.1
590,124 Simon Property Group units	77.7
Accounts payable and accrued liabilities:	
Straight-line ground rent	37.9
Community Development District obligation	54.1 (2)
Below market rents	1.0

(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.

Unencumbered Assets

	<u>Ownership %</u>
Consolidated Businesses:	
Beverly Center Los Angeles, CA	100% (1)
Dolphin Mall Miami, FL	100% (1)
Taubman Prestige Outlets Chesterfield Chesterfield, MO	100%
Twelve Oaks Mall Novi, MI	100% (1)
Unconsolidated Joint Ventures:	
Stamford Town Center Stamford, CT	50%

(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.

Share Repurchase Program (1)

Total dollar authorization of program	200.0
Total number of shares repurchased	787,071
Average price paid per share	66.45
Total value of shares repurchased	52.3
Remaining availability under the program	147.7

(1) The share repurchase program was authorized by the Company's Board of Directors in August 2013.

Preferred Equity

	<u>Face Value</u>	<u>Book Value</u>	<u>Number of Shares Outstanding</u>	<u>Coupon</u>	<u>NYSE Symbol</u>	<u>Optional Redemption Date</u>
Series J Cumulative Redeemable Preferred Stock	192.5	186.2	7,700,000	6.50%	TCO PR J	August 14, 2017
Series K Cumulative Redeemable Preferred Stock	170.0	164.4	6,800,000	6.25%	TCO PR K	March 15, 2018
	362.5	350.6				

TAUBMAN CENTERS, INC.
Construction and Redevelopment
As of December 31, 2014

<u>Center Name</u>	<u>Location</u>	<u>Anchors</u>	<u>Size (1)</u>	<u>Opening (1)</u>	<u>Total Project Cost (1)</u>	<u>Ownership %</u>	<u>Project Cost at TRG% (1)</u>	<u>Capitalized Balance on TCO Balance Sheet as of 12/31/14</u>	<u>Capitalized Costs-To-Date at TRG%</u>	<u>Expected After-tax Return at Stabilization (1)</u>
U.S. New Center Developments										
International Market Place	Waikiki, Honolulu, Hawaii	Saks Fifth Avenue	0.4 million sq. ft.	Spring 2016	\$465 million	93.5%	\$435 million	\$107.6 million	\$100.8 million	7%
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	\$384.4 million	\$309.5 million	6%
The Mall at University Town Center	Sarasota, Florida	Dillard's, Macy's, Saks Fifth Avenue	0.9 million sq. ft.	Opened October 2014	\$315 million	50%	\$162 million	(2)	\$161.4 million	8%-8.5%
Asia New Center Developments										
CityOn.Xi'an	Xi'an, China	Wangfujing	1.0 million sq. ft.	Late 2015	\$385 million (3)	30%	\$115 million (3)	(2)	\$75.1 million (4)	6%-6.5% (3)
CityOn.Zhengzhou	Zhengzhou, China	Wangfujing	1.0 million sq. ft.	Spring 2016	\$355 million (3)	32%	\$115 million (3)	(2)	\$41.2 million (4)	6%-6.5% (3)
Hanam Union Square	Hanam, Gyeonggi Province, South Korea	Shinsegae	1.7 million sq. ft.	Late 2016	\$1.1 billion (3)	34.3%	\$380 million (3)	(2)	\$132.3 million (4)	7%-7.5% (3)

(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) The center is owned by an Unconsolidated Joint Venture. The amount in the "Capitalized Costs-to-Date at TRG's %" column generally approximates the Company's investment in the Unconsolidated Joint Venture as of December 31, 2014.

(3) Expected project costs and after-tax returns for centers under development exclude the potential impact of foreign currency fluctuations.

(4) The capitalized balances shown reflect the cumulative translation adjustments recorded as of December 31, 2014 on the CityOn.Xi'an, CityOn.Zhengzhou, and Hanam Union Square projects of \$0.6 million, \$0.0 million, and (\$1.0) million, respectively.

