



**Supplemental Financial Information**  
**For the three and nine months ended September 30, 2019**



**Fashion District Philadelphia**



**The Macerich Company**  
**Supplemental Financial and Operating Information**  
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All information included in this supplemental financial package is unaudited, unless otherwise indicated.

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This Supplemental Financial Information should be read in connection with the Company's third quarter 2019 earnings announcement (included as Exhibit 99.1 of the Company's Current Report on 8-K, event date October 31, 2019) as certain disclosures, definitions and reconciliations in such announcement have not been included in this Supplemental Financial Information.

**The Macerich Company**  
**Supplemental Financial and Operating Information**  
**Overview**

The Macerich Company (the “Company”) is involved in the acquisition, ownership, development, redevelopment, management and leasing of regional shopping centers located in the United States in many of the country’s most attractive, densely populated markets with significant presence on the West Coast, Arizona, Chicago and the Metro New York to Washington, DC corridor.

The Company is the sole general partner of, and owns a majority of the ownership interests in, The Macerich Partnership, L.P., a Delaware limited partnership (the “Operating Partnership”).

As of September 30, 2019, the Operating Partnership owned or had an ownership interest in 51 million square feet of gross leasable area (“GLA”) consisting primarily of interests in 47 regional shopping centers and five community/power shopping centers. These 52 centers (which include any related office space) are referred to hereinafter as the “Centers”, unless the context requires otherwise.

A recognized leader in sustainability, Macerich has earned Nareit’s prestigious “Leader in the Light” award every year from 2014-2018. For the fifth straight year in 2019 Macerich achieved the #1 GRESB ranking in the North American Retail Sector, among many other environmental accomplishments.

The Company is a self-administered and self-managed real estate investment trust (“REIT”) and conducts all of its operations through the Operating Partnership and the Company’s management companies (collectively, the “Management Companies”).

All references to the Company in this Exhibit include the Company, those entities owned or controlled by the Company and predecessors of the Company, unless the context indicates otherwise.

The Company presents certain measures in this Exhibit on a pro rata basis which represents (i) the measure on a consolidated basis, minus the Company’s partners’ share of the measure from its consolidated joint ventures (calculated based upon the partners’ percentage ownership interest); plus (ii) the Company’s share of the measure from its unconsolidated joint ventures (calculated based upon the Company’s percentage ownership interest). Management believes that these measures provide useful information to investors regarding its financial condition and/or results of operations because they include the Company’s share of the applicable amount from unconsolidated joint ventures and exclude the Company’s partners’ share from consolidated joint ventures, in each case presented on the same basis. The Company has several significant joint ventures and the Company believes that presenting various measures in this manner can help investors better understand the Company’s financial condition and/or results of operations after taking into account its economic interest in these joint ventures. Management also uses these measures to evaluate regional property level performance and to make decisions about resource allocations. The Company’s economic interest (as distinct from its legal ownership interest) in certain of its joint ventures could fluctuate from time to time and may not wholly align with its legal ownership interests because of provisions in certain joint venture agreements regarding distributions of cash flow based on capital account balances, allocations of profits and losses, payments of preferred returns and control over major decisions. Additionally, the Company does not control its unconsolidated joint ventures and the presentation of certain items, such as assets, liabilities, revenues and expenses, from these unconsolidated joint ventures does not represent the Company’s legal claim to such items.

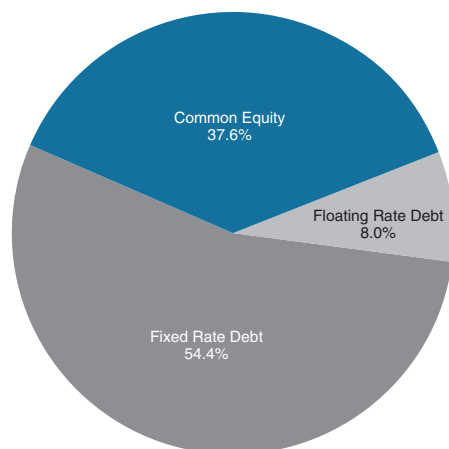
This document contains information constituting forward-looking statements and includes expectations regarding the Company’s future operational results as well as development, redevelopment and expansion activities. Stockholders are cautioned that any such forward-looking statements are not guarantees of future performance and involve risks, uncertainties and other factors that may cause actual results, performance or achievements of the Company to vary materially from those anticipated, expected or projected. Such factors

include, among others, general industry, economic and business conditions, which will, among other things, affect demand for retail space or retail goods, availability and creditworthiness of current and prospective tenants, anchor or tenant bankruptcies, closures, mergers or consolidations, lease rates, terms and payments, interest rate fluctuations, availability, terms and cost of financing, operating expenses, and competition; adverse changes in the real estate markets, including the liquidity of real estate investments; and risks of real estate development, redevelopment, and expansion, including availability, terms and cost of financing, construction delays, environmental and safety requirements, budget overruns, sunk costs and lease-up; the inability to obtain, or delays in obtaining, all necessary zoning, land-use, building, and occupancy and other required governmental permits and authorizations; and governmental actions and initiatives (including legislative and regulatory changes) as well as terrorist activities or other acts of violence which could adversely affect all of the above factors. Furthermore, occupancy rates and rents at a newly completed property may not be sufficient to make the property profitable. The reader is directed to the Company's various filings with the Securities and Exchange Commission, including the Annual Report on Form 10-K for the year ended December 31, 2018, for a discussion of such risks and uncertainties, which discussion is incorporated herein by reference. The Company does not intend, and undertakes no obligation, to update any forward-looking information to reflect events or circumstances after the date of this document or to reflect the occurrence of unanticipated events unless required by law to do so.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Capital Information and Market Capitalization**

	Period Ended		
	9/30/2019	12/31/2018	12/31/2017
	dollars in thousands, except per share data		
Closing common stock price per share	\$ 31.59	\$ 43.28	\$ 65.68
52 week high	\$ 55.54	\$ 69.73	\$ 73.34
52 week low	\$ 27.54	\$ 40.90	\$ 52.12
<b>Shares outstanding at end of period</b>			
Class A non-participating convertible preferred units	90,619	90,619	90,619
Common shares and partnership units	151,785,806	151,655,147	151,253,557
Total common and equivalent shares/units outstanding	151,876,425	151,745,766	151,344,176
<b>Portfolio capitalization data</b>			
Total portfolio debt, including joint ventures at pro rata	\$ 7,976,440	\$ 7,850,669	\$ 7,692,719
Equity market capitalization	4,797,776	6,567,557	9,940,285
Total market capitalization	\$ 12,774,216	\$ 14,418,226	\$ 17,633,004
Debt as a percentage of total market capitalization	62.4%	54.5%	43.6%

**Portfolio Capitalization at September 30, 2019**



**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Changes in Total Common and Equivalent Shares/Units**

	<u>Partnership Units</u>	<u>Company Common Shares</u>	<u>Class A Non-Participating Convertible Preferred Units</u>	<u>Total Common and Equivalent Shares/ Units</u>
Balance as of December 31, 2018	10,433,435	141,221,712	90,619	151,745,766
Conversion of partnership units to cash	(590)	—	—	(590)
Conversion of partnership units to common shares	(21,000)	21,000	—	—
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	3,407	90,074	—	93,481
Balance as of March 31, 2019	<u>10,415,252</u>	<u>141,332,786</u>	<u>90,619</u>	<u>151,838,657</u>
Conversion of partnership units to cash	(244)	—	—	(244)
Conversion of partnership units to common shares	—	—	—	—
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	508	31,782	—	32,290
Balance as of June 30, 2019	<u>10,415,516</u>	<u>141,364,568</u>	<u>90,619</u>	<u>151,870,703</u>
Conversion of partnership units to cash	(435)	—	—	(435)
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	—	6,157	—	6,157
Balance as of September 30, 2019	<u>10,415,081</u>	<u>141,370,725</u>	<u>90,619</u>	<u>151,876,425</u>

**The Macerich Company**  
**Consolidated Statements of Operations (Unaudited)**  
(Dollars in thousands)

	For the Three Months Ended September 30, 2019	For the Nine Months Ended September 30, 2019
<b>Revenues:</b>		
Leasing revenue	\$214,260	\$636,290
Other income	6,889	20,054
Management Companies' revenues	9,978	29,277
Total revenues	<u>231,127</u>	<u>685,621</u>
<b>Expenses:</b>		
Shopping center and operating expenses	69,328	203,024
Management Companies' operating expenses	15,514	50,220
Leasing expenses	7,162	22,344
REIT general and administrative expenses	5,285	16,835
Depreciation and amortization	82,787	246,640
Interest expense	14,799	90,265
Loss on extinguishment of debt	—	351
Total expenses	<u>194,875</u>	<u>629,679</u>
Equity in income of unconsolidated joint ventures	14,582	34,082
Income tax expense	(678)	(1,703)
Loss on sale or write down of assets, net	<u>(131)</u>	<u>(15,506)</u>
Net income	50,025	72,815
Less net income attributable to noncontrolling interests	<u>3,654</u>	<u>2,886</u>
<b>Net income attributable to the Company</b>	<b><u>\$ 46,371</u></b>	<b><u>\$ 69,929</u></b>

