

Taubman

Second Quarter 2015 Supplemental Information

TAUBMAN CENTERS, INC.
Table of Contents
Second Quarter 2015

Company Information	1
Introduction	2
Summary Financial Information	3
Income Statement - Quarter	4
Income Statement - Year to Date	5
Earnings Reconciliations:	
Net Income Attributable to Taubman Centers, Inc. Common Shareowners to Funds from Operations and Adjusted Funds from Operations - Quarter	6
Net Income Attributable to Taubman Centers, Inc. Common Shareowners to Funds from Operations and Adjusted Funds from Operations - Year to Date	7
Net Income to Beneficial Interest in EBITDA and Adjusted Beneficial Interest in EBITDA - Quarter and Year to Date	8
Net Income to Net Operating Income (NOI) - Quarter and Year to Date	9
Net Income (Loss) to Net Operating Income (NOI) - Five Year History	10
Changes in Funds from Operations and Earnings per Common Share	11
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense) - Quarter	12
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense) - Year to Date	13
Recoveries Ratio Analysis	14
Balance Sheets	15
Debt Summary	16
Other Debt, Equity, and Certain Balance Sheet Information	17
Construction and Redevelopment	18
Capital Spending	19
Rent and Occupancy Operational Statistics	20
Other Operational Statistics	21
Summary of Key Guidance Measures	22
Owned Centers	23
Major Tenants in Owned Portfolio	24
Anchors in Owned Portfolio	25
Operating Statistics Glossary	26

TAUBMAN CENTERS, INC.
Company Information
Second Quarter 2015

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 June 30, 2015 included 19 urban and suburban shopping centers in 10 states and Puerto Rico.

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

Barbara Baker
Vice President of Corporate Affairs and Investor Relations
200 East Long Lake Road, Suite 300
Bloomfield Hills, Michigan 48304-2324
Telephone: (248) 258-7367
Email: bbaker@taubman.com

Ryan Hurren
Manager, Investor Relations
200 East Long Lake Road, Suite 300
Bloomfield Hills, Michigan 48304-2324
Telephone: (248) 258-7232
Email: rhurren@taubman.com

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.

<u>Quarters-Ended</u>	<u>Market Quotation per Common Share</u>		<u>Common Stock Dividends</u>
	<u>High</u>	<u>Low</u>	<u>Declared and Paid</u>
Common Stock	<u>Symbol</u>		
Series J Cumulative Redeemable Preferred Stock	TCO		
Series K Cumulative Redeemable Preferred Stock	TCO PR J		
	TCO PR K		
March 31, 2015	84.70	72.05	0.565
June 30, 2015	77.25	69.50	0.565
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)

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

Analyst Coverage:

<u>Company</u>	<u>Analyst</u>	<u>Email Address</u>
Bank of America Securities-Merrill Lynch	Craig Schmidt	craig.schmidt@baml.com
Citigroup Global Markets, Inc.	Christy McElroy	christy.mcelroy@citi.com
Cowen and Company, LLC	James Sullivan	james.sullivan@cowen.com
Credit Suisse Securities LLC	George Auerbach	george.auerbach@credit-suisse.com
Deutsche Bank Securities, Inc.	Vincent Chao	vincent.chao@db.com
Evercore ISI	Steve Sakwa	ssakwa@isigrp.com
Goldman Sachs & Co.	Andrew Rosivach	andrew.rosivach@gs.com
Green Street Advisors, Inc.	Daniel Busch	dbusch@greenstreetadvisors.com
Jefferies, LLC	Omotayo Okusanya	tokusanya@jefferies.com
J.P. Morgan Securities	Michael Mueller	michael.w.mueller@jpmorgan.com
Keybank Capital Markets, Inc.	Todd Thomas	tthomas@key.com
Morgan Stanley Investment Research	Haendel St. Juste	Haendel.StJuste@morganstanley.com
Oppenheimer & Co.	Steve Manaker	Stephen.Manaker@opco.com
Sandler O'Neill & Partners, L.P.	Alexander Goldfarb	aqoldfarb@sandleroneill.com
UBS Securities, LLC	Ross Nussbaum	ross.nussbaum@ubs.com

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

Second Quarter 2015

This package was prepared to provide supplemental operating, financing, and development information of the Company and the Operating Partnership for the second quarter of 2015. The information herein contains terms, captions, and other content for which definitions and additional background can be found in the Company's regular filings with the Securities and Exchange Commission, including its most recent Annual Report on Form 10-K and Quarterly Report on Form 10-Q. Refer to <http://www.taubman.com> for the latest available version of this package, which will incorporate any revisions to the information.

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 are as 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 and six month periods ended June 30, 2014, FFO and EBITDA were adjusted for expenses related to the sale of centers to Starwood Capital Group (Starwood). Specifically, these measures were adjusted for a charge related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur Center (MacArthur) note payable as well as disposition costs incurred related to the sale. In addition, for the six month period ended June 30, 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.

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 June 30, 2015 and 2014

(in thousands of dollars, except as noted)

	Three Months Ended		Year to Date	
	2015	2014	2015	2014
Funds from Operations (1):				
FFO:				
TRG	67,596	71,864	140,512	153,087
TCO	47,939	51,337	99,909	109,373
FFO per common share:				
Basic	0.78	0.81	1.60	1.73
Diluted	0.76	0.80	1.57	1.70
Growth rate-diluted	-5.0%		-7.6%	
Adjusted FFO (1):				
TRG	67,596	77,700	140,512	158,923
TCO	47,939	55,513	99,909	113,549
Adjusted FFO per common share (1):				
Basic	0.78	0.88	1.60	1.80
Diluted	0.76	0.86	1.57	1.76
Growth rate-diluted	-11.6%		-10.8%	
Earnings attributable to common shareowners:				
Net income attributable to common shareowners (1) (2):				
Basic	23,230	21,344	52,852	390,469
Diluted	23,321	21,418	53,048	394,025
Per common share - basic	0.38	0.34	0.85	6.18
Per common share - diluted	0.37	0.33	0.84	6.08
Dividends (3):				
Dividends paid per common share	0.565	0.54	1.13	1.08
Payout ratio of Adjusted FFO per diluted common share	74%	63%	72%	61%
Coverage (4):				
Interest only	4.1	3.5	4.2	3.6
Fixed charges	2.8	2.8	3.0	2.8
Market Capitalization:				
Closing stock price at end of period	69.50	75.81		
Market equity value of share equivalents	5,973,543	6,702,280		
Preferred equity (at face value)	362,500	362,500		
Beneficial interest in debt	3,153,800	3,414,900		
Total market capitalization	9,489,843	10,479,680		
Debt to total market capitalization	33.2%	32.6%		
Ownership:				
TCO common shares outstanding:				
End of period	60,886,865	63,263,470		
Weighted average - basic	61,606,563	63,263,237	62,319,211	63,214,694
Weighted average - diluted	62,386,042	63,974,613	63,156,702	64,834,009
TRG units of partnership interest:				
End of period	85,950,254	88,408,920		
Weighted average - basic	86,669,952	88,408,808	87,402,848	88,361,090
Weighted average - diluted	88,320,693	89,991,446	89,111,601	89,980,405
TCO ownership of TRG:				
End of period	70.8%	71.6%		
Weighted average	71.1%	71.6%	71.3%	71.5%

(1) Earnings no longer reflect the results of the centers sold to Starwood for periods after the October 2014 disposition date. FFO for the three and six month periods ended June 30, 2014 includes, and Adjusted FFO excludes, a charge related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur note payable as well as disposition costs incurred related to the sale of centers to Starwood.

(2) During the six months ended June 30, 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 the International Plaza, Arizona Mills, and Oyster Bay dispositions on diluted earnings per common share (EPS) was \$5.30 per share.