<u>Center Name</u>	<u>Location</u>	<u>Project Type</u>	<u>Incremental GLA (1)</u>	<u>Expected Completion Date (1)</u>
Projects with Incremental GLA				
Beverly Center	Los Angeles, CA	Redevelopment of 8 th level and dining court	12,000 sq. ft.	2015/2016
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
International Plaza	Tampa, FL	Restoration Hardware	36,000 sq. ft.	Late 2015
Sunvalley	Concord, CA	New food court	1,500 sq. ft.	2015

Total Anticipated Investment at TRG% (1)

\$275 million

Weighted Average Return at Stabilization (1)

7.5%-8%

(1) Anticipated completion date, incremental GLA, 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.

Dispositions

For the Period Ended December 31, 2014

<u>Center/Business</u>	<u>Location</u>	<u>Anchors</u>	<u>Size</u>	<u>Total Sales Price</u>	<u>Former Ownership %</u>	<u>Closing Date</u>
<u>Starwood Sale Portfolio</u>				\$1.4 billion (1)		October 16, 2014
Fairlane Town Center	Dearborn, Michigan	JCPenney, Macy's, Sears	1.4 million sq. ft.		100%	
MacArthur Center	Norfolk, Virginia	Dillard's, Nordstrom	0.9 million sq. ft.		95%	
Northlake Mall	Charlotte, North Carolina	Belk, Dick's Sporting Goods, Dillard's, Macy's	1.1 million sq. ft.		100%	
The Mall at Partridge Creek	Clinton Township, Michigan	Nordstrom, Carson's	0.6 million sq. ft.		100%	
Stony Point Fashion Park	Richmond, Virginia	Dillard's, Dick's Sporting Goods, Saks Fifth Avenue	0.7 million sq. ft.		100%	
The Mall at Wellington Green	Wellington, Florida	City Furniture and Ashley Furniture Home Store, Dillard's, JCPenney, Macy's, Nordstrom	1.3 million sq. ft.		90%	
The Shops at Willow Bend	Plano, Texas	Dillard's, Macy's, Neiman Marcus	1.3 million sq. ft.		100%	
International Plaza	Tampa, FL	Neiman Marcus, Nordstrom, Dillard's	1.2 million sq. ft.	\$499 million (2)	49.9%	January 2014
Arizona Mills and land in Syosset, New York (Oyster Bay project)	Tempe, AZ/ Syosset, NY	Conn's, GameWorks, Harkins Cinemas, JCPenney Outlet, Neiman Marcus - Last Call, Saks Off 5th	1.2 million sq. ft.	\$230 million (3)	50%	January 2014

(1) The consideration for the Starwood Sale Portfolio, excluding transaction costs, was \$1.4 billion. The Company prepaid or defeased \$623 million of property-level debt and accrued interest.

(2) 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.

(3) 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. The Company no longer has any remaining interest in the center. The number of partnership units subsequently increased to 590,124 as a result of an equity transaction that occurred in May 2014.

TAUBMAN CENTERS, INC.

Capital Spending

For the Period Ended December 31, 2014

(in thousands of dollars)

	Three Months Ended December 31, 2014				Year Ended December 31, 2014			
	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.	89,128	75,756	49,837	25,119	320,839	271,441	144,874	76,083
Asia (3)			25,775 (4)	25,775			62,553 (4)	62,553
Existing Centers:								
Projects with incremental GLA or anchor replacement	10,965	7,178	8,328	4,166	46,754	38,850	8,832	4,418
Projects with no incremental GLA and other	14,631	14,614	(2,129)	(1,067)	21,615	21,524	3,659	1,845
Mall tenant allowances	3,864	3,809	1,921	990	9,905	9,860	7,329	3,934
Asset replacement costs recoverable from tenants	6,589	5,926	9,822	5,907	29,075	27,667	31,064	18,260
Corporate office improvements and equipment and other (5)	3,286	3,286	-	-	22,558	22,558		
	<u>128,463</u>	<u>110,569</u>	<u>93,554 (4)</u>	<u>60,890</u>	<u>450,746</u>	<u>391,900</u>	<u>258,311 (4)</u>	<u>167,093</u>
Capitalized leasing costs (1)	1,235	1,422	1,106	587	6,507	6,111	2,841	1,529

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

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

(3) Asia balances exclude \$7.2 million in net unfavorable currency translation adjustments for the year ended December 31, 2014.

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

(5) Includes acquisition of US headquarters building.

	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, 2014	584,274	488,104	262,522 (1)	258,438
Capitalized interest included in the table above, for the year ended (2) December 31, 2014	15,894	14,866	14,483 (3)	12,939 (3)

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

(2) Interest is being capitalized on \$851 million of construction work in process.