**The Macerich Company**  
**Consolidated Balance Sheet (Unaudited)**  
**As of September 30, 2019**  
**(Dollars in thousands)**

<b>ASSETS:</b>	
Property, net (a)	\$ 6,664,106
Cash and cash equivalents	98,309
Restricted cash	8,959
Tenant and other receivables, net	129,729
Right-of-use assets, net	150,656
Deferred charges and other assets, net	277,799
Due from affiliates	9,627
Investments in unconsolidated joint ventures	1,436,788
Total assets	<u>\$ 8,775,973</u>
<b>LIABILITIES AND EQUITY:</b>	
Mortgage notes payable	\$ 4,294,633
Bank and other notes payable	749,769
Accounts payable and accrued expenses	61,348
Lease liabilities	116,683
Other accrued liabilities	253,882
Distributions in excess of investments in unconsolidated joint ventures	112,326
Financing arrangement obligation	279,563
Total liabilities	<u>5,868,204</u>
Commitments and contingencies	
Equity:	
Stockholders' equity:	
Common stock	1,413
Additional paid-in capital	4,581,551
Accumulated deficit	(1,864,807)
Accumulated other comprehensive loss	(10,946)
Total stockholders' equity	<u>2,707,211</u>
Noncontrolling interests	200,558
Total equity	<u>2,907,769</u>
Total liabilities and equity	<u>\$ 8,775,973</u>

(a) Includes construction in progress of \$204,172.



**The Macerich Company**  
**Non-GAAP Pro Rata Financial Information (Unaudited)**  
(Dollars in thousands)

	For the Three Months Ended September 30, 2019		For the Nine Months Ended September 30, 2019	
	Noncontrolling Interests of Consolidated Joint Ventures (a)	Company's Share of Unconsolidated Joint Ventures	Noncontrolling Interests of Consolidated Joint Ventures (a)	Company's Share of Unconsolidated Joint Ventures
<b>Revenues:</b>				
Leasing revenue	\$(12,316)	\$114,210	\$(37,950)	\$341,218
Other income	(468)	6,863	(680)	20,710
Total revenues	<u>(12,784)</u>	<u>121,073</u>	<u>(38,630)</u>	<u>361,928</u>
<b>Expenses:</b>				
Shopping center and operating expenses	(3,674)	34,352	(10,791)	103,482
Leasing expenses	(140)	1,125	(513)	3,339
Depreciation and amortization	(3,746)	45,465	(11,067)	141,670
Interest expense	(4,997)	25,552	(15,155)	78,974
Total expenses	<u>(12,557)</u>	<u>106,494</u>	<u>(37,526)</u>	<u>327,465</u>
Equity in income of unconsolidated joint ventures	—	(14,582)	—	(34,082)
Loss on sale or write down of assets, net	—	3	3,369	(381)
Net (income) loss	(227)	—	2,265	—
Less net (income) loss attributable to noncontrolling interests	(227)	—	2,265	—
<b>Net income attributable to the Company</b>	<u><u>\$ —</u></u>	<u><u>\$ —</u></u>	<u><u>\$ —</u></u>	<u><u>\$ —</u></u>

(a) Represents the Company's partners' share of consolidated joint ventures.

**The Macerich Company**  
**Non-GAAP Pro Rata Financial Information (Unaudited)**  
(Dollars in thousands)

	As of September 30, 2019	
	Noncontrolling Interests of Consolidated Joint Ventures (a)	Company's Share of Unconsolidated Joint Ventures
<b>ASSETS:</b>		
Property, net (b)	\$(339,595)	\$ 4,507,566
Cash and cash equivalents	(9,953)	101,748
Restricted cash	(184)	5,766
Tenant and other receivables, net	(5,259)	64,396
Right-of-use assets, net	(798)	61,353
Deferred charges and other assets, net	(3,205)	151,764
Due from affiliates	390	(2,858)
Investments in unconsolidated joint ventures, at equity	—	(1,436,788)
Total assets	<u>\$(358,604)</u>	<u>\$ 3,452,947</u>
<b>LIABILITIES AND EQUITY:</b>		
Mortgage notes payable	\$(359,048)	\$ 3,083,119
Bank and other notes payable	(1,514)	209,481
Accounts payable and accrued expenses	(2,528)	65,119
Lease liabilities	(3,105)	61,388
Other accrued liabilities	(5,630)	146,166
Distributions in excess of investments in unconsolidated joint ventures	—	(112,326)
Financing arrangement obligation	(279,563)	—
Total liabilities	<u>(651,388)</u>	<u>3,452,947</u>
<b>Equity:</b>		
Stockholders' equity	293,949	—
Noncontrolling interests	(1,165)	—
Total equity	<u>292,784</u>	<u>—</u>
Total liabilities and equity	<u>\$(358,604)</u>	<u>\$ 3,452,947</u>

(a) Represents the Company's partners' share of consolidated joint ventures.

(b) This includes \$7,366 of construction in progress relating to the Company's partners' share from consolidated joint ventures and \$321,731 of construction in progress relating to the Company's share from unconsolidated joint ventures.

**The Macerich Company**  
**Non-GAAP Pro Rata Schedule of Leasing Revenue (Unaudited)**  
(Dollars in thousands)

For the Three Months Ended September 30, 2019					
	Consolidated	Non-Controlling Interests (a)	Company's Consolidated Share	Company's Share of Unconsolidated Joint Ventures	Company's Total Share
<b>Revenues:</b>					
Minimum rents	\$142,311	\$ (8,079)	\$134,232	\$ 80,626	\$214,858
Percentage rents	3,902	(104)	3,798	2,802	6,600
Tenant recoveries	64,770	(4,014)	60,756	28,918	89,674
Other	6,211	(169)	6,042	2,569	8,611
Less: Bad debt expense	(2,934)	50	(2,884)	(705)	(3,589)
Total leasing revenue	<u>\$214,260</u>	<u>\$(12,316)</u>	<u>\$201,944</u>	<u>\$114,210</u>	<u>\$316,154</u>

For the Nine Months Ended September 30, 2019					
	Consolidated	Non-Controlling Interests (a)	Company's Consolidated Share	Company's Share of Unconsolidated Joint Ventures	Company's Total Share
<b>Revenues:</b>					
Minimum rents	\$426,071	\$(24,759)	\$401,312	\$242,651	\$643,963
Percentage rents	8,350	(211)	8,139	5,124	13,263
Tenant recoveries	190,696	(12,183)	178,513	88,811	267,324
Other	17,940	(1,088)	16,852	6,939	23,791
Less: Bad debt expense	(6,767)	291	(6,476)	(2,307)	(8,783)
Total leasing revenue	<u>\$636,290</u>	<u>\$(37,950)</u>	<u>\$598,340</u>	<u>\$341,218</u>	<u>\$939,558</u>

(a) Represents the Company's partners' share of consolidated joint ventures.

**The Macerich Company**  
**2019 Guidance Range (Unaudited)**

The Company is re-affirming its guidance for FFO per share-diluted, excluding financing expense in connection with Chandler Freehold and is revising its previous estimate of EPS-diluted guidance to reflect its current expectation for 2019. A reconciliation of estimated EPS-diluted to FFO per share-diluted follows:

	<b>Year 2019 Guidance</b>
Earnings per share—diluted	\$0.64 - \$0.72
Plus: real estate depreciation and amortization	\$3.20 - \$3.20
Plus: loss on sale or write-down of depreciable assets	\$0.09 - \$0.09
FFO per share—diluted	\$3.93 - \$4.01
Less: Impact of financing expense in connection with Chandler Freehold	\$0.43 - \$0.43
FFO per share—diluted, excluding financing expense in connection with Chandler Freehold	\$ 3.50 - \$3.58

***Underlying Assumptions to 2019 Guidance***

Cash Same Center Net Operating Income (“NOI”) Growth(a)	
Excluding lease termination income	0.5% - 1.0%

	<b>Year 2019 (\$ millions)(b)</b>	<b>Year 2019 FFO / Share Impact</b>
Lease termination income	\$6	\$0.04
Capitalized interest	\$30	\$0.20
Bad debt expense	(\$10)	(\$0.07)
Dilutive impact on 2019 of assets sold in 2018	(\$4)	(\$0.03)
Straight-line rental income	\$15	\$0.10
Amortization of acquired above and below-market leases (net-revenue)	\$15	\$0.10
Leasing expenses(c)	\$34	\$0.22
Interest expense(d)	\$294	