(3) The tax status of the total 2015 common dividends declared and to be declared, assuming continuation of a \$0.565 per common share quarterly dividend, is estimated to be 100% of ordinary income. The tax status of total 2015 dividends to be paid on Series J and Series K Preferred Stock is estimated to be 100% ordinary income. These are forward-looking statements and certain significant factors could cause the actual results to differ materially.

(4) 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 and six month periods ended June 30, 2014, EBITDA was adjusted for a charge related to the discontinuation of hedge accounting on the interest rate swap previously designated to hedge the MacArthur note payable as well as disposition costs incurred related to the sale of centers to Starwood. In addition, for the six months ended June 30, 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 June 30, 2015 and 2014
(in thousands of dollars)

	2015		2014	
	UNCONSOLIDATED		UNCONSOLIDATED	
	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)	CONSOLIDATED BUSINESSES (1)	JOINT VENTURES (1)
REVENUES:				
Minimum rents	76,869	52,865	96,532	48,364
Percentage rents	1,077	1,203	1,094	1,103
Expense recoveries	46,020	31,694	61,203	27,591
Management, leasing, and development services	3,341		2,965	
Other	4,666	2,112	8,191	3,236
Total revenues	131,973	87,874	169,985	80,294
EXPENSES:				
Maintenance, taxes, utilities, and promotion	35,107	22,772	48,830	19,989
Other operating	14,680	4,647	16,050	4,497
Management, leasing, and development services	1,411		1,696	
General and administrative	12,055		11,587	
Interest expense	14,781	21,056	25,434	18,137
Depreciation and amortization	26,378	14,370	36,850	11,092
Total expenses	104,412	62,845	140,447	53,715
Nonoperating income (expense)(2)	1,456	(3)	(5,321)	(5)
	29,017	25,026	24,217	26,574
Income tax expense	(688)		(311)	
Equity in income of Unconsolidated Joint Ventures	14,004		14,675	
	42,333		38,581	
Gain on dispositions, net of tax (3)			473	
Net income	42,333		39,054	
Net income attributable to noncontrolling interests:				
Noncontrolling share of income of consolidated joint ventures	(2,672)		(2,252)	
Noncontrolling share of income of TRG	(10,153)		(9,203)	
Distributions to participating securities of TRG	(493)		(470)	
Preferred stock dividends	(5,785)		(5,785)	
Net income attributable to Taubman Centers, Inc. common shareowners	23,230		21,344	
SUPPLEMENTAL INFORMATION:				
EBITDA - 100%	70,176	60,452	86,501	55,803
EBITDA - outside partners' share	(4,953)	(26,541)	(5,931)	(24,319)
Beneficial interest in EBITDA	65,223	33,911	80,570	31,484
Beneficial interest expense	(13,047)	(11,405)	(23,348)	(9,955)
Beneficial income tax expense - TRG and TCO	(688)		(311)	
Beneficial income tax expense - TCO	109		87	
Non-real estate depreciation	(722)		(878)	
Preferred dividends and distributions	(5,785)		(5,785)	
Funds from Operations attributable to partnership unitholders and participating securities of TRG	45,090	22,506	50,335	21,529
STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS:				
Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG %	(116)	496	398	398
The Mall at Green Hills purchase accounting adjustments - minimum rents increase	87		199	
El Paseo Village and The Gardens on El Paseo purchase accounting adjustments - interest expense reduction	305		305	
Waterside Shops purchase accounting adjustments - interest expense reduction		262		263
U.S. headquarters purchase accounting adjustment - interest expense reduction			181	

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

(2) Nonoperating expense for the three months ended June 30, 2014 includes \$5.7 million in connection with the discontinuation of hedge accounting related to the MacArthur interest rate swap and \$0.4 million of disposition costs related to the sale of centers to Starwood.

(3) During the three months ended June 30, 2014, a reduction of \$0.5 million to the tax on the gain on the disposition of interests in International Plaza was recognized.

TAUBMAN CENTERS, INC.
Income Statement
For the Six Months Ended June 30, 2015 and 2014
(in thousands of dollars)

	2015		2014	
	UNCONSOLIDATED		UNCONSOLIDATED	
	CONSOLIDATED BUSINESSES	JOINT VENTURES (1)	CONSOLIDATED BUSINESSES (1)	JOINT VENTURES (1)
REVENUES:				
Minimum rents	151,436	105,574	194,422	94,872
Percentage rents	4,007	3,450	5,756	3,157
Expense recoveries	89,932	63,251	123,912	54,627
Management, leasing, and development services	6,298		5,470	
Other	9,289	7,513	15,203	4,863
Total revenues	260,962	179,788	344,763	157,519
EXPENSES:				
Maintenance, taxes, utilities, and promotion	66,740	44,271	96,771	39,992
Other operating	27,898	10,077	31,546	9,424
Management, leasing, and development services	2,541		2,981	
General and administrative	23,980		23,124	
Interest expense	28,306	42,022	51,564	36,029
Depreciation and amortization	50,419	27,869	71,968	22,792
Total expenses	199,884	124,239	277,954	108,237
Nonoperating income (expense)(2)	2,702	5	(4,218)	(3)
	63,780	55,554	62,591	49,279
Income tax expense	(1,526)		(1,010)	
Equity in income of Unconsolidated Joint Ventures	31,079		26,743	
	93,333		88,324	
Gain on dispositions, net of tax (3)			476,887	
Net income	93,333		565,211	
Net income attributable to noncontrolling interests:				
Noncontrolling share of income of consolidated joint ventures	(5,263)		(5,370)	
Noncontrolling share of income of TRG	(22,664)		(156,865)	
Distributions to participating securities of TRG	(985)		(938)	
Preferred stock dividends	(11,569)		(11,569)	
Net income attributable to Taubman Centers, Inc. common shareowners	52,852		390,469	
SUPPLEMENTAL INFORMATION:				
EBITDA - 100% (4)	142,505	125,445	672,743	108,100
EBITDA - outside partners' share	(10,282)	(55,028)	(12,274)	(47,526)
Beneficial interest in EBITDA	132,223	70,417	660,469	60,574
Gain on dispositions			(486,620)	
Beneficial interest expense	(24,918)	(22,768)	(47,414)	(19,799)
Beneficial income tax expense - TRG and TCO	(1,526)		(1,010)	
Beneficial income tax expense - TCO	288		146	
Non-real estate depreciation	(1,635)		(1,690)	
Preferred dividends and distributions	(11,569)		(11,569)	
Funds from Operations attributable to partnership unitholders and participating securities of TRG	92,863	47,649	112,312	40,775
STRAIGHTLINE AND PURCHASE ACCOUNTING ADJUSTMENTS:				
Net straight-line adjustments to rental revenue, recoveries, and ground rent expense at TRG %	(373)	889	807	556
The Mall at Green Hills purchase accounting adjustments - minimum rents increase	180		391	
El Paseo Village and The Gardens on El Paseo purchase accounting adjustments - interest expense reduction	611		611	
Waterside Shops purchase accounting adjustments - interest expense reduction		525		525
U.S. headquarters purchase accounting adjustment - interest expense reduction	182		242	

- (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 January 2014 disposition date. Subsequent to the disposition, the Company's remaining 50.1% interest is accounted for under the equity method within Unconsolidated Joint Ventures. In addition, Arizona Mills' operations were accounted for under the equity method through the disposition in January 2014. The results of the centers sold to Starwood were consolidated through the October 2014 disposition.
- (2) Nonoperating expense for the six months ended June 30, 2014 includes \$5.7 million in connection with the discontinuation of hedge accounting related to the MacArthur interest rate swap and \$0.4 million of disposition costs related to the sale of centers to Starwood.
- (3) During the six months ended June 30, 2014, the gain on dispositions of interests in International Plaza, Arizona Mills, and land in Syosset, New York related to the former Oyster Bay project is net of income tax expense of \$9.7 million.
- (4) For the six months ended June 30, 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.