(3) 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, 2014 and 2013 (with annual historical data as provided)

	Three Months Ended		Year Ended				
	2014	2013	2014	2013	2012	2011	2010
Occupancy and Leased Space (1):							
Ending occupancy - all centers	94.1%	95.8%	94.1%	95.8%	96.6%	95.5%	95.1%
Ending occupancy - comparable (2)	95.4%	96.3%	95.4%	96.3%			
Leased space - all centers	96.0%	96.7%	96.0%	96.7%	97.5%	96.8%	96.7%
Leased space - comparable (2)	96.7%	97.5%	96.7%	97.5%			
Average Base Rents (2):							
Average rent per square foot :							
Consolidated Businesses	63.05	60.02	61.96	59.88	46.86	45.53	43.63
Unconsolidated Joint Ventures	58.69	54.19	58.65	52.68	45.44	44.58	43.73
Combined	61.19	57.94	60.58	57.33	46.42	45.22	43.66
Opening/Closing Rents (2)(3):							
Opening base rent per square foot :							
Consolidated Businesses			74.15	62.41	55.78	59.31	50.69
Unconsolidated Joint Ventures			63.19	62.07	54.95	45.42	47.16
Combined			69.47	62.27	55.59	56.20	49.69
Square feet of GLA opened :							
Consolidated Businesses			420,326	489,165	932,775	989,260	577,435
Unconsolidated Joint Ventures			313,575	346,134	278,651	285,919	228,075
Combined			733,901	835,299	1,211,426	1,275,179	805,510
Closing base rent per square foot :							
Consolidated Businesses			57.19	55.11	45.94	49.27	46.27
Unconsolidated Joint Ventures			46.84	48.98	50.50	43.98	47.20
Combined			52.57	52.67	47.07	47.93	46.52
Square feet of GLA closed :							
Consolidated Businesses			459,689	497,011	916,345	1,013,284	647,982
Unconsolidated Joint Ventures			371,391	327,608	301,724	344,799	243,093
Combined			831,080	824,619	1,218,069	1,358,083	891,075
Releasing spread per square foot :							
Consolidated Businesses			16.96	7.30	9.84	10.04	4.42
Unconsolidated Joint Ventures			16.35	13.09	4.45	1.44	(0.04)
Combined			16.90	9.60	8.52	8.27	3.17
Releasing spread per square foot growth :							
Consolidated Businesses			29.7%	13.2%	21.4%	20.4%	9.6%
Unconsolidated Joint Ventures			34.9%	26.7%	8.8%	3.3%	-0.1%
Combined			32.1%	18.2%	18.1%	17.3%	6.8%

(1) Beginning December 31, 2014, all occupancy and leased space statistics for all periods presented were updated to include TILs. Occupancy statistics also include anchor spaces at value and outlet centers (Arizona Mills, Dolphin Mall, Great Lakes Crossing Outlets, and Taubman Prestige Outlets Chesterfield). Arizona Mills is included in "all centers" prior to March 31, 2014 and Taubman Prestige Outlets Chesterfield is included in "all centers" for periods ending on or after September 30, 2013. "All centers" statistics as of December 31, 2013 and prior include the Starwood sale portfolio.

(2) Statistics exclude non-comparable centers. The December 31, 2013 statistics have been restated to include comparable centers to 2014.

(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, 2014 and 2013 (with annual historical data as provided)

	Three Months Ended		Year Ended				
	2014	2013	2014	2013	2012	2011	2010
Mall Tenant Sales (in thousands of dollars) (1):							
Mall tenant sales - all centers	1,601,162	1,913,865	4,969,462	6,180,095	6,008,265	5,164,916	4,619,896
Mall tenant sales - comparable (2)	1,527,103	1,543,894	4,871,423	4,991,010			
Sales per square foot (2)			809	819	708	641	564
Sales per square foot growth (2)	0.7%		-1.2%				
Occupancy Costs as a Percentage of Sales (1):							
All centers:							
Consolidated Businesses	11.4%	11.6%	13.8%	13.2%	12.8%	13.4%	14.5%
Unconsolidated Joint Ventures	12.3%	11.4%	13.3%	12.6%	12.2%	12.2%	13.5%
Combined	11.7%	11.6%	13.6%	13.0%	12.7%	13.0%	14.1%
Comparable centers (2):							
Consolidated Businesses	12.3%	11.7%	14.1%	13.3%			
Unconsolidated Joint Ventures	11.6%	11.3%	13.3%	12.5%			
Combined	12.0%	11.6%	13.7%	13.0%			
Tenant Bankruptcy Filings as a Percentage of Total Tenants (3)	0.0%	0.1%	1.6%	0.3%	0.7%	1.5%	0.7%
Growth in Net Operating Income at 100% (4):							
Including all lease cancellation income	3.7%	2.3%	4.0%	3.5%	7.5%	1.3%	0.4%
Excluding all lease cancellation income	1.9%	1.9%	2.7%	3.4%	7.2%	4.9%	0.5%
Number of Owned Properties at End of Period	18	25	18	25	24	23	23