- (a) Excludes non-cash items of straight-line and above/below market adjustments to minimum rents.
- (b) All joint venture amounts included at pro rata.
- (c) In conjunction with the adoption of the new lease accounting standard, ASC 842, Leases (“ASC 842”), the Company estimates it will incur uncapitalized leasing expenses in 2019 of approximately \$34 million. The Company incurred approximately \$12 million of uncapitalized leasing expenses in 2018 prior to adoption of ASC 842. Therefore, the incremental impact of adopting ASC 842 is estimated at approximately \$22 million.
- (d) This amount represents the Company’s pro rata share of interest expense, excluding any financing expense in connection with Chandler Freehold.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Supplemental FFO Information(a)**

	<u>As of September 30,</u>			
	<u>2019</u>	<u>2018</u>		
	dollars in millions			
Straight-line rent receivable	\$122.1	\$109.5		
	<u>For the</u>		<u>For the</u>	
	<u>Three Months Ended</u>		<u>Nine Months Ended</u>	
	<u>September 30,</u>		<u>September 30,</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
	dollars in millions			
Lease termination income	\$ 1.4	\$ 4.6	\$ 5.3	\$10.0
Straight-line rental income	\$ 4.5	\$ 5.6	\$ 10.5	\$14.2
Business development and parking income (b)	\$ 16.4	\$ 15.2	\$ 44.9	\$42.8
Gain (loss) on sales or write down of undepreciated assets	\$ 0.1	\$ 4.2	\$ 0.6	\$ 3.8
Amortization of acquired above and below-market leases (net revenue)	\$ 4.4	\$ 2.8	\$ 13.1	\$11.0
Amortization of debt premiums	\$ 0.2	\$ 0.2	\$ 0.7	\$ 0.7
Bad debt expense (c)	\$ 3.6	\$ 1.4	\$ 8.8	\$ 5.0
Leasing expenses	\$ 8.1	\$ 2.6	\$ 25.2	\$ 8.6
Interest capitalized	\$ 8.8	\$ 7.0	\$ 22.7	\$20.9
Chandler Freehold financing arrangement (d):				
Distributions equal to partners' share of net income	\$ 1.3	\$ 2.1	\$ 5.2	\$ 6.6
Distributions in excess of partners' share of net income (e)	2.1	1.8	6.1	4.8
Fair value adjustment (e)	(39.5)	(4.9)	(71.0)	(9.3)
Total interest (income) expense (d)	<u>\$ (36.1)</u>	<u>\$ (1.0)</u>	<u>\$(59.7)</u>	<u>\$ 2.1</u>

- (a) All joint venture amounts included at pro rata.
- (b) Included in leasing revenue and other income.
- (c) Included in leasing revenue for the three and nine months ended September 30, 2019 and included in shopping center and operating expenses for the three and nine months ended September 30, 2018.
- (d) Included in interest expense.
- (e) The Company presents FFO excluding the expenses related to changes in fair value of the financing arrangement and the payments to such joint venture partner less than or in excess of their pro rata share of net income.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Capital Expenditures(a)**

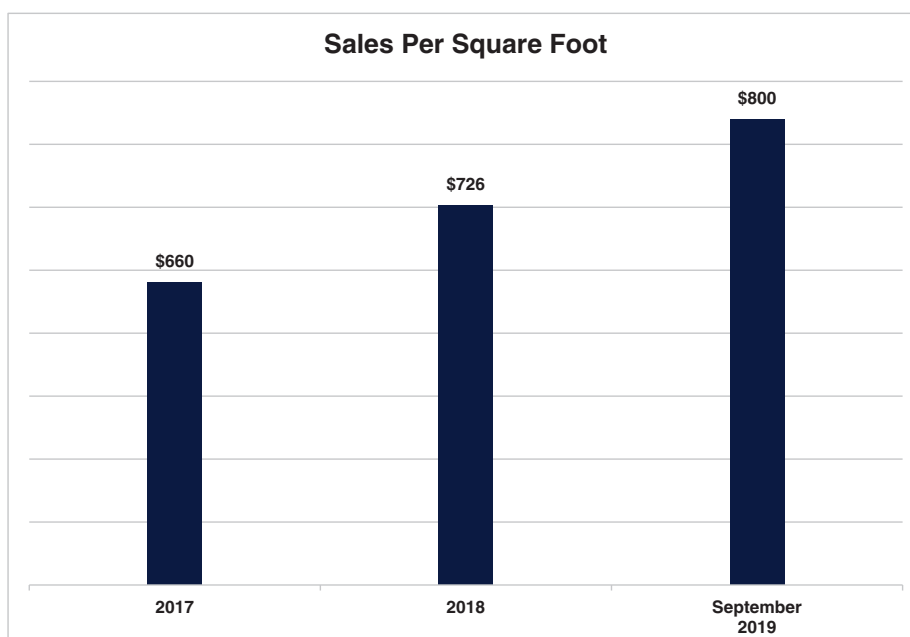
	For the Nine Months Ended		Year Ended 12/31/18	Year Ended 12/31/17
	9/30/2019	9/30/2018		
dollars in millions				
<b>Consolidated Centers</b>				
Acquisitions of property, building improvement and equipment	\$ 19.3	\$ 31.1	\$ 53.4	\$ 38.2
Development, redevelopment, expansions and renovations of Centers	83.1	128.6	173.3	152.1
Tenant allowances	14.8	9.1	12.6	11.5
Deferred leasing charges	2.0	13.8	17.3	26.5
<b>Total</b>	<u>\$119.2</u>	<u>\$182.6</u>	<u>\$256.6</u>	<u>\$228.3</u>
<b>Unconsolidated Joint Venture Centers</b>				
Acquisitions of property, building improvement and equipment	\$ 7.8	\$ 8.8	\$ 15.7	\$ 16.0
Development, redevelopment, expansions and renovations of Centers	152.9	103.6	145.9	121.8
Tenant allowances	6.9	4.6	8.7	6.8
Deferred leasing charges	2.7	6.8	10.9	6.2
<b>Total</b>	<u>\$170.3</u>	<u>\$123.8</u>	<u>\$181.2</u>	<u>\$150.8</u>

(a) All joint venture amounts at pro rata.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Regional Shopping Center Portfolio**  
**Sales Per Square Foot(a)**

	<u>Consolidated Centers</u>	<u>Unconsolidated Joint Venture Centers</u>	<u>Total Centers</u>
09/30/2019	\$639	\$1,009	\$800
09/30/2018	\$607	\$ 842	\$707
12/31/2018	\$612	\$ 882	\$726
12/31/2017	\$584	\$ 765	\$660

- (a) Sales are based on reports by retailers leasing mall and freestanding stores for the trailing 12 months for tenants that have occupied such stores for a minimum of 12 months. Sales per square foot are based on tenants 10,000 square feet and under for regional shopping centers. Sales per square foot exclude Centers under development and redevelopment.



**The Macerich Company**  
**Sales Per Square Foot by Property Ranking (Unaudited)**

Properties	Sales per square foot			Occupancy			Cost of Occupancy for the trailing 12 months Ended 9/30/2019 (c)	% of Portfolio 2019 Forecast Pro Rata Real Estate NOI (d)
	9/30/2019 (a)	12/31/2018 (a)	9/30/2018 (a)	9/30/2019 (b)	12/31/2018 (b)	9/30/2018 (b)		
<b>Group 1: Top 10</b>								
Broadway Plaza	\$2,330	\$1,752	\$1,425	95.5%	99.4%	99.4%	99.4%	
Corte Madera, Village at	\$2,232	\$2,166	\$1,800	97.7%	94.4%	95.6%	95.6%	
Queens Center	\$1,554	\$1,506	\$1,506	98.7%	99.7%	99.4%	99.4%	
Washington Square	\$1,528	\$1,261	\$1,168	95.7%	98.8%	97.0%	97.0%	
Scottsdale Fashion Square	\$1,472	\$1,159	\$1,032	92.2%	92.1%	92.5%	92.5%	
Kierland Commons	\$1,440	\$1,137	\$ 973	98.8%	97.8%	98.6%	98.6%	
North Bridge, The Shops at	\$1,028	\$ 881	\$ 846	82.8%	98.2%	98.0%	98.0%	
Los Cerritos Center	\$1,002	\$1,003	\$ 988	96.6%	96.5%	96.3%	96.3%	
Tyson's Corner Center	\$ 973	\$ 986	\$ 983	95.5%	96.8%	95.7%	95.7%	
Country Club Plaza	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Total Top 10:</b>	<b>\$1,349</b>	<b>\$1,164</b>	<b>\$1,087</b>	<b>93.9%</b>	<b>95.5%</b>	<b>95.2%</b>	<b>10.6%</b>	<b>32.3%</b>
<b>Group 2: Top 11-20</b>								
Tucson La Encantada	\$ 921	\$ 856	\$ 868	95.4%	97.0%	93.3%	93.3%	
Arrowhead Towne Center	\$ 897	\$ 808	\$ 788	98.5%	97.2%	96.4%	96.4%	
Fresno Fashion Fair	\$ 859	\$ 750	\$ 737	90.5%	95.2%	95.7%	95.7%	
Fashion Outlets of Chicago	\$ 844	\$ 839	\$ 830	99.6%	98.0%	98.0%	98.0%	
Santa Monica Place	\$ 792	\$ 808	\$ 812	94.4%	93.4%	90.7%	90.7%	
Chandler Fashion Center	\$ 740	\$ 715	\$ 702	95.6%	97.6%	94.3%	94.3%	
Twenty Ninth Street	\$ 739	\$ 712	\$ 711	96.3%	97.1%	97.2%	97.2%	
Kings Plaza Shopping Center	\$ 735	\$ 701	\$ 701	98.9%	97.9%	97.9%	97.9%	
Vintage Faire Mall	\$ 714	\$ 709	\$ 707	97.2%	97.3%	97.6%	97.6%	
Biltmore Fashion Park	\$ 693	\$ 670	\$1,113	89.4%	91.0%	93.0%	93.0%	
<b>Total Top 11-20:</b>	<b>\$ 795</b>	<b>\$ 759</b>	<b>\$ 771</b>	<b>96.1%</b>	<b>96.6%</b>	<b>95.8%</b>	<b>12.2%</b>	<b>25.5%</b>