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 June 30, 2015 and 2014

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

	2015			2014		
	Dollars	Shares /Units	Per Share /Unit	Dollars	Shares /Units	Per Share /Unit
Net income attributable to TCO common shareowners - Basic	23,230	61,606,563	0.38	21,344	63,263,237	0.34
Add impact of share-based compensation	91	779,479		74	711,376	
Net income attributable to TCO common shareowners - Diluted	23,321	62,386,042	0.37	21,418	63,974,613	0.33
Add depreciation of TCO's additional basis	1,617		0.03	1,720		0.03
Add TCO's additional income tax expense	109		0.00	87		0.00
Net income attributable to TCO common shareowners, excluding step-up depreciation and additional income tax expense	25,047	62,386,042	0.40	23,225	63,974,613	0.36
Add noncontrolling share of income of TRG	10,153	25,063,389		9,203	25,145,571	
Add distributions to participating securities of TRG	493	871,262		470	871,262	
Net income attributable to partnership unitholders and participating securities	35,693	88,320,693	0.40	32,898	89,991,446	0.37
Add (less) depreciation and amortization:						
Consolidated businesses at 100%	26,378		0.30	36,850		0.41
Depreciation of TCO's additional basis	(1,617)		(0.02)	(1,720)		(0.02)
Noncontrolling partners in consolidated joint ventures	(547)		(0.01)	(1,593)		(0.02)
Share of Unconsolidated Joint Ventures	8,502		0.10	6,854		0.08
Non-real estate depreciation	(722)		(0.01)	(878)		(0.01)
Less gain on dispositions, net of tax				(473)		(0.01)
Less impact of share-based compensation	(91)		(0.00)	(74)		(0.00)
Funds from Operations attributable to partnership unitholders and participating securities of TRG	67,596	88,320,693	0.77	71,864	89,991,446	0.80
TCO's average ownership percentage of TRG	71.1%			71.6%		
Funds from Operations attributable to TCO's common shareowners, excluding additional income tax expense	48,048		0.77	51,424		0.80
Less TCO's additional income tax expense	(109)		(0.00)	(87)		(0.00)
Funds from Operations attributable to TCO's common shareowners	47,939		0.76	51,337		0.80
Funds from Operations attributable to partnership unitholders and participating securities of TRG	67,596	88,320,693	0.77	71,864	89,991,446	0.80
Beneficial share of disposition costs related to the Starwood sale				441		0.00
Beneficial share of discontinuation of hedge accounting - MacArthur				5,395		0.06
Adjusted Funds from Operations attributable to partnership unitholders and participating securities of TRG	67,596	88,320,693	0.77	77,700	89,991,446	0.86
TCO's average ownership percentage of TRG	71.1%			71.6%		
Adjusted Funds from Operations attributable to TCO's common shareowners, excluding additional income tax expense	48,048		0.77	55,600		0.86
Less TCO's additional income tax expense	(109)		(0.00)	(87)		(0.00)
Adjusted Funds from Operations attributable to TCO's common shareowners	47,939		0.76	55,513		0.86

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 Six Months Ended June 30, 2015 and 2014

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

	2015			2014		
	Dollars	Shares /Units	Per Share /Unit	Dollars	Shares /Units	Per Share /Unit
Net income attributable to TCO common shareowners - Basic	52,852	62,319,211	0.85	390,469	63,214,694	6.18
Add distributions to participating securities of TRG				938	871,262	
Add impact of share-based compensation	196	837,491		2,618	748,053	
Net income attributable to TCO common shareowners - Diluted	53,048	63,156,702	0.84	394,025	64,834,009	6.08
Add depreciation of TCO's additional basis	3,234		0.05	3,440		0.05
Add TCO's additional income tax expense	288		0.00	146		0.00
Net income attributable to TCO common shareowners, excluding step-up depreciation and additional income tax expense	56,570	63,156,702	0.90	397,611	64,834,009	6.13
Add noncontrolling share of income of TRG	22,664	25,083,637		156,865	25,146,396	
Add distributions to participating securities of TRG	985	871,262				
Net income attributable to partnership unitholders and participating securities	80,219	89,111,601	0.90	554,476	89,980,405	6.16
Add (less) depreciation and amortization:						
Consolidated businesses at 100%	50,419		0.57	71,968		0.80
Depreciation of TCO's additional basis	(3,234)		(0.04)	(3,440)		(0.04)
Noncontrolling partners in consolidated joint ventures	(1,631)		(0.02)	(2,754)		(0.03)
Share of Unconsolidated Joint Ventures	16,570		0.19	14,032		0.16
Non-real estate depreciation	(1,635)		(0.02)	(1,690)		(0.02)
Less gain on dispositions, net of tax				(476,887)		(5.30)
Less impact of share-based compensation	(196)		(0.00)	(2,618)		(0.03)
Funds from Operations attributable to partnership unitholders and participating securities of TRG	140,512	89,111,601	1.58	153,087	89,980,405	1.70
TCO's average ownership percentage of TRG	71.3%			71.5%		
Funds from Operations attributable to TCO's common shareowners, excluding additional income tax expense	100,197		1.58	109,519		1.70
Less TCO's additional income tax expense	(288)		(0.00)	(146)		(0.00)
Funds from Operations attributable to TCO's common shareowners	99,909		1.57	109,373		1.70
Funds from Operations attributable to partnership unitholders and participating securities of TRG	140,512	89,111,601	1.58	153,087	89,980,405	1.70
Beneficial share of disposition costs related to the Starwood sale				441		0.00
Beneficial share of discontinuation of hedge accounting - MacArthur				5,395		0.06
Adjusted Funds from Operations attributable to partnership unitholders and participating securities of TRG	140,512	89,111,601	1.58	158,923	89,980,405	1.77
TCO's average ownership percentage of TRG	71.3%			71.5%		
Adjusted Funds from Operations attributable to TCO's common shareowners, excluding additional income tax expense	100,197		1.58	113,695		1.77
Less TCO's additional income tax expense	(288)		(0.00)	(146)		(0.00)
Adjusted Funds from Operations attributable to TCO's common shareowners	99,909		1.57	113,549		1.76

TAUBMAN CENTERS, INC.

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

For the Periods Ended June 30, 2015 and 2014

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

	Three Months Ended		Year to Date	
	2015	2014	2015	2014
Net income	42,333	39,054	93,333	565,211
Add (less) depreciation and amortization:				
Consolidated businesses at 100%	26,378	36,850	50,419	71,968
Noncontrolling partners in consolidated joint ventures	(547)	(1,593)	(1,631)	(2,754)
Share of Unconsolidated Joint Ventures	8,502	6,854	16,570	14,032
Add (less) interest expense and income tax expense:				
Interest expense:				
Consolidated businesses at 100%	14,781	25,434	28,306	51,564
Noncontrolling partners in consolidated joint ventures	(1,734)	(2,086)	(3,388)	(4,150)
Share of Unconsolidated Joint Ventures	11,405	9,955	22,768	19,799
Income tax expense:				
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay		(473)		9,733
Other income tax expense	688	311	1,526	1,010
Less noncontrolling share of income of consolidated joint ventures	<u>(2,672)</u>	<u>(2,252)</u>	<u>(5,263)</u>	<u>(5,370)</u>
Beneficial interest in EBITDA	99,134	112,054	202,640	721,043
TCO's average ownership percentage of TRG	<u>71.1%</u>	<u>71.6%</u>	<u>71.3%</u>	<u>71.5%</u>
Beneficial interest in EBITDA attributable to TCO	<u>70,466</u>	<u>80,183</u>	<u>144,493</u>	<u>515,761</u>
Beneficial interest in EBITDA	99,134	112,054	202,640	721,043
Add (less):				
Gain on dispositions				(486,620)
Beneficial share of disposition costs related to the Starwood sale		441		441
Beneficial share of discontinuation of hedge accounting - MacArthur		5,395		5,395
Adjusted Beneficial interest in EBITDA	99,134	117,890	202,640	240,259
TCO's average ownership percentage of TRG	<u>71.1%</u>	<u>71.6%</u>	<u>71.3%</u>	<u>71.5%</u>
Adjusted Beneficial interest in EBITDA attributable to TCO	<u>70,466</u>	<u>84,359</u>	<u>144,493</u>	<u>171,883</u>