(1) Based on reports of sales furnished by mall tenants. The 2014 sales statistics have been adjusted to exclude the portfolio of seven centers included in the sale to Starwood Capital Group in October 2014. "All centers" statistics as of December 31, 2013 and prior include sales for the Starwood sale portfolio.

(2) Statistics exclude non-comparable centers for all years presented. The three months ended and year ended December 31, 2013 statistics have been restated to include comparable centers to 2013. Sales per square foot exclude spaces greater than or equal to 10,000 square feet.

(3) Bankruptcy statistics for the year ended December 31, 2014 have been restated to exclude any bankruptcies at centers that were sold to Starwood during the year.

(4) 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.
Quarterly Center Statistics - Comparable Centers Only (1)
For the 2014 and 2013 Quarterly Periods Ended

	Three Months Ended				Year Ended	Three Months Ended				Year Ended
	March 31, 2014	June 30, 2014	September 30, 2014	December 31, 2014	December 31, 2014	March 31, 2013	June 30, 2013	September 30, 2013	December 31, 2013	December 31, 2013
Occupancy and Leased Space:										
Ending occupancy - comparable	93.9%	93.8%	94.1%	95.4%	95.4%	94.7%	95.0%	95.6%	96.3%	96.3%
Leased space - comparable	96.6%	96.4%	96.5%	96.7%	96.7%	96.8%	96.7%	97.2%	97.5%	97.5%
Average Base Rents:										
Average rent per square foot :										
Consolidated Businesses	61.39	63.02	63.34	63.05	61.96	59.26	60.35	60.08	60.02	59.88
Unconsolidated Joint Ventures	55.81	58.06	58.20	58.69	58.65	50.78	53.08	52.79	54.19	52.68
Combined	59.12	60.88	61.12	61.19	60.58	56.29	57.79	57.50	57.94	57.33
Mall Tenant Sales (in thousands of dollars) (2):										
Comparable	1,111,653	1,120,819	1,111,848	1,527,103	4,871,423	1,179,026	1,141,097	1,126,993	1,543,894	4,991,010
Sales per square foot					809					819
Sales per square foot growth	-5.3%	-1.2%	0.2%	0.7%	-1.2%					
Occupancy Costs as a Percentage of Sales (2):										
Comparable centers:										
Consolidated Businesses	15.0%	14.4%	15.1%	12.3%	14.1%	13.8%	13.6%	14.5%	11.7%	13.3%
Unconsolidated Joint Ventures	13.6%	14.2%	14.5%	11.6%	13.3%	11.8%	13.4%	13.9%	11.3%	12.5%
Combined	14.5%	14.3%	14.9%	12.0%	13.7%	13.1%	13.5%	14.3%	11.6%	13.0%
Growth in Net Operating Income at 100%:										
Excluding all lease cancellation income	1.9%	4.6%	2.8%	1.9%	2.7%					
	Twelve Months Trailing				Year Ended	Twelve Months Trailing				Year Ended
	March 31, 2014	June 30, 2014	September 30, 2014	December 31, 2014	December 31, 2014	March 31, 2013	June 30, 2013	September 30, 2013	December 31, 2013	December 31, 2013
Opening/Closing Rents (3):										
Opening base rent per square foot :										
Consolidated Businesses	62.82	68.25	68.28	74.15	74.15	69.74	66.41	64.44	62.41	62.41
Unconsolidated Joint Ventures	60.34	63.69	63.95	63.19	63.19	64.24	59.76	59.57	62.07	62.07
Combined	61.68	66.36	66.55	69.47	69.47	67.90	63.72	62.38	62.27	62.27
Square feet of GLA opened :										
Consolidated Businesses	356,255	425,581	424,401	420,326	420,326	549,881	530,691	507,790	489,165	489,165
Unconsolidated Joint Ventures	302,192	299,542	281,005	313,575	313,575	276,798	359,339	374,083	346,134	346,134
Combined	658,447	725,123	705,406	733,901	733,901	826,679	890,030	881,873	835,299	835,299
Closing base rent per square foot :										
Consolidated Businesses	60.20	60.70	55.20	57.19	57.19	53.82	53.58	55.71	55.11	55.11
Unconsolidated Joint Ventures	43.47	44.55	45.71	46.84	46.84	55.26	52.78	50.57	48.98	48.98
Combined	53.22	53.89	51.23	52.57	52.57	54.37	53.25	53.55	52.67	52.67
Square feet of GLA closed :										
Consolidated Businesses	372,555	453,523	469,328	459,689	459,689	490,315	479,118	479,455	497,011	497,011
Unconsolidated Joint Ventures	266,960	330,863	337,836	371,391	371,391	301,157	329,168	347,632	327,608	327,608
Combined	639,515	784,386	807,164	831,080	831,080	791,472	808,286	827,087	824,619	824,619
Releasing spread per square foot :										
Consolidated Businesses	2.62	7.55	13.08	16.96	16.96	15.92	12.83	8.73	7.30	7.30
Unconsolidated Joint Ventures	16.87	19.14	18.24	16.35	16.35	8.98	6.98	9.00	13.09	13.09
Combined	8.46	12.47	15.32	16.90	16.90	13.53	10.47	8.83	9.60	9.60
Releasing spread per square foot growth :										
Consolidated Businesses	4.4%	12.4%	23.7%	29.7%	29.7%	29.6%	23.9%	15.7%	13.2%	13.2%
Unconsolidated Joint Ventures	38.8%	43.0%	39.9%	34.9%	34.9%	16.3%	13.2%	17.8%	26.7%	26.7%
Combined	15.9%	23.1%	29.9%	32.1%	32.1%	24.9%	19.7%	16.5%	18.2%	18.2%

