

The 2009 distributions paid with respect to Taubman Centers, Inc. Common Stock (NYSE:TCO/Cusip no. 876664103) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/06/09	03/16/09	03/31/09	0.4150000	0.2533370	61.0450642%	0.1616630	38.9549358%	0.0000000	0.0000000%	0.0000000	0.0000000%
05/29/09	06/15/09	06/30/09	0.4150000	0.2533370	61.0450642%	0.1616630	38.9549358%	0.0000000	0.0000000%	0.0000000	0.0000000%
09/03/09	09/15/09	09/30/09	0.4150000	0.2533370	61.0450642%	0.1616630	38.9549358%	0.0000000	0.0000000%	0.0000000	0.0000000%
12/03/09	12/15/09	12/31/09	0.4150000	0.2533370	61.0450642%	0.1616630	38.9549358%	0.0000000	0.0000000%	0.0000000	0.0000000%
2009 TOTAL PER SHARE			1.6600000	1.0133480	61.0450642%	0.6466520	38.9549358%	0.0000000	0.0000000%	0.0000000	0.0000000%

Amounts reported to Direct Share Purchase and Dividend Reinvestment Plan participants will differ due to administrative costs. Participants should refer to their Form 1099 which will be mailed in late January and contact BNY Mellon Shareowner's Services at (888) 877-2889 for further information.

For 2009, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2009 common dividend is not indicative of the taxability of future dividends.

The 2009 distributions paid with respect to Taubman Centers, Inc. Series G Preferred Stock (NYSE:TCO PrG/Cusip no. 876664301) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/06/09	03/16/09	03/31/09	0.5000000	0.5000000	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
05/29/09	06/15/09	06/30/09	0.5000000	0.5000000	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
09/03/09	09/15/09	09/30/09	0.5000000	0.5000000	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
12/03/09	12/15/09	12/31/09	0.5000000	0.5000000	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
2009 TOTAL PER SHARE			2.0000000	2.0000000	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%

For 2009, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2009 preferred dividend is not indicative of the taxability of future dividends.

The 2009 distributions paid with respect to Taubman Centers, Inc. Series H Preferred Stock (NYSE:TCO PrH/Cusip no. 876664400) are as follows:

Declaration Date	Record Date	Payable Date	Gross Distribution Per Share	Ordinary Dividend		Return of Capital		Long Term Capital Gain (15% Rate Gain)		Unrecaptured Sec. 1250 Capital Gain	
				\$	%	\$	%	\$	%	\$	%
03/06/09	03/16/09	03/31/09	0.4765625	0.4765625	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
05/29/09	06/15/09	06/30/09	0.4765625	0.4765625	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
09/03/09	09/15/09	09/30/09	0.4765625	0.4765625	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
12/03/09	12/15/09	12/31/09	0.4765625	0.4765625	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%
2009 TOTAL PER SHARE			1.9062500	1.9062500	100.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%	0.0000000	0.0000000%

For 2009, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2009 preferred dividend is not indicative of the taxability of future dividends.