TAUBMAN CENTERS, INC.
Reconciliation of Net Income to Net Operating Income (NOI)
For the Periods Ended June 30, 2015, 2014, and 2013

(in thousands of dollars)

	Three Months Ended		Three Months Ended		Year to Date		Year to Date	
	2015	2014	2014	2013	2015	2014	2014	2013
Net income	42,333	39,054	39,054	33,603	93,333	565,211	565,211	79,959
Add (less) depreciation and amortization:								
Consolidated businesses at 100%	26,378	36,850	36,850	38,258	50,419	71,968	71,968	75,280
Noncontrolling partners in consolidated joint ventures	(547)	(1,593)	(1,593)	(1,368)	(1,631)	(2,754)	(2,754)	(2,484)
Share of Unconsolidated Joint Ventures	8,502	6,854	6,854	5,864	16,570	14,032	14,032	12,173
Add (less) interest expense and income tax expense:								
Interest expense:								
Consolidated businesses at 100%	14,781	25,434	25,434	32,622	28,306	51,564	51,564	67,074
Noncontrolling partners in consolidated joint ventures	(1,734)	(2,086)	(2,086)	(2,214)	(3,388)	(4,150)	(4,150)	(4,377)
Share of Unconsolidated Joint Ventures	11,405	9,955	9,955	9,401	22,768	19,799	19,799	18,777
Income tax expense:								
Income tax expense on dispositions of International Plaza, Arizona Mills, and Oyster Bay		(473)	(473)			9,733	9,733	
Other income tax expense	688	311	311	234	1,526	1,010	1,010	1,262
Less noncontrolling share of income of consolidated joint ventures	(2,672)	(2,252)	(2,252)	(1,773)	(5,263)	(5,370)	(5,370)	(4,554)
Add EBITDA attributable to outside partners:								
EBITDA attributable to noncontrolling partners in consolidated joint ventures	4,953	5,931	5,931	5,355	10,282	12,274	12,274	11,415
EBITDA attributable to outside partners in Unconsolidated Joint Ventures	26,541	24,319	24,319	20,877	55,028	47,526	47,526	41,091
EBITDA at 100%	130,628	142,304	142,304	140,859	267,950	780,843	780,843	295,616
Add (less) items excluded from shopping center NOI:								
General and administrative expenses	12,055	11,587	11,587	12,628	23,980	23,124	23,124	24,864
Management, leasing, and development services, net	(1,930)	(1,269)	(1,269)	(700)	(3,757)	(2,489)	(2,489)	(2,056)
Straight-line of rents	(1,378)	(1,243)	(1,243)	(1,158)	(2,098)	(2,287)	(2,287)	(2,614)
Gain on dispositions						(486,620)	(486,620)	
Disposition costs related to the Starwood sale		441	441			441	441	
Discontinuation of hedge accounting - MacArthur		5,678	5,678			5,678	5,678	
Gain on sale of peripheral land								(863)
Gain on sale of marketable securities								(1,323)
Dividend Income	(885)	(612)	(612)		(1,711)	(836)	(836)	
Interest income	(553)	(181)	(181)	(42)	(1,219)	(308)	(308)	(101)
Other nonoperating (income) expense	(15)				223	(754)	(754)	
Non-center specific operating expenses and other	5,961	5,211	5,211	6,924	10,309	8,959	8,959	10,516
NOI - all centers at 100%	143,883	161,916	161,916	158,511	293,677	325,751	325,751	324,039
Less - NOI of non-comparable centers	(5,997) ⁽¹⁾	(23,505) ⁽²⁾	(22,015) ⁽³⁾	(28,449) ⁽⁴⁾	(11,152) ⁽¹⁾	(49,976) ⁽⁵⁾	(46,981) ⁽⁶⁾	(57,782) ⁽⁴⁾
NOI at 100% - comparable centers	137,886	138,411	139,901	130,062	282,525	275,775	278,770	266,257
NOI - growth %	-0.4%		7.6%		2.4%		4.7%	
NOI at 100% - comparable centers	137,886	138,411	139,901	130,062	282,525	275,775	278,770	266,257
Lease cancellation income	(321)	(4,146)	(4,146)	(309)	(4,403)	(5,999)	(5,999)	(2,000)
NOI at 100% - comparable centers excluding lease cancellation income	137,565	134,265	135,755	129,753	278,122	269,776	272,771	264,257
NOI at 100% excluding lease cancellation income - growth %	2.5%		4.6%		3.1%		3.2%	

(1) Includes The Mall of San Juan and The Mall at University Town Center.

(2) Includes the portfolio of centers sold to Starwood and an adjustment to reflect the allocation of costs to Starwood centers that are now being allocated to the remainder of the portfolio.

(3) Includes the portfolio of centers sold to Starwood and Taubman Prestige Outlets Chesterfield.

(4) Includes the portfolio of centers sold to Starwood and Arizona Mills.

(5) Includes the portfolio of centers sold to Starwood and Arizona Mills for the approximately one-month period prior to its disposition. Includes an adjustment to reflect the allocation of costs to Starwood centers that are now being allocated to the remainder of the portfolio.

(6) Includes the portfolio of centers sold to Starwood, Taubman Prestige Outlets Chesterfield, and Arizona Mills for the approximately one-month period prior to its disposition.

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 (income) expense	(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 Common Share
For the Three Months Ended June 30, 2015

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

2014 Second Quarter Funds from Operations per Common Share	\$ 0.80
Discontinuation of hedge accounting - MacArthur	0.060
Disposition costs related to the Starwood sale	0.005
	<hr/>
2014 Second Quarter Funds from Operations per Common Share - Adjusted	\$ 0.86
<i>Changes - 2015 vs. 2014</i>	
Minimum rents	0.010
Net recoveries from tenants	0.025
Lease cancellation income	(0.025)
Non-comparable centers	(0.115)
Impact of share repurchases	0.010
Other	(0.005)
	<hr/>
2015 Second Quarter Funds from Operations per Common Share	\$ 0.76
	<hr/> <hr/>
2014 Second Quarter Earnings per Common Share	\$ 0.33
<i>Changes - 2015 vs. 2014</i>	
Change in FFO per common share	(0.040)
Depreciation (including cessation of depreciation on Starwood sale centers)	0.080
	<hr/>
2015 Second Quarter Earnings per Common Share	\$ 0.37
	<hr/> <hr/>

TAUBMAN CENTERS, INC.
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Three Months Ended June 30, 2015 and 2014

(in thousands of dollars)

Other Income

	Three Months Ended June 30, 2015				Three Months Ended June 30, 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%
Shopping center related revenues	4,230	3,978	1,853	1,006	5,603	5,366	1,532	809
Lease cancellation income	436	402	259	130	2,588	2,145	1,704	853
	<u>4,666</u>	<u>4,380</u>	<u>2,112</u>	<u>1,136</u>	<u>8,191</u>	<u>7,511</u>	<u>3,236</u>	<u>1,662</u>

Other Operating Expense

	Three Months Ended June 30, 2015				Three Months Ended June 30, 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%
Shopping center related expenses	10,661	10,319	3,849	2,042	11,986	11,672	3,454	1,864
Provision for tenant bad debts	976	908	599	349	977	904	847	431
Domestic and non-U.S. pre-development costs	993	993			1,003	1,003		
Ground rent	2,050	1,834	199	99	2,084	1,858	196	99
	<u>14,680</u>	<u>14,054</u>	<u>4,647</u>	<u>2,490</u>	<u>16,050</u>	<u>15,437</u>	<u>4,497</u>	<u>2,394</u>