(1) Statistics for all periods exclude non-comparable centers (the centers sold to Starwood, Taubman Prestige Outlets Chesterfield, The Mall at University Town Center, and Arizona Mills.

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

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

TAUBMAN CENTERS, INC.
Owned Centers
As of December 31, 2014

Center	Anchors	Sq. Ft. of GLA/ Mall GLA	Year Opened/ Expanded	Year Acquired	Ownership %
Consolidated Businesses:					
Beverly Center Los Angeles, CA	Bloomingdale's, Macy's	886,000 562,000	1982		100%
Cherry Creek Shopping Center Denver, CO	Macy's, Neiman Marcus, Nordstrom	1,032,000 (1) 538,000	1990/1998		50%
City Creek Center Salt Lake City, UT	Macy's, Nordstrom	624,000 344,000	2012		100%
Dolphin Mall Miami, FL	Bass Pro Shops Outdoor World, Bloomingdale's Outlet, Burlington Coat Factory, Cobb Theatres, Dave & Buster's, Marshalls, Neiman Marcus-Last Call, Saks Off 5th, Polo Ralph Lauren Factory Store, The Sports Authority	1,396,000 671,000	2001/2007		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 (Detroit Metropolitan Area)	AMC Theatres, Bass Pro Shops Outdoor World, Lord & Taylor Outlet, Neiman Marcus-Last Call, Saks Off 5th	1,354,000 535,000	1998		100%
The Mall at Green Hills Nashville, TN	Dillard's, Macy's, Nordstrom	869,000 357,000	1955/2011	2011	100%
The Mall at Short Hills Short Hills, NJ	Bloomingdale's, Macy's, Neiman Marcus, Nordstrom, Saks Fifth Avenue	1,409,000 546,000	1980/1994/ 1995		100%
Taubman Prestige Outlets Chesterfield Chesterfield, MO (St. Louis Metropolitan Area)	Polo Ralph Lauren Factory Store, Restoration Hardware	307,000 307,000	2013		100%
Twelve Oaks Mall Novi, MI (Detroit Metropolitan Area)	JCPenney, Lord & Taylor, Macy's, Nordstrom, Sears	1,519,000 550,000	1977/1978 2007/2008		100%
Total GLA		9,632,000			
Total Mall GLA		4,596,000			
TRG % of Total GLA		9,116,000			
TRG % of Total Mall GLA		4,327,000			
Unconsolidated Joint Ventures:					
Fair Oaks Fairfax, VA (Washington, DC Metropolitan Area)	JCPenney, Lord & Taylor, Macy's (two locations), Sears	1,557,000 561,000	1980/1987/ 1988/2000		50%
International Plaza Tampa, FL	Dillard's, Lifetime Athletic, Neiman Marcus, Nordstrom	1,221,000 578,000	2001		50%
The Mall at Millenia Orlando, FL	Bloomingdale's, Macy's, Neiman Marcus	1,120,000 520,000	2002		50%
Stamford Town Center Stamford, CT	Macy's	765,000 (2) 442,000	1982/2007		50%
Sunvalley Concord, CA (San Francisco Metropolitan Area)	JCPenney, Macy's (two locations), Sears	1,334,000 494,000	1967/1981	2002	50%
The Mall at University Town Center Sarasota, FL	Dillard's, Macy's, Saks Fifth Avenue	859,000 439,000	2014		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	1,276,000 506,000	1974/1983/1997		79%
Total GLA		8,468,000			
Total Mall GLA		3,736,000			
TRG % of Total GLA		4,604,000			
TRG % of Total Mall GLA		2,015,000			
Grand Total GLA		18,100,000			
Grand Total Mall GLA		8,332,000			
TRG % of Total GLA		13,720,000			
TRG % of Total Mall GLA		6,342,000			