**The Macerich Company**  
**Sales Per Square Foot by Property Ranking (Unaudited)**

Properties	Sales per square foot			Occupancy			Cost of Occupancy for the trailing 12 months Ended 9/30/2019 (c)	% of Portfolio 2019 Forecast Pro Rata Real Estate NOI (d)
	9/30/2019 (a)	12/31/2018 (a)	9/30/2018 (a)	9/30/2019 (b)	12/31/2018 (b)	9/30/2018 (b)		
<b>Group 3: Top 21-30</b>								
Stonewood Center	\$688	\$665	\$663	93.7%	91.9%	94.0%		
Oaks, The	\$677	\$654	\$652	92.3%	88.9%	88.7%		
Danbury Fair Mall	\$657	\$627	\$621	92.8%	96.1%	95.1%		
Freehold Raceway Mall	\$654	\$639	\$641	96.7%	97.8%	97.7%		
Green Acres Mall	\$647	\$638	\$651	96.4%	98.0%	97.7%		
SanTan Village Regional Center	\$642	\$588	\$581	95.0%	98.1%	95.9%		
FlatIron Crossing	\$586	\$579	\$579	95.3%	97.2%	96.8%		
Victor Valley, Mall of	\$582	\$565	\$559	98.3%	98.1%	99.2%		
Inland Center	\$554	\$541	\$533	91.9%	97.0%	97.0%		
Deptford Mall	\$533	\$525	\$530	93.5%	97.4%	98.1%		
<b>Total Top 21-30:</b>	<b>\$628</b>	<b>\$608</b>	<b>\$607</b>	<b>94.9%</b>	<b>96.2%</b>	<b>95.9%</b>	<b>13.5%</b>	<b>25.1%</b>
<b>Group 4: Top 31-40</b>								
Lakewood Center	\$525	\$491	\$490	98.0%	97.0%	97.1%		
La Cumbre Plaza	\$514	\$488	\$481	85.6%	80.7%	86.2%		
South Plains Mall	\$505	\$474	\$461	88.4%	92.0%	91.9%		
Pacific View	\$470	\$450	\$441	80.6%	91.3%	91.4%		
Valley River Center	\$457	\$453	\$452	92.9%	95.7%	94.0%		
West Acres	\$451	\$467	\$462	98.3%	97.2%	98.3%		
Superstition Springs Center	\$407	\$366	\$365	93.0%	96.8%	96.6%		
Eastland Mall	\$365	\$360	\$357	90.7%	94.9%	96.0%		
Desert Sky Mall	\$351	\$346	\$336	98.7%	99.1%	98.8%		
Fashion Outlets of Niagara Falls USA	\$333	\$340	\$344	92.2%	93.9%	92.4%		
<b>Total Top 31-40:</b>	<b>\$434</b>	<b>\$420</b>	<b>\$417</b>	<b>92.7%</b>	<b>94.7%</b>	<b>94.8%</b>	<b>13.2%</b>	<b>13.1%</b>
<b>Total Top 40:</b>	<b>\$829</b>	<b>\$753</b>	<b>\$732</b>	<b>94.3%</b>	<b>95.7%</b>	<b>95.4%</b>	<b>11.7%</b>	<b>96.0%</b>

**The Macerich Company**  
**Sales Per Square Foot by Property Ranking (Unaudited)**

Properties	Sales per square foot			Occupancy			Cost of Occupancy for the trailing 12 months Ended 9/30/2019 (c)	% of Portfolio 2019 Forecast Pro Rata Real Estate NOI (d)
	9/30/2019 (a)	12/31/2018 (a)	9/30/2018 (a)	9/30/2019 (b)	12/31/2018 (b)	9/30/2018 (b)		
<b>Group 5: 41-45</b>								
NorthPark Mall								
SouthPark Mall								
Towne Mall								
Valley Mall								
Wilton Mall								
<b>Total 41-45:</b>	<b>\$295</b>	<b>\$286</b>	<b>\$284</b>	<b>87.5%</b>	<b>90.8%</b>	<b>90.7%</b>	<b>10.7%</b>	
<b>Centers under Redevelopment</b>								
Fashion District Philadelphia (e) (f)								
Paradise Valley Mall (e)								
<b>47 REGIONAL SHOPPING CENTERS</b>	<b>\$800</b>	<b>\$726</b>	<b>\$707</b>	<b>93.8%</b>	<b>95.4%</b>	<b>95.1%</b>	<b>11.7%</b>	<b>98.3%</b>
<b>Community / Power Centers and various other assets</b>								<b>1.7%</b>
<b>TOTAL ALL PROPERTIES</b>							<b>11.7%</b>	<b>100.0%</b>

**The Macerich Company**  
**Notes to Sales Per Square Foot by Property Ranking (unaudited)**

Footnotes

- (a) Sales are based on reports by retailers leasing mall and freestanding stores for the trailing 12 months for tenants that have occupied such stores for a minimum of 12 months. Sales per square foot are based on tenants 10,000 square feet and under. Properties are ranked by Sales per square foot as of September 30, 2019.
- (b) Occupancy is the percentage of mall and freestanding GLA leased as of the last day of the reporting period. Occupancy excludes Centers under development and redevelopment.
- (c) Cost of Occupancy represents “Tenant Occupancy Costs” divided by “Tenant Sales”. Tenant Occupancy Costs in this calculation are the amounts paid to the Company, including minimum rents, percentage rents and recoverable expenditures, which consist primarily of property operating expenses, real estate taxes and repair and maintenance expenditures.
- (d) The percentage of Portfolio 2019 Forecast Pro Rata Real Estate NOI is based on guidance assumptions provided on October 31, 2019, see page 10. Real Estate NOI excludes straight-line and above/below market adjustments to minimum rents. Real Estate NOI also does not reflect REIT expenses and Management Company revenues and expenses. See the Company’s forward-looking statements disclosure on pages 1 and 2 for factors that may affect the information provided in this column.
- (e) These assets are under redevelopment including demolition and reconfiguration of the Centers and tenant spaces. Accordingly, the Sales per square foot and Occupancy during the periods of redevelopment are not included.
- (f) On September 19, 2019, the Company’s joint venture opened Fashion District Philadelphia in downtown Philadelphia.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Occupancy(a)**

<b>Regional Shopping Centers: Period Ended</b>	<b>Consolidated Centers</b>	<b>Unconsolidated Joint Venture Centers</b>	<b>Total Centers</b>
09/30/2019	93.4%	94.4%	93.8%
09/30/2018	94.7%	95.5%	95.1%
12/31/2018	95.2%	95.6%	95.4%
12/31/2017	94.4%	95.6%	95.0%

- (a) Occupancy is the percentage of mall and freestanding GLA leased as of the last day of the reporting period. Occupancy excludes Centers under development and redevelopment.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Average Base Rent Per Square Foot(a)**

	<u>Average Base Rent PSF(b)</u>	<u>Average Base Rent PSF on Leases Executed during the trailing twelve months ended(c)</u>	<u>Average Base Rent PSF on Leases Expiring(d) during the trailing twelve months ended</u>
<b>Consolidated Centers</b>			
09/30/2019	\$58.94	\$55.97	\$52.34
09/30/2018	\$57.02	\$54.43	\$49.07
12/31/2018	\$56.82	\$54.00	\$49.07
12/31/2017	\$55.08	\$57.36	\$49.61
<b>Unconsolidated Joint Venture Centers</b>			
09/30/2019	\$65.62	\$70.01	\$63.80
09/30/2018	\$63.45	\$65.19	\$58.90
12/31/2018	\$63.84	\$66.95	\$59.49
12/31/2017	\$60.99	\$63.50	\$55.50
<b>All Regional Shopping Centers</b>			
09/30/2019	\$61.16	\$60.04	\$55.45
09/30/2018	\$59.09	\$57.32	\$51.71
12/31/2018	\$59.09	\$57.55	\$51.80
12/31/2017	\$56.97	\$59.20	\$51.39