Nonoperating Income (Expense)

	Three Months Ended June 30, 2015				Three Months Ended June 30, 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%
Discontinuation of hedge accounting - MacArthur					(5,678)	(5,395)		
Disposition costs related to the Starwood sale					(441)	(441)		
Dividend income	885	885			612	612		
Interest income	556	555	(3)	(1)	186	184	(5)	(4)
Other nonoperating income	15	16						
	<u>1,456</u>	<u>1,456</u>	<u>(3)</u>	<u>(1)</u>	<u>(5,321)</u>	<u>(5,040)</u>	<u>(5)</u>	<u>(4)</u>

TAUBMAN CENTERS, INC.
Components of Other Income, Other Operating Expense, and Nonoperating Income (Expense)
For the Six Months Ended June 30, 2015 and 2014

(in thousands of dollars)

Other Income

	Six Months Ended June 30, 2015				Six Months Ended June 30, 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%
Shopping center related revenues	8,509	8,009	3,502	1,881	10,886	10,418	2,902	1,552
Lease cancellation income	780	745	4,011	2,287	4,317	3,644	1,961	986
	<u>9,289</u>	<u>8,754</u>	<u>7,513</u>	<u>4,168</u>	<u>15,203</u>	<u>14,062</u>	<u>4,863</u>	<u>2,538</u>

Other Operating Expense

	Six Months Ended June 30, 2015				Six Months Ended June 30, 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%
Shopping center related expenses	20,182	19,411	8,412	4,486	23,837	23,149	7,759	4,174
Provision for tenant bad debts	1,432	1,377	1,287	706	1,217	1,153	1,327	692
Domestic and non-U.S. pre-development costs	2,155	2,155			2,224	2,224		
Ground rent	4,129	3,680	378	189	4,268	3,811	338	170
	<u>27,898</u>	<u>26,623</u>	<u>10,077</u>	<u>5,381</u>	<u>31,546</u>	<u>30,337</u>	<u>9,424</u>	<u>5,036</u>

Nonoperating Income (Expense)

	Six Months Ended June 30, 2015				Six Months Ended June 30, 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%
Discontinuation of hedge accounting - MacArthur					(5,678)	(5,395)		
Disposition costs related to the Starwood sale					(441)	(441)		
Dividend income	1,711	1,711			836	836		
Interest income	1,214	1,209	5	3	311	307	(3)	(2)
Other nonoperating income (expense)	(223)	(222)			754	754		
	<u>2,702</u>	<u>2,698</u>	<u>5</u>	<u>3</u>	<u>(4,218)</u>	<u>(3,939)</u>	<u>(3)</u>	<u>(2)</u>

TAUBMAN CENTERS, INC.
Recoveries Ratio Analysis
For the Periods Ended June 30, 2015 and December 31, 2014
(in millions of dollars, amounts may not add due to rounding)

	Three Months Ended March 31, 2015			Three Months Ended June 30, 2015		
	Consolidated Business	Unconsolidated Joint Ventures	Combined	Consolidated Business	Unconsolidated Joint Ventures	Combined
Tenant recoveries	43.9	31.6	75.5	46.0	31.7	77.7
Maintenance, taxes, utilities, and promotion	31.6	21.5	53.1	35.1	22.8	57.9
Recoveries ratio, excluding shopping center related expenses	139%	147%	142%	131%	139%	134%
Shopping center related expenses (1)	9.5	4.6	14.1	10.7	3.8	14.5
Total expenses	41.2	26.1	67.3	45.8	26.6	72.4
Recoveries ratio	107%	121%	112%	101%	119%	107%

	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%

(1) Excludes provision for bad debts.

TAUBMAN CENTERS, INC.
Balance Sheets
As of June 30, 2015 and December 31, 2014
(in thousands of dollars)

	As of	
	June 30, 2015	December 31, 2014
Consolidated Balance Sheet of Taubman Centers, Inc.:		
Assets:		
Properties	3,467,620	3,262,505
Accumulated depreciation and amortization	(1,010,571)	(970,045)
	<u>2,457,049</u>	<u>2,292,460</u>
Investment in Unconsolidated Joint Ventures	412,377	370,004
Cash and cash equivalents	42,328	276,423
Restricted cash	16,917	37,502
Accounts and notes receivable, net	41,190	49,245
Accounts receivable from related parties	2,754	832
Deferred charges and other assets	206,662	188,435
	<u>3,179,277</u>	<u>3,214,901</u>
Liabilities:		
Notes payable	2,212,461	2,025,505
Accounts payable and accrued liabilities	303,878	292,802
Distributions in excess of investments in and net income of Unconsolidated Joint Ventures	474,449	476,651
	<u>2,990,788</u>	<u>2,794,958</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	609	633
Additional paid-in capital	678,883	815,961
Accumulated other comprehensive income (loss)	(19,284)	(15,068)
Dividends in excess of net income	(500,344)	(483,188)
	<u>159,889</u>	<u>318,363</u>
Noncontrolling interests:		
Noncontrolling interests in consolidated joint ventures	(22,912)	(14,796)
Noncontrolling interests in partnership equity of TRG	51,512	116,376
	<u>28,600</u>	<u>101,580</u>
	<u>188,489</u>	<u>419,943</u>
	<u>3,179,277</u>	<u>3,214,901</u>
Combined Balance Sheet of Unconsolidated Joint Ventures (1):		
Assets:		
Properties	1,601,636	1,580,926
Accumulated depreciation and amortization	(568,755)	(548,646)
	<u>1,032,881</u>	<u>1,032,280</u>
Cash and cash equivalents	29,252	49,765
Accounts and notes receivable, net	35,695	38,788
Deferred charges and other assets	41,079	33,200
	<u>1,138,907</u>	<u>1,154,033</u>
Liabilities:		
Notes payable	2,006,424	1,989,546
Accounts payable and other liabilities	68,735	103,161
	<u>2,075,159</u>	<u>2,092,707</u>
Accumulated Deficiency in Assets:		
Accumulated deficiency in assets - TRG	(518,775)	(520,714)
Accumulated deficiency in assets - Joint Venture Partners	(407,553)	(407,870)
Accumulated other comprehensive loss - TRG	(4,962)	(5,045)
Accumulated other comprehensive loss - Joint Venture Partners	(4,962)	(5,045)
	<u>(936,252)</u>	<u>(938,674)</u>
	<u>1,138,907</u>	<u>1,154,033</u>

