
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549**

FORM 8-K

CURRENT REPORT

**Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934**

Date of report (Date of earliest event reported): February 11, 2021

THE MACERICH COMPANY

(Exact Name of Registrant as Specified in Charter)

MARYLAND
(State or Other Jurisdiction
of Incorporation)

1-12504
(Commission
File Number)

95-4448705
(IRS Employer
Identification No.)

401 Wilshire Boulevard, Suite 700, Santa Monica, California 90401
(Address of Principal Executive Offices) (Zip Code)

Registrant's telephone number, including area code (310) 394-6000

N/A

(Former Name or Former Address, if Changed Since Last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Common stock of The Macerich Company, \$0.01 par value per share	MAC	The New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

On February 11, 2021, The Macerich Company (the “Company”) released its financial results for the quarter ended December 31, 2020 by posting to its website its Executive Summary (attached as Exhibit 99.1).

On February 11, 2021, the Company made available on its website a financial supplement containing financial and operating information of the Company (“Supplemental Financial Information”) for the three and twelve months ended December 31, 2020 and such Supplemental Financial Information is furnished as Exhibit 99.2 hereto.

The Executive Summary and Supplemental Financial Information included as exhibits with this report are being furnished pursuant to Item 2.02 of Form 8-K and shall not be deemed to be “filed” with the SEC or incorporated by reference into any other filing with the SEC.

ITEM 7.01 REGULATION FD DISCLOSURE.

The Executive Summary and Supplemental Financial Information included as exhibits with this report are being furnished pursuant to Item 7.01 of Form 8-K and shall not be deemed to be “filed” with the SEC or incorporated by reference into any other filing with the SEC.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.

Listed below are the financial statements, pro forma financial information and exhibits furnished as part of this report:

(a), (b) and (c) Not applicable.

(d) Exhibits.

Exhibit Index attached hereto and incorporated herein by reference.

EXHIBIT INDEX

<u>EXHIBIT NUMBER</u>	<u>NAME</u>
99.1	Executive Summary
99.2	Supplemental Financial Information for the three and twelve months ended December 31, 2020
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, The Macerich Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

THE MACERICH COMPANY

By: Scott W. Kingsmore

February 11, 2021 _____
Date

/s/ Scott W. Kingsmore _____
Senior Executive Vice President,
Chief Financial Officer
and Treasurer



Item 2.02. Results of Operations and Financial Condition.

Executive Summary

We own 50 million square feet of real estate consisting primarily of interests in 47 regional shopping centers. We specialize in successful retail properties in many of the country's most attractive, densely populated markets with significant presence in the West Coast, Arizona, Chicago and the Metro New York to Washington, DC corridor. We are a recognized leader in sustainability and have achieved the #1 GRESB ranking in the North American Retail Sector for six straight years (2015 – 2020).

COVID-19 Update: After closures of all of our centers in the second quarter and in some regions a double closure in the third quarter, we had all assets open and operating by early October. Many of our 2020 operating metrics were negatively impacted by Covid closures and restrictions. Our rent collections were initially negatively impacted in the second and third quarters but have significantly improved as the year progressed with collection rates of 89% in the third quarter and 92% in the fourth quarter of 2020. We also saw significant improvement during the fourth quarter in tenant openings and leasing activity. At year-end 2020 our occupancy was 89.7%.

Financial Results for the Quarter:

- Net loss attributable to the Company was \$190.4 million or \$1.27 per share-diluted for the quarter ended December 31, 2020, compared to net income attributable to the Company of \$26.9 million or \$0.19 per share-diluted attributable to the Company for the quarter ended December 31, 2019. Included within net loss attributable to the Company for the 4th quarter of 2020 is a non-cash loss on remeasurement of assets pertaining to Fashion District Philadelphia of \$163.3 million.
- Funds from operations-diluted ("FFO"), excluding financing expense in connection with Chandler Freehold, was \$72.9 million or \$0.45 per share-diluted, compared to \$148.1 million or \$0.98 per share-diluted for the quarter ended December 31, 2019. The majority of the items contributing to this quarterly FFO decline, excluding financing expense in connection with Chandler Freehold, was COVID related and included:
 - \$38 million revenue decline from COVID-19 related rent abatements across permanent and temporary leasing revenue lines.
 - \$21 million COVID-19 related decline in common area and ancillary revenues, including specialty leasing/temporary tenant revenue, percentage rent revenue, business development revenue and parking revenue.
 - General top-line revenue decreases totaling approximately \$12 million driven primarily by COVID-19 related occupancy decreases.
 - \$6 million of bad debt expense, including revenue reversals from tenants on a cash basis per GAAP.
 - \$8 million quarterly decrease from (loss)/gain on undepreciated asset sales or write-down from consolidated assets, including a \$5 million impairment charge in the fourth quarter of 2020 for undeveloped land that is currently under contract for sale.