- (a) Average base rent per square foot is based on spaces 10,000 square feet and under. All joint venture amounts are included at pro rata. Centers under development and redevelopment are excluded.
- (b) Average base rent per square foot gives effect to the terms of each lease in effect, as of the applicable date, including any concessions, abatements and other adjustments or allowances that have been granted to the tenants.
- (c) The average base rent per square foot on leases executed during the period represents the actual rent to be paid during the first twelve months.
- (d) The average base rent per square foot on leases expiring during the period represents the final year minimum rent on a cash basis.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Cost of Occupancy**

	For the trailing twelve months ended September 30, 2019	For Years Ended December 31,	
		2018	2017
<b>Consolidated Centers</b>			
Minimum rents	9.2%	9.3%	9.5%
Percentage rents	0.4%	0.3%	0.3%
Expense recoveries(a)	3.8%	3.9%	4.2%
<b>Total</b>	<u>13.4%</u>	<u>13.5%</u>	<u>14.0%</u>

	For the trailing twelve months ended September 30, 2019	For Years Ended December 31,	
		2018	2017
<b>Unconsolidated Joint Venture Centers</b>			
Minimum rents	7.1%	7.8%	8.6%
Percentage rents	0.3%	0.3%	0.3%
Expense recoveries(a)	3.1%	3.4%	3.8%
<b>Total</b>	<u>10.5%</u>	<u>11.5%</u>	<u>12.7%</u>

	For the trailing twelve months ended September 30, 2019	For Years Ended December 31,	
		2018	2017
<b>All Centers</b>			
Minimum rents	8.0%	8.5%	9.0%
Percentage rents	0.3%	0.3%	0.3%
Expense recoveries(a)	3.4%	3.6%	4.0%
<b>Total</b>	<u>11.7%</u>	<u>12.4%</u>	<u>13.3%</u>

(a) Represents real estate tax and common area maintenance charges.

**The Macerich Company**  
**Supplemental Financial and Operating Information (unaudited)**  
**Percentage of Net Operating Income by State**

<u>State</u>	<u>% of Portfolio 2019 Forecast Real Estate Pro Rata NOI(a)</u>
California	27.5%
New York	22.9%
Arizona	15.9%
Colorado, Illinois & Missouri	9.3%
Pennsylvania & Virginia	9.1%
New Jersey & Connecticut	7.3%
Oregon	4.1%
Other(b)	3.9%
Total	<u>100.0%</u>

- (a) The percentage of Portfolio 2019 Forecast Pro Rata Real Estate NOI is based on guidance assumptions provided on October 31, 2019, see page 10. Real Estate NOI excludes straight-line and above/below market adjustments to minimum rents. Real Estate NOI also does not reflect REIT expenses and Management Company revenues and expenses. See the Company’s forward-looking statements disclosure on pages 1 and 2 for factors that may affect the information provided in this column.
- (b) “Other” includes Indiana, Iowa, Kentucky, North Dakota and Texas.

**The Macerich Company  
Property Listing  
September 30, 2019**

The following table sets forth certain information regarding the Centers and other locations that are wholly owned or partly owned by the Company.

Count	Company's Ownership(a)	Name of Center/Location	Year of Original Construction/ Acquisition	Year of Most Recent Expansion/ Renovation	Total GLA(b)
<b>CONSOLIDATED CENTERS:</b>					
1	50.1%	Chandler Fashion Center <i>Chandler, Arizona</i>	2001/2002	—	1,318,000
2	100%	Danbury Fair Mall <i>Danbury, Connecticut</i>	1986/2005	2016	1,268,000
3	100%	Desert Sky Mall <i>Phoenix, Arizona</i>	1981/2002	2007	746,000
4	100%	Eastland Mall(c) <i>Evansville, Indiana</i>	1978/1998	1996	1,034,000
5	100%	Fashion Outlets of Chicago <i>Rosemont, Illinois</i>	2013/—	—	538,000
6	100%	Fashion Outlets of Niagara Falls USA <i>Niagara Falls, New York</i>	1982/2011	2014	689,000
7	50.1%	Freehold Raceway Mall <i>Freehold, New Jersey</i>	1990/2005	2007	1,673,000
8	100%	Fresno Fashion Fair <i>Fresno, California</i>	1970/1996	2006	995,000
9	100%	Green Acres Mall(c) <i>Valley Stream, New York</i>	1956/2013	2016	2,041,000
10	100%	Inland Center <i>San Bernardino, California</i>	1966/2004	2016	870,000
11	100%	Kings Plaza Shopping Center(c) <i>Brooklyn, New York</i>	1971/2012	2018	1,137,000
12	100%	La Cumbre Plaza(c) <i>Santa Barbara, California</i>	1967/2004	1989	492,000
13	100%	NorthPark Mall <i>Davenport, Iowa</i>	1973/1998	2001	934,000
14	100%	Oaks, The <i>Thousand Oaks, California</i>	1978/2002	2009	1,209,000
15	100%	Pacific View <i>Ventura, California</i>	1965/1996	2001	1,061,000
16	100%	Queens Center(c) <i>Queens, New York</i>	1973/1995	2004	964,000
17	100%	Santa Monica Place <i>Santa Monica, California</i>	1980/1999	2015	526,000
18	84.9%	SanTan Village Regional Center <i>Gilbert, Arizona</i>	2007/—	2018	1,124,000
19	100%	SouthPark Mall <i>Moline, Illinois</i>	1974/1998	2015	863,000
20	100%	Stonewood Center(c) <i>Downey, California</i>	1953/1997	1991	935,000
21	100%	Superstition Springs Center <i>Mesa, Arizona</i>	1990/2002	2002	918,000
22	100%	Towne Mall <i>Elizabethtown, Kentucky</i>	1985/2005	1989	350,000



**The Macerich Company  
Property Listing  
September 30, 2019**

Count	Company's Ownership(a)	Name of Center/Location	Year of Original Construction/ Acquisition	Year of Most Recent Expansion/ Renovation	Total GLA(b)
23	100%	Tucson La Encantada <i>Tucson, Arizona</i>	2002/2002	2005	246,000
24	100%	Valley Mall <i>Harrisonburg, Virginia</i>	1978/1998	1992	505,000
25	100%	Valley River Center <i>Eugene, Oregon</i>	1969/2006	2007	872,000
26	100%	Victor Valley, Mall of <i>Victorville, California</i>	1986/2004	2012	577,000
27	100%	Vintage Faire Mall <i>Modesto, California</i>	1977/1996	2008	1,138,000
28	100%	Wilton Mall <i>Saratoga Springs, New York</i>	1990/2005	1998	709,000
<b>Total Consolidated Centers</b>					<b>25,732,000</b>
<b>UNCONSOLIDATED JOINT VENTURE CENTERS:</b>					
29	60%	Arrowhead Towne Center <i>Glendale, Arizona</i>	1993/2002	2015	1,196,000
30	50%	Biltmore Fashion Park <i>Phoenix, Arizona</i>	1963/2003	2006	517,000
31	50%	Broadway Plaza <i>Walnut Creek, California</i>	1951/1985	2016	926,000
32	50.1%	Corte Madera, The Village at <i>Corte Madera, California</i>	1985/1998	2005	460,000
33	50%	Country Club Plaza <i>Kansas City, Missouri</i>	1922/2016	2015	1,003,000
34	51%	Deptford Mall <i>Deptford, New Jersey</i>	1975/2006	1990	1,040,000
35	51%	FlatIron Crossing <i>Broomfield, Colorado</i>	2000/2002	2009	1,428,000
36	50%	Kierland Commons <i>Scottsdale, Arizona</i>	1999/2005	2003	437,000
37	60%	Lakewood Center <i>Lakewood, California</i>	1953/1975	2008	2,069,000
38	60%	Los Cerritos Center <i>Cerritos, California</i>	1971/1999	2016	1,303,000
39	50%	North Bridge, The Shops at(c) <i>Chicago, Illinois</i>	1998/2008	—	670,000
40	50%	Scottsdale Fashion Square <i>Scottsdale, Arizona</i>	1961/2002	2019	1,839,000
41	60%	South Plains Mall <i>Lubbock, Texas</i>	1972/1998	2017	1,135,000
42	51%	Twenty Ninth Street(c) <i>Boulder, Colorado</i>	1963/1979	2007	845,000
43	50%	Tysons Corner Center <i>Tysons Corner, Virginia</i>	1968/2005	2014	1,971,000
44	60%	Washington Square <i>Portland, Oregon</i>	1974/1999	2005	1,446,000
45	19%	West Acres <i>Fargo, North Dakota</i>	1972/1986	2001	668,000
<b>Total Unconsolidated Joint Venture Centers</b>					<b>18,953,000</b>