(1) 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 June 30, 2015

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

		MORTGAGE AND OTHER NOTES PAYABLE (a) INCLUDING WEIGHTED AVERAGE INTEREST RATES AT JUNE 30, 2015														
		100%	Beneficial	Effective	LIBOR	Principal Amortization and Debt Maturities										Total
		6/30/15	Interest	Rate	Rate	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
			6/30/15	6/30/15	(b)											
Consolidated Fixed Rate Debt:																
Cherry Creek Shopping Center	50.00%	280.0	140.0	5.24%			140.0									140.0
City Creek Center		82.5	82.5	4.37%		0.7	1.5	1.6	1.6	1.7	1.8	1.9	2.0	69.8		82.5
El Paseo Village		15.7 (c)	15.7	3.89% (c)		15.7										15.7 (n)
The Gardens on El Paseo		82.5 (d)	82.5	4.66% (d)		0.6	81.9									82.5 (n)
Great Lakes Crossing Outlets		215.1	215.1	3.60%		2.2	4.6	4.8	4.9	5.1	5.3	5.5	5.7	177.0		215.1
The Mall at Short Hills		540.0	540.0	5.47%		540.0										540.0
Total Consolidated Fixed		1,215.8	1,075.8			559.2	228.0	6.3	6.6	6.8	7.1	7.4	7.7	246.8		1,075.8
Weighted Rate		4.93%	4.89%			5.41%	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	1.78%	1.60%				150.0 (o)							150.0
The Mall of San Juan	95.00%	234.8 (e)	223.0	2.19%	2.00%											223.0
TRG \$65M Revolving Credit Facility		19.9	19.9	1.59% (f)	1.40%		19.9 (f)									19.9
TRG \$1.1B Revolving Credit Facility		105.0	105.0	1.33% (g)	1.15%					105.0 (g)						105.0
Total Consolidated Floating		509.7	497.9				19.9	223.0	150.0	105.0						497.9
Weighted Rate		1.87%	1.86%				1.59%	2.19%	1.78%	1.33%						
Consolidated Floating Rate Debt Swapped to Fixed:																
TRG Term Loan		475.0	475.0	3.00% (h)	1.35%					475.0						475.0
U.S. Headquarters		12.0 (i)	12.0	3.49% (i)											12.0	12.0
Total Consolidated Floating Swapped to Fixed		487.0	487.0							475.0					12.0	487.0
Weighted Rate		3.01%	3.01%							3.00%					3.49%	
Total Consolidated		2,212.5	2,060.7			559.2	247.9	229.4	156.6	586.8	7.1	7.4	7.7	246.8	12.0	2,060.7
Weighted Rate		3.80%	3.72%			5.41%	4.72%	2.23%	1.86%	2.71%	3.79%	3.80%	3.80%	3.82%	3.49%	
Joint Ventures Fixed Rate Debt:																
International Plaza	50.10%	322.6	161.6	4.85%		1.2	2.6	2.7	2.9	3.0	3.1	146.1				161.6
The Mall at Millenia	50.00%	350.0	175.0	4.00%			0.5	3.1	3.2	3.4	3.5	3.6	3.8	3.9	149.9	175.0 (p)
Sunvalley	50.00%	181.5	90.7	4.44%		0.8	1.7	1.8	1.9	2.0	2.1	2.2	78.3			90.7
Taubman Land Associates	50.00%	22.9	11.4	3.84%		0.1	0.2	0.2	0.3	0.3	0.3	0.3	9.7			11.4
Waterside Shops	50.00%	165.0	83.8 (j)	4.21% (j)		0.5	83.3									83.8 (n)
Westfarms	78.94%	304.3	240.2	4.50%		2.3	4.8	5.0	5.2	5.4	5.7	5.9	205.9			240.2
Total Joint Venture Fixed		1,346.2	762.8			5.0	93.1	12.8	13.4	14.0	14.7	158.1	297.8	3.9	149.9	762.8
Weighted Rate		4.40%	4.41%			4.53%	4.25%	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%	215.1 (k)	107.5	1.88%	1.70%		107.5 (k)									107.5
Rate		1.88%	1.88%				1.88%									
Joint Venture Floating Rate Debt Swapped to Fixed:																
International Plaza	50.10%	173.7	87.0	3.58% (l)		0.8	1.6	1.7	1.7	1.8	1.9	77.6				87.0
Fair Oaks	50.00%	271.4	135.7	4.10% (m)		1.0	2.2	2.3	130.2							135.7
Total Joint Venture Floating Swapped to Fixed		445.2	222.8			1.8	3.8	4.0	131.9	1.8	1.9	77.6				222.8
Weighted Rate		3.90%	3.90%			3.88%	3.88%	3.88%	4.09%	3.58%	3.58%	3.58%				
Total Joint Venture		2,006.4	1,093.1			6.8	204.4	16.8	145.4	15.8	16.5	235.7	297.8	3.9	149.9	1,093.1
Weighted Rate		4.02%	4.06%			4.36%	3.00%	4.30%	4.12%	4.34%	4.34%	4.40%	4.46%	4.00%	4.00%	
TRG Beneficial Interest Totals																
Fixed Rate Debt		2,561.9	1,838.6	(c),(d),(j)		564.3	321.1	19.2	20.0	20.9	21.7	165.5	305.4	250.7	149.9	1,838.6
Floating Rate Debt		724.8	605.5			5.40%	4.78%	4.22%	4.22%	4.22%	4.23%	4.76%	4.44%	3.82%	4.00%	605.5
Floating Rate Swapped to Fixed		932.2	709.8			1.8	3.8	4.0	131.9	476.8	1.9	77.6			12.0	709.8
Total		4,218.9	3,153.8	(c),(d),(j)		566.1	452.3	246.2	301.9	602.7	23.6	243.0	305.4	250.7	161.9	3,153.8
		3.91%	3.83%			5.40%	3.94%	2.37%	2.95%	2.75%	4.18%	4.39%	4.44%	3.82%	3.96%	
Average Maturity Fixed Debt						4										
Average Maturity Total Debt						4										

(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 \$0.03 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 \$1.0 million of purchase accounting premium from acquisition which reduces the stated rate on the debt of 6.10% to an effective rate of 4.66%.

(e) \$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.

(f) TRG floats daily at LIBOR plus spread. Letters of credit totaling \$4.9 million are also outstanding on facility. The facility is recourse to TRG and secured by an indirect interest in 40% of The Mall at Short Hills.

(g) 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.

(h) 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%.

(i) Debt is swapped to an effective rate of 3.49% until maturity.

(j) Beneficial interest in debt includes \$1.3 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 4.21% 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 June 30, 2015

(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	1,838.6	58%	4.69% (1)(2)
Floating rate debt swapped to fixed rate:			
Swap maturing in April 2018	135.7		4.10%
Swap maturing in February 2019	475.0		3.00%
Swap maturing in December 2021	87.0		3.58%
Swap maturing in March 2024	12.0		3.49%
	<u>709.8</u>	23%	3.29% (1)
Floating month to month	605.4	19%	1.86% (1)
Total floating rate debt	<u>1,315.2</u>	<u>42%</u>	<u>2.63% (1)</u>
Total beneficial interest in debt	<u>3,153.8</u>	<u>100%</u>	<u>3.83% (1)</u>
Amortization of financing costs (3)			<u>0.27%</u>
Average all-in rate			<u>4.10%</u>

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

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

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

Certain Balance Sheet Information

	<u>Consolidated Amount</u>		<u>Unencumbered Assets</u>	<u>Ownership %</u>
Properties:		Consolidated Businesses:		
Peripheral land	28.1 (1)	Beverly Center		100% (1)
Accounts and notes receivable, net:		Los Angeles, CA		
Straight-line rents and recoveries	25.5	Dolphin Mall		100% (1)
Deferred charges and other assets:		Miami, FL		
Prepays and deposits	73.0	Taubman Prestige		100%
590,124 Simon Property Group units	77.7 (1)	Outlets Chesterfield		
Accounts payable and accrued liabilities:		Chesterfield, MO		
Straight-line ground rent	38.4	Twelve Oaks Mall		100% (1)
Community Development District obligation	54.1 (2)	Novi, MI		
		Unconsolidated Joint Ventures:		
		Stamford Town Center		50%
		Stamford, CT		

(1) Valued at historical cost. Peripheral land 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.

Share Repurchase Program (1)

Total dollar authorization of program	450.0
Total number of shares repurchased	3,590,492
Average price paid per share	72.35
Total value of shares repurchased	259.8
Remaining availability under the program	190.2

(1) The share repurchase program was authorized by the Company's Board of Directors in August 2013. In March 2015, the Board of Directors increased the Company's share repurchase program by \$250 million bringing the total authorization to \$450 million.

(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. Per the agreements, the Company is required to have a minimum of three eligible unencumbered assets with a minimum unencumbered asset value. Therefore, while 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, a replacement eligible unencumbered asset would need to be added to the unencumbered asset pool.

