

The 2010 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	
				\$	%	\$	%	\$	%	\$	%
03/03/10	03/15/10	03/31/10	0.4150000	0.2831856	68.2375000%	0.0173395	4.1782000%	0.1144749	27.5843000%	0.0000000	0.0000000%
05/21/10	06/15/10	06/30/10	0.4150000	0.2831856	68.2375000%	0.0173395	4.1782000%	0.1144749	27.5843000%	0.0000000	0.0000000%
09/02/10	09/15/10	09/30/10	0.4150000	0.2831856	68.2375000%	0.0173395	4.1782000%	0.1144749	27.5843000%	0.0000000	0.0000000%
12/09/10	12/17/10	12/31/10	0.4375000	0.2985391	68.2375000%	0.0182796	4.1782000%	0.1206813	27.5843000%	0.0000000	0.0000000%
12/09/10	12/17/10	12/31/10	0.1834000	0.1251476	68.2375000%	0.0076628	4.1782000%	0.0505896	27.5843000%	0.0000000	0.0000000%
<b>2010 TOTAL PER SHARE</b>			1.8659000	1.2732435	68.2375000%	0.0779609	4.1782000%	0.5146950	27.5843000%	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 2010, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2010 common dividend is not indicative of the taxability of future dividends.

The 2010 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	
				\$	%	\$	%	\$	%	\$	%
03/03/10	03/15/10	03/31/10	0.5000000	0.3620785	72.4157000%	0.0000000	0.0000000%	0.1379215	27.5843000%	0.0000000	0.0000000%
05/21/10	06/15/10	06/30/10	0.5000000	0.3620785	72.4157000%	0.0000000	0.0000000%	0.1379215	27.5843000%	0.0000000	0.0000000%
09/02/10	09/15/10	09/30/10	0.5000000	0.3620785	72.4157000%	0.0000000	0.0000000%	0.1379215	27.5843000%	0.0000000	0.0000000%
12/09/10	12/17/10	12/31/10	0.5000000	0.3620785	72.4157000%	0.0000000	0.0000000%	0.1379215	27.5843000%	0.0000000	0.0000000%
<b>2010 TOTAL PER SHARE</b>			2.0000000	1.4483140	72.4157000%	0.0000000	0.0000000%	0.5516860	27.5843000%	0.0000000	0.0000000%

For 2010, the Company had no distributions allocable as Qualified Dividends.

Taxability of the 2010 preferred dividend is not indicative of the taxability of future dividends.

The 2010 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	
				\$	%	\$	%	\$	%	\$	%
03/03/10	03/15/10	03/31/10	0.4765625	0.3451061	72.4157000%	0.0000000	0.0000000%	0.1314564	27.5843000%	0.0000000	0.0000000%
05/21/10	06/15/10	06/30/10	0.4765625	0.3451061	72.4157000%	0.0000000	0.0000000%	0.1314564	27.5843000%	0.0000000	0.0000000%
09/02/10	09/15/10	09/30/10	0.4765625	0.3451061	72.4157000%	0.0000000	0.0000000%	0.1314564	27.5843000%	0.0000000	0.0000000%
12/09/10	12/17/10	12/31/10	0.4765625	0.3451061	72.4157000%	0.0000000	0.0000000%	0.1314564	27.5843000%	0.0000000	0.0000000%
<b>2010 TOTAL PER SHARE</b>			1.9062500	1.3804244	72.4157000%	0.0000000	0.0000000%	0.5258256	27.5843000%	0.0000000	0.0000000%

- For 2010, the Company had no distributions allocable as Qualified Dividends.
- Taxability of the 2010 preferred dividend is not indicative of the taxability of future dividends.