**The Macerich Company  
Property Listing  
September 30, 2019**

Count	Company's Ownership(a)	Name of Center/Location	Year of Original Construction/ Acquisition	Year of Most Recent Expansion/ Renovation	Total GLA(b)
<b>REGIONAL SHOPPING CENTERS UNDER REDEVELOPMENT:</b>					
46	50%	Fashion District Philadelphia(d)(e) <i>Philadelphia, Pennsylvania</i>	1977/2014	2019	850,000
47	100%	Paradise Valley Mall(f) <i>Phoenix, Arizona</i>	1979/2002	2009	1,202,000
<b>Total Regional Shopping Centers</b>					46,737,000
<b>COMMUNITY / POWER CENTERS:</b>					
1	50%	Atlas Park, The Shops at(d) <i>Queens, New York</i>	2006/2011	2013	369,000
2	50%	Boulevard Shops(d) <i>Chandler, Arizona</i>	2001/2002	2004	185,000
3	100%	Southridge Center(f) <i>Des Moines, Iowa</i>	1975/1998	2013	848,000
4	100%	Superstition Springs Power Center(f) <i>Mesa, Arizona</i>	1990/2002	—	206,000
5	100%	The Marketplace at Flagstaff(c)(f) <i>Flagstaff, Arizona</i>	2007/—	—	268,000
<b>Total Community / Power Centers</b>					1,876,000
<b>OTHER ASSETS:</b>					
	100%	Various(f)(g)			427,000
	86.5%	Estrella Falls(f) <i>Goodyear, Arizona</i>			79,000
	50%	Scottsdale Fashion Square-Office(d) <i>Scottsdale, Arizona</i>			124,000
	50%	Tysons Corner Center-Office(d) <i>Tysons Corner, Virginia</i>			174,000
	50%	Hyatt Regency Tysons Corner Center(d) <i>Tysons Corner, Virginia</i>			290,000
	50%	VITA Tysons Corner Center(d) <i>Tysons Corner, Virginia</i>			510,000
	50%	Tysons Tower(d) <i>Tysons Corner, Virginia</i>			529,000
<b>OTHER ASSETS UNDER REDEVELOPMENT:</b>					
	25%	One Westside(d)(h) <i>Los Angeles, California</i>			680,000
<b>Total Other Assets</b>					2,813,000
<b>Grand Total</b>					51,426,000

- (a) The Company's ownership interest in this table reflects its legal ownership interest. See footnotes (a) and (b) on pages 26 and 27 regarding the legal versus economic ownership of joint venture entities.
- (b) Includes GLA attributable to anchors (whether owned or non-owned) and mall and freestanding stores.
- (c) Portions of the land on which the Center is situated are subject to one or more long-term ground leases. With respect to 43 Centers, the underlying land controlled by the Company is owned in fee entirely by the Company, or, in the case of jointly-owned Centers, by the joint venture property partnership or limited liability company.

**The Macerich Company**  
**Property Listing**  
**September 30, 2019**

- (d) Included in Unconsolidated Joint Venture Centers.
- (e) On September 19, 2019, the Company's joint venture opened Fashion District Philadelphia in downtown Philadelphia.
- (f) Included in Consolidated Centers.
- (g) The Company owns an office building and six stores located at shopping centers not owned by the Company. Of the six stores, one is leased to Kohl's, two are vacant, and three have been leased for non-Anchor uses. With respect to the office building and three of the six stores, the underlying land is owned in fee entirely by the Company. With respect to the remaining three stores, the underlying land is owned by third parties and leased to the Company pursuant to long-term building or ground leases.
- (h) Construction is underway to convert former Regional Shopping Center Westside Pavilion, which closed in January 2019, into an approximately 584,000 square foot Class A creative office campus called One Westside leased solely to Google, while maintaining approximately 96,000 square feet of adjacent entertainment and retail space at 10850 Pico Boulevard.

**The Macerich Company**  
**Joint Venture List as of September 30, 2019**

The following table sets forth certain information regarding the Centers and other operating properties that are not wholly owned by the Company. This list of properties includes unconsolidated joint ventures, consolidated joint ventures, and financing arrangements. The percentages shown are the effective legal ownership and economic ownership interests of the Company as of September 30, 2019.

<b>Properties</b>	<b>Legal Ownership(a)</b>	<b>Economic Ownership(b)</b>	<b>Joint Venture</b>	<b>Total GLA(c)</b>
Arrowhead Towne Center(d)	60%	60%	New River Associates LLC	1,196,000
Atlas Park, The Shops at	50%	50%	WMAP, L.L.C.	369,000
Biltmore Fashion Park	50%	50%	Biltmore Shopping Center Partners LLC	517,000
Boulevard Shops	50%	50%	Propcor II Associates, LLC	185,000
Broadway Plaza(e)	50%	50%	Macerich HHF Broadway Plaza LLC	926,000
Chandler Fashion Center(d)(f)	50.1%	50.1%	Freehold Chandler Holdings LP	1,318,000
Corte Madera, The Village at	50.1%	50.1%	Corte Madera Village, LLC	460,000
Country Club Plaza	50%	50%	Country Club Plaza KC Partners LLC	1,003,000
Deptford Mall(d)	51%	51%	Macerich HHF Centers LLC	1,040,000
Estrella Falls	86.5%	86.5%	Westcor Goodyear RSC LLC	79,000
Fashion District Philadelphia	50%	50%	Various Entities	850,000
FlatIron Crossing	51%	51%	Macerich HHF Centers LLC	1,428,000
Freehold Raceway Mall(d)(f)	50.1%	50.1%	Freehold Chandler Holdings LP	1,673,000
Hyatt Regency Tysons Corner Center	50%	50%	Tysons Corner Hotel I LLC	290,000
Kierland Commons	50%	50%	Kierland Commons Investment LLC	437,000
Lakewood Center	60%	60%	Pacific Premier Retail LLC	2,069,000
Los Angeles Premium Outlets	50%	50%	CAM-CARSON LLC	—
Los Cerritos Center(d)	60%	60%	Pacific Premier Retail LLC	1,303,000
North Bridge, The Shops at	50%	50%	North Bridge Chicago LLC	670,000
SanTan Village Regional Center	84.9%	84.9%	Westcor SanTan Village LLC	1,124,000
Scottsdale Fashion Square	50%	50%	Scottsdale Fashion Square Partnership	1,839,000
Scottsdale Fashion Square-Office	50%	50%	Scottsdale Fashion Square Partnership	124,000
Macerich Seritage Portfolio(g)	50%	50%	MS Portfolio LLC	1,550,000
South Plains Mall(d)	60%	60%	Pacific Premier Retail LLC	1,135,000
Twenty Ninth Street	51%	51%	Macerich HHF Centers LLC	845,000
Tysons Corner Center	50%	50%	Tysons Corner LLC	1,971,000
Tysons Corner Center-Office	50%	50%	Tysons Corner Property LLC	174,000
Tysons Tower	50%	50%	Tysons Corner Property LLC	529,000
VITA Tysons Corner Center	50%	50%	Tysons Corner Property LLC	510,000
Washington Square(d)	60%	60%	Pacific Premier Retail LLC	1,446,000
West Acres	19%	19%	West Acres Development, LLP	678,000
One Westside(h)	25%	25%	HPP-MAC WSP, LLC	680,000

(a) This column reflects the Company's legal ownership in the listed properties as of September 30, 2019. Legal ownership may, at times, not equal the Company's economic interest in the listed properties because of various provisions in certain joint venture agreements regarding distributions of cash flow based on capital account balances, allocations of profits and losses and payments of preferred returns. As a result, the Company's actual economic interest (as distinct from its legal ownership interest) in certain of the properties could fluctuate from time to time and may not wholly align with its legal ownership interests. Substantially all of the Company's joint venture agreements contain rights of first refusal, buy-sell provisions, exit rights, default dilution remedies and/or other break up provisions or remedies which are customary in real estate joint venture agreements and which may, positively or negatively, affect the ultimate realization of cash flow and/or capital or liquidation proceeds.