- Same center net operating income, excluding lease termination income, decreased 22% in 2020 as compared to 2019 as a result of widespread mall closures and regional stay-at-home orders during 2020 caused by the COVID-19 pandemic.

Operations:

- Our mall portfolio occupancy was 89.7% at December 31, 2020 compared to 94.0% at December 31, 2019.
- Average rent per square foot was \$61.87 at December 31, 2020. This represents a 1.3% increase compared to \$61.06 as of December 31, 2019, and 0.7% decrease compared to \$62.29 at September 30, 2020.
- During the 4th quarter, we signed 217 leases for 900,000 square feet (excluding COVID workout deals), which is only 10% less square footage than was signed during the 4th quarter of 2019.
- We continue to make significant progress in its negotiations with national and local tenants to secure rental payments, despite a significant portion of our tenants requesting rental assistance, whether in the form of deferral or rent reduction. For example, of the nearly 200 national tenants in our portfolio, we have agreed to repayment terms with and/or received payments from approximately 93% based on total rent.
- 2021 lease expirations continue to be an important focal point. To date, we now have commitments on 60% of the remaining 2021 expiring square footage with another 40% in the Letter of Intent stage, disregarding leases for stores which have closed or for stores which tenants have indicated they intend to close.
- 11 of our properties achieved SafeGuard certification from Bureau Veritas, an internationally recognized testing and certification board. This program is considered to be the gold standard audit for disinfection, cleaning and COVID-19 safety protocols. We have adopted best practices relating to COVID-19 cleaning and operational protocols at all our properties, and we are proceeding with the same certification portfolio-wide in 2021.
- To help our communities during the pandemic, we have opened 18 COVID-19 testing and/or vaccination facilities at our properties, and we expect to have up to another 15 opened in early 2021.

Redevelopment:

While we reduced our 2020 development expenditures by approximately \$100 million to conserve capital, work progressed on selected projects, notably:

- One Westside in Los Angeles, a 584,000 square foot creative office redevelopment, continues on schedule with a planned delivery to Google in early 2022.
- Restoration Hardware Gallery opened at The Village at Corte Madera in Corte Madera, CA.
- Comcast, Dick's Sporting Goods ("Dick's") and Round One opened in former Sears store at Deptford Mall in Deptford, NJ.
- Dick's opened in the former Sears store at Vintage Faire Mall in Modesto, CA.
- Dick's opened in a newly expanded footprint in the former Forever 21 store at Danbury Fair in Danbury, CT.
- Saratoga Hospital opened in the former Sears store at Wilton Mall in Saratoga Springs, NY.

Balance Sheet:

On December 10, 2020, we made a loan (the Partnership Loan) to the 50/50 joint venture that owns Fashion District Philadelphia to fund the entirety of a \$100 million repayment to reduce the mortgage loan on the property from \$301 million to \$201 million. This loan now matures on January 22, 2024, assuming exercise of a one-year extension option, and bears interest at LIBOR plus 3.50%, with a LIBOR floor of 0.50%. Pursuant to the joint venture partnership agreement, the Partnership Loan plus 15% accrued interest must first be repaid to Macerich prior to the resumption of 50/50 cash distributions to Macerich and its joint venture partner.

On December 29, 2020, our joint venture closed a one-year extension of the \$102.6 million loan on FlatIron Crossing, which now matures on January 5, 2022.

On January 22, 2021, we closed a three-year extension of the \$270.6 million loan on Green Acres Mall, which now matures on February 3, 2023. In addition, we have reached agreement with the lender on Green Acres Commons to extend the loan two years to March 2023.

On November 17, 2020, our joint venture closed a \$95 million loan on Tysons Vita, the residential tower at Tysons Corner. This 10-year loan bears interest at a fixed rate of 3.30% and matures on January 1, 2030. This property was previously unencumbered.

We had cash and cash equivalents of \$555 million at December 31, 2020. At December 31, 2020, our total debt including our pro-rata share of joint ventures was \$8.675 billion, and bears interest at an average annual rate of 3.65%.

2021 Earnings Guidance:

We are providing 2021 guidance for estimated EPS-diluted and Funds from Operations (“FFO”) per share-diluted. A reconciliation of estimated EPS-diluted to FFO per share-diluted follows:

	Year 2021 Guidance
EPS-diluted	(\$0.90 - \$0.70)
Plus: real estate depreciation and amortization	2.95 - 2.95
FFO per share-diluted	<u>\$2.05 - \$2.25</u>

This guidance range assumes no further government mandated shutdowns of our retail properties.