(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 Saks Fifth Avenue store, which closed in March 2014. Saks Fifth Avenue announced that a Saks Off 5th store is scheduled to open in this location in June 2015.

TAUBMAN CENTERS, INC.
Major Tenants in Owned Portfolio
As of December 31, 2014

Tenant	Number of Stores	Square Footage	% Mall GLA
Forever 21 (Forever 21, For Love 21, XXI Forever)	15	447,022	5.4%
The Gap (Gap, Gap Kids, Baby Gap, Banana Republic, Old Navy, Athleta, and others)	41	363,675	4.4%
H&M	13	261,052	3.1%
Limited Brands (Bath & Body Works/White Barn Candle, Pink, Victoria's Secret, and others)	37	233,069	2.8%
Williams-Sonoma (Williams-Sonoma, Pottery Barn, Pottery Barn Kids, and others)	26	198,260	2.4%
Abercrombie & Fitch (Abercrombie & Fitch, Hollister, and others)	23	174,515	2.1%
Ann Taylor (Ann Taylor, Ann Taylor Loft, and others)	30	162,976	2.0%
Urban Outfitters (Anthropologie, Anthropologie Accessories, Free People, Urban Outfitters)	19	145,519	1.7%
Express (Express, Express Men)	15	133,688	1.6%
Foot Locker (Foot Locker, Lady Foot Locker, Champs Sports, Foot Action USA, and others)	29	129,143	1.5%

TAUBMAN CENTERS, INC.
Anchors in Owned Portfolio
As of December 31, 2014

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

Name	Number of Stores	GLA	% of GLA
Macy's			
Bloomingdale's (1)	3	618	
Macy's	14	2,932	
Macy's Men's Store/Furniture Gallery	1	80	
Total	18	3,630	24.1%
Nordstrom	8	1,164	7.7%
Dillard's	3	607	4.0%
JCPenney	4	745	5.0%
Sears	3	679	4.5%
Neiman Marcus (2)	4	405	2.7%
Lord & Taylor (3)	3	392	2.6%
Saks (4)	4	295	2.0%
Lifetime Athletic	1	56	0.4%
Total	48	7,973	53.0% (5)

(1) Excludes one Bloomingdale's Outlet store at a value center.

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

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

(4) Excludes two Saks Off 5th stores at value and outlet centers.

(5) Percentages may not add due to rounding.

TAUBMAN CENTERS, INC.
 Operating Statistics Glossary
 As of December 31, 2014

(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, theaters, and TILs	Regional mall anchors
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, theaters, and TILs	Regional mall anchors
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.		