**The Macerich Company**  
**Joint Venture List as of September 30, 2019**

- (b) Economic ownership represents the allocation of cash flow to the Company as of September 30, 2019, except as noted below. In cases where the Company receives a current cash distribution greater than its legal ownership percentage due to a capital account greater than its legal ownership percentage, only the legal ownership percentage is shown in this column. The Company's economic ownership of these properties may fluctuate based on a number of factors, including mortgage refinancings, partnership capital contributions and distributions, and proceeds and gains or losses from asset sales, and the matters set forth in the preceding paragraph.
- (c) Includes GLA attributable to anchors (whether owned or non-owned) and mall and freestanding stores as of September 30, 2019.
- (d) These centers have a Sears store which is owned by MS Portfolio LLC, see footnote (g) below. The GLA of the Sears store at the seven centers indicated with footnote (d) in the table above is included in Total GLA at the center level. The GLA for the Sears store at these seven centers plus the GLA of the Sears store at two wholly owned centers, Danbury Fair Mall and Vintage Faire Mall, are also aggregated into the 1,550,000 square feet in the MS Portfolio LLC above.
- (e) In October 2018, the Company's joint venture partner in Broadway Plaza sold its 50% interest to a third party investor. Thereafter, the joint venture restated its governing documents and changed its name to Macerich HHF Broadway Plaza LLC.
- (f) The joint venture entity was formed in September 2009. Upon liquidation of the partnership, distributions are made in the following order: to the third-party partner until it receives a 13% internal rate of return on and of its aggregate unreturned capital contributions; to the Company until it receives a 13% internal rate of return on and of its aggregate unreturned capital contributions; and, thereafter, pro rata 35% to the third-party partner and 65% to the Company.
- (g) On April 30, 2015 Sears Holdings Corporation ("Sears") and the Company announced that they had formed a joint venture, MS Portfolio LLC. Sears contributed nine stores (located at Arrowhead Towne Center, Chandler Fashion Center, Danbury Fair Mall, Deptford Mall, Freehold Raceway Mall, Los Cerritos Center, South Plains Mall, Vintage Faire Mall and Washington Square) to the joint venture and the Company contributed \$150 million in cash to the joint venture. The lease arrangements between Sears and the joint venture provide the ability to create additional value through recapturing certain space leased to Sears in these properties and re-leasing that space to third-party tenants. For example, Primark has leased space in portions of the Sears stores at Danbury Fair Mall and Freehold Raceway Mall. On July 7, 2015, Sears assigned its ownership interest in MS Portfolio LLC to Seritage MS Holdings LLC.
- (h) Construction is underway to convert former Regional Shopping Center Westside Pavilion, which closed in January 2019, into an approximately 584,000 square foot Class A creative office campus called One Westside leased solely to Google, while maintaining approximately 96,000 square feet of adjacent entertainment and retail space at 10850 Pico Boulevard. The Company contributed the existing buildings and land valued at \$190.0 million to the joint venture on August 31, 2018.

**The Macerich Company**  
**Supplemental Financial and Operating Information (Unaudited)**  
**Debt Summary (at Company's pro rata share) (a)**

	As of September 30, 2019		
	Fixed Rate	Floating Rate	Total
	(Dollars in thousands)		
Mortgage notes payable	\$3,868,307	\$ 426,326	\$4,294,633
Bank and other notes payable	403,028	346,741	749,769
Total debt per Consolidated Balance Sheet	4,271,335	773,067	5,044,402
Adjustments:			
Less: Noncontrolling interests or financing arrangement share of debt from consolidated joint ventures	(360,562)	—	(360,562)
Adjusted Consolidated Debt	3,910,773	773,067	4,683,840
Add: Company's share of debt from unconsolidated joint ventures	3,038,281	254,319	3,292,600
Total Company's Pro Rata Share of Debt	\$6,949,054	\$1,027,386	\$7,976,440
Weighted average interest rate	3.94%	3.91%	3.93%
Weighted average maturity (years)			5.04

- (a) The Company's pro rata share of debt represents (i) consolidated debt, minus the Company's partners' share of the amount from consolidated joint ventures (calculated based upon the partners' percentage ownership interest); plus (ii) the Company's share of debt from unconsolidated joint ventures (calculated based upon the Company's percentage ownership interest). Management believes that this measure provides useful information to investors regarding the Company's financial condition because it includes the Company's share of debt from unconsolidated joint ventures and, for consolidated debt, excludes the Company's partners' share from consolidated joint ventures, in each case presented on the same basis. The Company has several significant joint ventures and presenting its pro rata share of debt in this manner can help investors better understand the Company's financial condition after taking into account the Company's economic interest in these joint ventures. The Company's pro rata share of debt should not be considered as a substitute to the Company's total debt determined in accordance with GAAP or any other GAAP financial measures and should only be considered together with and as a supplement to the Company's financial information prepared in accordance with GAAP.

**The Macerich Company**  
**Supplemental Financial and Operating Information (Unaudited)**  
**Outstanding Debt by Maturity Date**

As of September 30, 2019					
Center/Entity (dollars in thousands)	Maturity Date	Effective Interest Rate (a)	Fixed	Floating	Total Debt Balance (a)
<b>I. Consolidated Assets:</b>					
Kings Plaza Shopping Center (b)	12/03/19	3.67%	\$ 429,285	\$ —	\$ 429,285
Danbury Fair Mall	10/01/20	5.53%	196,616	—	196,616
Fashion Outlets of Niagara Falls USA	10/06/20	4.89%	107,229	—	107,229
Green Acres Mall	02/03/21	3.61%	279,513	—	279,513
Prasada (c)	05/30/21	5.25%	1,514	—	1,514
The Macerich Partnership, L.P.—Line of Credit (d)(e)	07/06/21	4.30%	400,000	—	400,000
Tucson La Encantada	03/01/22	4.23%	64,108	—	64,108
Pacific View	04/01/22	4.08%	119,003	—	119,003
Oaks, The	06/05/22	4.14%	188,385	—	188,385
Towne Mall	11/01/22	4.48%	20,399	—	20,399
Chandler Fashion Center (f)	07/05/24	4.18%	127,798	—	127,798
Victor Valley, Mall of	09/01/24	4.00%	114,719	—	114,719
Queens Center	01/01/25	3.49%	600,000	—	600,000
Vintage Faire	03/06/26	3.55%	253,869	—	253,869
Fresno Fashion Fair	11/01/26	3.67%	323,609	—	323,609
SanTan Village Regional Center (g)	07/01/29	4.34%	186,067	—	186,067
Freehold Raceway Mall (f)	11/01/29	3.94%	199,567	—	199,567
Fashion Outlets of Chicago	02/01/31	4.61%	299,092	—	299,092
<b>Total Fixed Rate Debt for Consolidated Assets</b>		<b>4.01%</b>	<b>\$3,910,773</b>	<b>\$ —</b>	<b>\$3,910,773</b>
Green Acres Commons (e)	03/29/21	4.81%	\$ —	\$128,696	\$ 128,696
The Macerich Partnership, L.P.—Line of Credit (d)(e)	07/06/21	3.72%	—	346,741	346,741
Santa Monica Place (e)	12/09/22	3.63%	—	297,630	297,630
<b>Total Floating Rate Debt for Consolidated Assets</b>		<b>3.87%</b>	<b>\$ —</b>	<b>\$773,067</b>	<b>\$ 773,067</b>
<b>Total Debt for Consolidated Assets</b>		<b>3.99%</b>	<b>\$3,910,773</b>	<b>\$773,067</b>	<b>\$4,683,840</b>
<b>II. Unconsolidated Assets (At Company's pro rata share):</b>					
FlatIron Crossing (51%)	01/05/21	2.81%	\$ 117,310	\$ —	\$ 117,310
One Westside—defeased (25%)	10/01/22	4.77%	33,962	—	33,962
Washington Square Mall (60%)	11/01/22	3.65%	330,000	—	330,000
Deptford Mall (51%)	04/03/23	3.55%	91,153	—	91,153
Scottsdale Fashion Square (50%)	04/03/23	3.02%	224,786	—	224,786
Tyson's Corner Center (50%)	01/01/24	4.13%	375,297	—	375,297
South Plains Mall (60%)	11/06/25	4.22%	120,000	—	120,000
Twenty Ninth Street (51%)	02/06/26	4.10%	76,500	—	76,500
Country Club Plaza (50%)	04/01/26	3.88%	158,500	—	158,500
Lakewood Center (60%)	06/01/26	4.15%	215,643	—	215,643
Kierland Commons (50%)	04/01/27	3.98%	107,372	—	107,372
Los Cerritos Center (60%)	11/01/27	4.00%	315,000	—	315,000
Arrowhead Towne Center (60%)	02/01/28	4.05%	240,000	—	240,000
North Bridge, The Shops at (50%)	06/01/28	3.71%	187,031	—	187,031
Corte Madera, The Village at (50.1%)	09/01/28	3.53%	112,405	—	112,405
Tyson's Tower (50%)	11/11/29	3.38%	94,531	—	94,531
Broadway Plaza (50%)	04/01/30	4.19%	224,449	—	224,449
West Acres (19%)	03/01/32	4.61%	14,342	—	14,342
<b>Total Fixed Rate Debt for Unconsolidated Assets</b>		<b>3.84%</b>	<b>\$3,038,281</b>	<b>\$ —</b>	<b>\$3,038,281</b>

**The Macerich Company**  
**Supplemental Financial and Operating Information (Unaudited)**  
**Outstanding Debt by Maturity Date**