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
	<u>362.5</u>	<u>350.6</u>				

TAUBMAN CENTERS, INC.
Construction and Redevelopment

Center Name	Location	Anchors	Size (1)	Opening (1)	Total Project Cost (1)	Ownership %	Project Cost at TRG% (1)	Capitalized Balance on TCO Balance Sheet as of 6/30/15	Capitalized Costs-To-Date at TRG%	Expected After-tax Return at Stabilization (1)
U.S. New Center Developments										
International Market Place	Waikiki, Honolulu, Hawaii	Saks Fifth Avenue	0.4 million sq. ft.	August 2016	\$465 million	93.5%	\$435 million	\$176 million	\$164.9 million	7%
Asia New Center Developments										
CityOn.Xi'an	Xi'an, China	Wangfujing	1.0 million sq. ft.	Spring 2016	\$385 million (2)	30%	\$115 million (2)	(3)	\$88.2 million (4)	6%-6.5% (5)
CityOn.Zhengzhou	Zhengzhou, China	Wangfujing	1.0 million sq. ft.	Fall 2016	\$355 million (2)	32%	\$115 million (2)	(3)	\$58.5 million (4)	6%-6.5% (5)
Hanam Union Square	Hanam, Gyeonggi Province, South Korea	Shinsegae	1.7 million sq. ft.	Early fall 2016	\$1.1 billion (2)	34.3%	\$380 million (2)	(3)	\$173.5 million (4)	7%-7.5% (5)

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

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

(3) The center is owned by an Unconsolidated Joint Venture. The amount in the "Capitalized Costs-to-Date at TRG%" column generally approximates the Company's investment in the Unconsolidated Joint Venture as of June 30, 2015.

(4) The capitalized balances shown reflect the cumulative translation adjustments recorded as of June 30, 2015 on the CityOn.Xi'an, CityOn.Zhengzhou, and Hanam Union Square projects of \$0.5 million, (\$0.0) million, and (\$5.0) million, respectively.

(5) After-tax stabilized return.

Center Name	Location	Project Type	Incremental GLA (1)	Completion Date (1)	Anticipated Investment at TRG%	Capitalized Cost-To-Date at TRG%	Expected After-Tax Return at Stabilization (1)
Projects with Incremental GLA							
The Mall at Green Hills	Nashville, TN	Renovation and expansion	170,000 sq. ft.	2018/2019	\$200 million	\$22.1 million	6.5%-7.5%
Other Projects:							
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			
International Plaza	Tampa, FL	Restoration Hardware	36,000 sq. ft.	Late 2015			
Sunvalley	Concord, CA	New food court	1,500 sq. ft.	2015			
Total Other Projects					\$60 million	\$41.1 million	9.5%-10.5%
Total Redevelopments					<u>\$260 million</u>	<u>\$63.2 million</u>	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.

Capital Spending

For the Period Ended June 30, 2015

(in thousands of dollars)

	Three Months Ended June 30, 2015				Six Months Ended June 30, 2015			
	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.	42,597	40,039	1,718	1,072	141,741	133,848	3,121	1,813
Asia (3)			35,144 (4)	35,144			75,717 (4)	75,717
Existing Centers:								
Projects with incremental GLA or anchor replacement	16,154	11,005	2,025	1,012	32,280	21,700	8,872	4,441
Projects with no incremental GLA and other	13,322	13,242	1,276	664	26,302	26,180	1,770	984
Mall tenant allowances	1,496	1,357	5,312	2,718	2,562	2,418	9,137	4,704
Asset replacement costs recoverable from tenants	5,405	5,082	1,231	763	7,338	6,563	1,518	916
Corporate office improvements and equipment and other	367	367			1,083	1,083		
	<u>79,341</u>	<u>71,092</u>	<u>46,706 (4)</u>	<u>41,373</u>	<u>211,306</u>	<u>191,792</u>	<u>100,135 (4)</u>	<u>88,575</u>
Capitalized leasing costs (1)	1,578	1,486	1,039	472	2,483	2,313	1,883	908

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

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

(3) Asia balances exclude \$4.1 million in net unfavorable currency translation adjustments for the six months ended June 30, 2015.

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

	Consolidated Businesses at 100%	Consolidated Businesses at TRG%	Unconsolidated Joint Ventures at 100%	Unconsolidated Joint Ventures at TRG%
Construction work in process, at June 30, 2015	303,987	267,242	347,425 (1)	337,590
Capitalized interest included in the table above, for the period ended June 30, 2015(2)	11,102	10,507	5,838 (3)	5,760 (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 \$622 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. The capitalized interest cost is included in the Company's basis in its investment in Unconsolidated Joint Ventures. Such capitalized interest reduces interest expense in the Company's Consolidated Statement of Operations and Comprehensive Income.

TAUBMAN CENTERS, INC.
Rent and Occupancy Operational Statistics
For the Periods Ended June 30, 2015 and 2014 (with annual historical data as provided)

	Three Months Ended		Year to Date		Year Ended				
	2015	2014	2015	2014	2014	2013	2012	2011	2010
Occupancy and Leased Space (1):									
Ending occupancy - all centers	90.6%	92.6%	90.6%	92.6%	94.1%	95.8%	96.6%	95.5%	95.1%
Ending occupancy - comparable (2)	93.0%	92.8%	93.0%	92.8%					
Leased space - all centers	95.7%	95.3%	95.7%	95.3%	96.0%	96.7%	97.5%	96.8%	96.7%
Leased space - comparable (2)	96.9%	95.9%	96.9%	95.9%					
Average Base Rents (2)(3):									
Average rent per square foot :									
Consolidated Businesses	61.52	60.54	61.12	59.71	61.96	59.88	46.86	45.53	43.63
Unconsolidated Joint Ventures	58.70	58.06	58.95	56.99	58.65	52.68	45.44	44.58	43.73
Combined	60.35	59.50	60.22	58.60	60.58	57.33	46.42	45.22	43.66
Opening/Closing Rents (2)(3)(4):									
Twelve Months Trailing									
Year Ended									
	2015	2014			2014	2013	2012	2011	2010
Opening base rent per square foot :									
Consolidated Businesses	77.46	68.25			74.15	62.41	55.78	59.31	50.69
Unconsolidated Joint Ventures	60.71	63.69			63.19	62.07	54.95	45.42	47.16
Combined	70.36	66.36			69.47	62.27	55.59	56.20	49.69
Square feet of GLA opened :									
Consolidated Businesses	461,268	425,581			420,326	489,165	932,775	989,260	577,435
Unconsolidated Joint Ventures	339,795	299,542			313,575	346,134	278,651	285,919	228,075
Combined	801,063	725,123			733,901	835,299	1,211,426	1,275,179	805,510
Closing base rent per square foot :									
Consolidated Businesses	57.09	60.70			57.19	55.11	45.94	49.27	46.27
Unconsolidated Joint Ventures	51.10	44.55			46.84	48.98	50.50	43.98	47.20
Combined	54.47	53.89			52.57	52.67	47.07	47.93	46.52
Square feet of GLA closed :									
Consolidated Businesses	506,207	453,523			459,689	497,011	916,345	1,013,284	647,982
Unconsolidated Joint Ventures	392,861	330,863			371,391	327,608	301,724	344,799	243,093
Combined	899,068	784,386			831,080	824,619	1,218,069	1,358,083	891,075
Releasing spread per square foot :									
Consolidated Businesses	20.37	7.55			16.96	7.30	9.84	10.04	4.42
Unconsolidated Joint Ventures	9.61	19.14			16.35	13.09	4.45	1.44	(0.04)
Combined	15.89	12.47			16.90	9.60	8.52	8.27	3.17
Releasing spread per square foot growth :									
Consolidated Businesses	35.7%	12.4%			29.7%	13.2%	21.4%	20.4%	9.6%
Unconsolidated Joint Ventures	18.8%	43.0%			34.9%	26.7%	8.8%	3.3%	-0.1%
Combined	29.2%	23.1%			32.1%	18.2%	18.1%	17.3%	6.8%