As of September 30, 2019

<u>Center/Entity (dollars in thousands)</u>	<u>Maturity Date</u>	<u>Effective Interest Rate (a)</u>	<u>Fixed</u>	<u>Floating</u>	<u>Total Debt Balance (a)</u>
Atlas Park (50%) (e)	10/28/21	5.06%	\$ —	\$ 35,595	\$ 35,595
Pacific Premier Retail LLC (60%) (h)	10/31/22	3.29%	—	60,000	60,000
Fashion District Philadelphia (50%)	01/22/23	4.10%	—	149,481	149,481
Boulevard Shops (50%)	12/05/23	4.22%	—	9,243	9,243
<b>Total Floating Rate Debt for Unconsolidated Assets</b>		<b>4.05%</b>	<b>\$ —</b>	<b>\$ 254,319</b>	<b>\$ 254,319</b>
<b>Total Debt for Unconsolidated Assets</b>		<b>3.85%</b>	<b>\$3,038,281</b>	<b>\$ 254,319</b>	<b>\$3,292,600</b>
<b>Total Debt</b>		<b>3.93%</b>	<b>\$6,949,054</b>	<b>\$1,027,386</b>	<b>\$7,976,440</b>
<b>Percentage to Total</b>			<b>87.12%</b>	<b>12.88%</b>	<b>100.00%</b>

- (a) The debt balances include the unamortized debt premiums/discounts and loan finance costs. Debt premiums/discounts represent the excess of the fair value of debt over the principal value of debt assumed in various acquisitions. Debt premiums/discounts and loan finance costs are amortized into interest expense over the remaining term of the related debt in a manner that approximates the effective interest method. The annual interest rate in the table represents the effective interest rate, including the debt premiums/discounts and loan finance costs.
- (b) The Company has agreed to terms to replace the existing loan on the property with a new ten-year loan of \$555.0 million that bears fixed interest at 3.67%. The loan is expected to close in the fourth quarter of 2019.
- (c) This property is owned by a consolidated joint venture. The above debt balance represents the Company's pro rata share of 50.0%. On October 7, 2019, this loan was paid off.
- (d) The revolving line of credit includes an interest rate swap that effectively converts \$400 million of the outstanding balance to fixed rate debt through September 30, 2021.
- (e) The maturity date assumes that all available extension options are fully exercised and that the Company and/or its affiliates do not opt to refinance the debt prior to these dates.
- (f) This property is owned by a consolidated joint venture. The above debt balance represents the Company's pro rata share of 50.1%.
- (g) This property is owned by a consolidated joint venture. The above debt balance represents the Company's pro rata share of 84.9%.
- (h) The Company's joint venture repaid this loan on October 29, 2019.



**The Macerich Company**  
**Supplemental Financial and Operating Information (Unaudited)**  
**Development Pipeline Forecast**  
(Dollars in millions)  
as of September 30, 2019

**In-Process Developments and Redevelopments:**

Property	Project Type	Total Cost(a)(b) at 100%	Ownership %	Total Cost(a)(b) Pro Rata	Pro Rata Capitalized Costs(b) Incurred-to-date 9/30/2019	Expected Delivery(a)	Stabilized Yield(a)(b)(c)
Scottsdale Fashion Square Scottsdale, AZ	Redevelopment of former Bameys anchor into a flagship Apple store and an Industrious co-working space; 80,000 sf exterior expansion with restaurants and Equinox leading into a luxury wing	\$140 - \$160	50.0%	\$70 - \$80	\$36	2019	6 - 6.5%
One Westside fka Westside Pavilion Los Angeles, CA	Redevelopment of an existing retail center into an approximately 584,000 sf Class A creative office campus leased solely to Google	\$500 - \$550(d)	25.0%	\$125 - \$138(d)	\$46	Q3 2022(e)	7.75% - 8.25%(d)
<b>Total In-Process</b>		<b>\$640 - \$710</b>		<b>\$195 - \$218</b>	<b>\$82</b>		

(a) Much of this information is estimated and may change from time to time. See the Company's forward-looking disclosure on pages 1 and 2 for factors that may affect the information provided in this table.

(b) This excludes GAAP allocations of non cash and indirect costs.

(c) Stabilized Yield is calculated based on stabilized income after development divided by project direct costs excluding GAAP allocations of non cash and indirect costs.

(d) Includes \$140 million (\$35 million at the Company's share), which is an allocable share of the total \$190 million purchase price paid by the joint venture in August 2018 for the existing buildings and land.

(e) Monthly base rent payments are anticipated to commence during the third quarter of 2022, with base rent abatements from the second through ninth month following rent commencement.

**The Macerich Company**  
**Supplemental Financial and Operating Information (Unaudited)**  
**Development Pipeline Forecast (Continued)**  
(Dollars in millions)  
as of September 30, 2019

**Pipeline of Former Sears Redevelopments:**

<b>Project Type</b>	<b>Ownership</b>	<b>Total Cost (a)(b) Pro rata</b>	<b>Pro rata Capitalized Costs 9/30/2019 Incurred-to-Date(b)</b>	<b>Stabilized Yield(a)(b)(c)</b>
Retail Redevelopment		\$75 - \$90	\$7	8.0% - 9.0%
Mixed-Use Densification		55 - 70	1	9.0% - 10.5%
(d) Future Phases		TBD	0	TBD
Total	various	<u>\$130 - \$160</u>	<u>\$8</u>	

<b>Property</b>	<b>Description</b>	<b>Expected Delivery(a)</b>
<b><u>Retail Redevelopment:</u></b>		
(e) Arrowhead Towne Center	Redevelop existing store with retail uses	TBD
(e) Chandler Fashion Center	Redevelop existing store for a Harkins entertainment concept and additional retail uses	Q4-2020 to 2H-2021
(e) Deptford Mall	Redevelop existing store for Dick's Sporting Goods, Round 1 and additional retail uses	Q4-2020 to 1H-2021
(e) South Plains Mall	Demolish box; site densification with retail and restaurants uses	TBD
(e) Vintage Faire Mall	Redevelop existing store for Dave & Busters and additional retail uses	Q4-2020 to 2H-2021
Wilton Mall	Redevelop existing store with a medical center/ medical office use	Q1-2020
<b><u>Mixed-Use Densification:</u></b>		
(e) Los Cerritos Center	Demolish box; site densification with residential, hotel and restaurant uses	Late 2022
(e) Washington Square	Demolish box; site densification with hotel, entertainment and restaurant uses	Late 2021

- (a) Much of this information is estimated and may change from time to time. See the Company's forward-looking disclosure on pages 1 and 2 for factors that may affect the information provided in this table. This estimated range of incremental redevelopment costs could increase if the Company and its joint ventures decide to expand the scope as the redevelopment plans get refined.
- (b) This excludes GAAP allocations of non cash and indirect costs.
- (c) Stabilized Yield represents estimated replacement net operating income at stabilization divided by direct redevelopment costs, excluding GAAP allocations of non cash and indirect costs.
- (d) Future demand-driven development phases are possible at Los Cerritos Center and Washington Square.
- (e) These former Sears stores are owned by a 50/50 joint venture between the Company and Seritage Growth Properties.

Note: The following Sears leases in the Company's portfolio were assumed by the new owner of Sears and are part of the Sears go-forward plan: Danbury Fair Mall, Freehold Raceway Mall, Green Acres Mall, Stonewood Center and The Mall of Victor Valley. The Danbury Fair Mall and Freehold Raceway Mall stores are owned by a 50/50 joint venture between the Company and Seritage Growth Properties. The Sears store at Paradise Valley has been closed, however the lease was assumed by the new owner of Sears.

**The Macerich Company  
Corporate Information**

**Stock Exchange Listing**

New York Stock Exchange  
Symbol: MAC

The following table shows high and low sales prices per share of common stock during each quarter in 2019, 2018 and 2017 and dividends per share of common stock declared and paid by quarter:

<b>Quarter Ended:</b>	<b>Market Quotation per Share</b>		<b>Dividends</b>
	<b>High</b>	<b>Low</b>	<b>Declared and Paid</b>
March 31, 2017	\$73.34	\$62.14	\$0.71
June 30, 2017	\$67.18	\$56.06	\$0.71
September 30, 2017	\$61.55	\$52.12	\$0.71
December 31, 2017	\$67.53	\$52.45	\$0.74
March 31, 2018	\$69.73	\$54.35	\$0.74
June 30, 2018	\$60.00	\$53.55	\$0.74
September 30, 2018	\$60.95	\$54.36	\$0.74
December 31, 2018	\$55.54	\$40.90	\$0.75
March 31, 2019	\$47.05	\$41.63	\$0.75
June 30, 2019	\$44.73	\$32.04	\$0.75
September 30, 2019	\$34.15	\$27.54	\$0.75

**Dividend Reinvestment Plan**

Stockholders may automatically reinvest their dividends in additional common stock of the Company through the Direct Investment Program, which also provides for purchase by voluntary cash contributions. For additional information, please contact Computershare Trust Company, N.A. at 877-373-6374.

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**Macerich Website**

For an electronic version of our annual report, our SEC filings and documents relating to Corporate Governance, please visit macerich.com.

**Investor Relations**

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