- (1) Occupancy statistics include TILs and anchor spaces at value and outlet centers (Arizona Mills, Dolphin Mall, Great Lakes Crossing Outlets, and Taubman Prestige Outlets Chesterfield). Taubman Prestige Outlets Chesterfield is included in "all centers" for periods ending on or after December 31, 2013. "All centers" statistics as of December 31, 2013 and prior include Arizona Mills and the Starwood sale portfolio.
- (2) Statistics exclude non-comparable centers for all periods presented. The June 30, 2014 statistics have been restated to include comparable centers to 2015. In addition, Taubman Prestige Outlets Chesterfield has also been excluded from comparable trailing 12 month statistics reported for 2015 and 2014 as the center was not open for the entire 12 months ended June 30, 2014.
- (3) Statistics exclude non-comparable centers as defined in the respective periods and have not been subsequently restated for changes in the pools of comparable centers.
- (4) 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 June 30, 2015 and 2014 (with annual historical data as provided)

	<u>Three Months Ended</u>		<u>Year to Date</u>		<u>Twelve Months Trailing</u>		<u>Year Ended</u>				
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Mall Tenant Sales (in thousands of dollars) (1):											
Mall tenant sales - all centers	1,203,516	1,129,184	2,379,273	2,246,681	5,102,054	4,939,615	4,969,462	6,180,095	6,008,265	5,164,916	4,619,896
Mall tenant sales - comparable (2)	1,142,136	1,129,184	2,265,974	2,246,681	4,883,247	4,903,359					
Sales per square foot (2)					818	807	809	819	708	641	564
Sales per square foot growth (2)	2.8%		2.5%		1.4%		-1.2%				
Occupancy Costs as a Percentage of Sales (1):											
All centers:											
Consolidated Businesses					14.1%	13.6%	13.8%	13.2%	12.8%	13.4%	14.5%
Unconsolidated Joint Ventures					13.2%	13.1%	13.3%	12.6%	12.2%	12.2%	13.5%
Combined					13.7%	13.4%	13.6%	13.0%	12.7%	13.0%	14.1%
Comparable centers (2):											
Consolidated Businesses					14.2%	13.7%					
Unconsolidated Joint Ventures					13.3%	13.1%					
Combined					13.8%	13.5%					
	<u>Three Months Ended</u>		<u>Year to Date</u>		<u>Year Ended</u>						
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>		
Tenant Bankruptcy Filings as a Percentage of Total Tenants (3)	0.1%	0.7%	0.8%	1.2%	1.6%	0.3%	0.7%	1.5%	0.7%		
Growth in Net Operating Income at 100% (4):											
Including all lease cancellation income	-0.4%	7.6%	2.4%	4.7%	4.0%	3.5%	7.5%	1.3%	0.4%		
Excluding all lease cancellation income	2.5%	4.6%	3.1%	3.2%	2.7%	3.4%	7.2%	4.9%	0.5%		
Number of Owned Properties at End of Period	19	24			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 centers sold to Starwood 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 periods presented. The June 30, 2014 statistics have been restated to include comparable centers to 2015. Sales per square foot exclude spaces greater than or equal to 10,000 square feet. In addition, Taubman Prestige Outlets Chesterfield has also been excluded from comparable trailing 12 month statistics reported for 2015 and 2014 as the center was not open for the entire 12 months ended June 30, 2014.

(3) Bankruptcy statistics for the three and six month periods ended June 30, 2014 have been restated to exclude any bankruptcies at centers that were sold to Starwood.

(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.
2015 Annual Guidance (1)

	Range for Year Ended December 31, 2015	
Funds from Operations per common share	3.28	3.36
Real estate depreciation - TRG	(1.50)	(1.45)
Distributions to participating securities of TRG	(0.02)	(0.02)
Depreciation of TCO's additional basis in TRG	(0.10)	(0.10)
Net income attributable to common shareowners, per common share (EPS)	1.65	1.78

Summary of Key Guidance Assumptions

	Year Ended December 31, 2015 Guidance	Year Ended December 31, 2014 Actual
NOI at 100% - comparable centers excluding lease cancellation income - growth %(2)	2.5% - 3%	2.7%
Ending occupancy - comparable centers (3)	Around 96%	94.7%
Rent psf - comparable centers (3)	Up about 2.5%	\$59.14
Net management, leasing, and development services income	\$7 - \$7.5 million	\$6.1 million
Domestic and non-U.S. pre-development expense	\$5 - \$6 million	\$4.2 million
Domestic and non-U.S. general and administrative expense	\$12 - \$13 million per quarter	\$48.3 million
Beneficial share of lease cancellation income	\$4 - \$5 million	\$10.9 million
Consolidated and Unconsolidated interest expense, at 100%	\$145 - \$150 million	\$164.6 million
Consolidated and Unconsolidated interest expense, at beneficial share	\$100 - \$105 million	\$123.1 million

(1) Guidance is current as of July 30, 2015, see "Taubman Centers, Inc. Issues Solid Second Quarter Results and Raises Guidance – July 30, 2015".

(2) The year ended December 31, 2014 NOI growth percentage reflects the comparable centers that were owned and operating the entire two year period ending December 31, 2014.

(3) The year ended December 31, 2014 statistics have been restated to include comparable centers to 2015.

TAUBMAN CENTERS, INC.
Owned Centers
As of June 30, 2015

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 of San Juan San Juan, PR	Nordstrom, Saks Fifth Avenue	631,000 393,000	2015		95%
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		10,263,000			
Total Mall GLA		4,989,000			
TRG % of Total GLA		9,715,000			
TRG % of Total Mall GLA		4,700,000			
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, Saks Off 5th	765,000 442,000	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		18,731,000			
Grand Total Mall GLA		8,725,000			
TRG % of Total GLA		14,319,000			
TRG % of Total Mall GLA		6,715,000			

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

TAUBMAN CENTERS, INC.
Major Tenants in Owned Portfolio
As of June 30, 2015

Tenant	Number of Stores	Square Footage	% Mall GLA
Forever 21 (Forever 21, For Love 21, XXI Forever)	15	447,022	5.1%
The Gap (Gap, Gap Kids, Baby Gap, Banana Republic, Old Navy, Athleta, and others)	45	387,675	4.4%
H&M	13	261,052	3.0%
Limited Brands (Bath & Body Works/White Barn Candle, Pink, Victoria's Secret, and others)	39	242,621	2.8%
Williams-Sonoma (Williams-Sonoma, Pottery Barn, Pottery Barn Kids, and others)	26	198,260	2.3%
Abercrombie & Fitch (Abercrombie & Fitch, Hollister, and others)	22	169,292	1.9%
Ann Taylor (Ann Taylor, Ann Taylor Loft, and others)	30	162,377	1.9%
Foot Locker (Foot Locker, Lady Foot Locker, Champs Sports, Foot Action USA, and others)	32	150,874	1.7%
Urban Outfitters (Anthropologie, Anthropologie Accessories, Free People, Urban Outfitters)	20	148,519	1.7%
Express (Express, Express Factory Outlet, Express Men)	15	133,688	1.5%

TAUBMAN CENTERS, INC.
Anchors in Owned Portfolio
As of June 30, 2015

(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	23.2%
Nordstrom	9	1,302	8.3%
JCPenney	4	745	4.8%
Sears	3	679	4.3%
Dillard's	3	607	3.9%
Neiman Marcus (2)	4	405	2.6%
Saks Fifth Avenue (3)			
Saks Fifth Avenue	5	395	
Saks Off 5th	1	78	
	6	473	3.0%
Lord & Taylor (4)	3	392	2.5%
Lifetime Athletic	1	56	0.4%
Total	51	8,289	52.9% (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 two Saks Off 5th stores at value and outlet centers.

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

(5) Percentages may not add due to rounding.

TAUBMAN CENTERS, INC.
 Operating Statistics Glossary
 As of June 30, 2015

(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.		