More details of the guidance assumptions are included in our Form 8-K Supplemental Financial Information Exhibit 99.2.

Dividend:

On January 27, 2021, we declared a quarterly cash dividend of \$0.15 per share of common stock. The dividend is payable on March 3, 2021 to stockholders of record at the close of business on February 19, 2021.

About Macerich:

Macerich is a fully integrated, self-managed and self-administered real estate investment trust, which focuses on the acquisition, leasing, management, development and redevelopment of regional malls throughout the United States.

Investor Conference Call:

The Company will provide an online Web simulcast and rebroadcast of its quarterly earnings conference call. The call will be available on The Macerich Company's website at www.macerich.com (Investors Section). The call begins on February 11, 2020 at 10:00 AM Pacific Time. To listen to the call, please go to the website at least 15 minutes prior to the call in order to register and download audio software if needed. An online replay at www.macerich.com (Investors Section) will be available for one year after the call.

The Company will publish a supplemental financial information package which will be available at www.macerich.com in the Investors Section. It will also be furnished to the SEC as part of a Current Report on Form 8-K.

Note: This release contains statements that constitute forward-looking statements which can be identified by the use of words, such as "expects," "anticipates," "assumes," "projects," "estimated" and "scheduled" and similar expressions that do not relate to historical matters. 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, as well as national, regional and local 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 and operating expenses; adverse changes in the real estate markets including, among other things, competition from other companies, retail formats and technology, risks of real estate development and redevelopment, and acquisitions and dispositions; the adverse impact of the novel coronavirus (COVID-19) on the U.S., regional and global economies and the financial condition and results of operations of the Company and its tenants; the liquidity of real estate investments; governmental actions and initiatives (including legislative and regulatory changes); environmental and safety requirements; and terrorist activities or other acts of violence which could adversely affect all of the above factors. 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, 2019 and our Quarterly Report on Form 10-Q for the quarter ended September 30, 2020 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 release or to reflect the occurrence of unanticipated events unless required by law to do so.

(See attached tables)

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THE MACERICH COMPANY
FINANCIAL HIGHLIGHTS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Results of Operations:

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	Unaudited		Unaudited	
	2020	2019	2020	2019
Revenues:				
Leasing revenue	\$ 185,342	\$222,584	\$ 740,323	\$858,874
Other income	5,647	7,825	22,242	27,879
Management Companies' revenues	3,654	11,432	23,461	40,709
Total revenues	<u>194,643</u>	<u>241,841</u>	<u>786,026</u>	<u>927,462</u>
Expenses:				
Shopping center and operating expenses	64,674	68,523	257,212	271,547
Management Companies' operating expenses	19,879	16,575	65,576	66,795
Leasing expenses	5,569	7,267	25,191	29,611
REIT general and administrative expenses	7,687	5,799	30,339	22,634
Depreciation and amortization	78,507	84,086	319,619	330,726
Interest expense (a)	10,258	47,989	75,550	138,254
Loss on extinguishment of debt	—	—	—	351
Total expenses	<u>186,574</u>	<u>230,239</u>	<u>773,487</u>	<u>859,918</u>
Equity in (loss) income of unconsolidated joint ventures	(10,050)	14,426	(27,038)	48,508
Income tax (expense) benefit	(237)	114	447	(1,589)
Loss on remeasurement of assets	(163,298)	—	(163,298)	—
(Loss) gain on sale or write down of assets, net	(39,328)	3,597	(68,112)	(11,909)
Net (loss) income	<u>(204,844)</u>	<u>29,739</u>	<u>(245,462)</u>	<u>102,554</u>
Less net (loss) income attributable to noncontrolling interests	(14,426)	2,848	(15,259)	5,734
Net (loss) income attributable to the Company	<u>(\$ 190,418)</u>	<u>\$ 26,891</u>	<u>(\$ 230,203)</u>	<u>\$ 96,820</u>
Weighted average number of shares outstanding - basic	149,687	141,384	146,232	141,340
Weighted average shares outstanding, assuming full conversion of OP Units (b)	<u>160,570</u>	<u>151,800</u>	<u>156,920</u>	<u>151,755</u>
Weighted average shares outstanding - Funds From Operations ("FFO") - diluted (b)	160,570	151,800	156,920	151,755
Earnings per share ("EPS") - basic	(\$ 1.27)	\$ 0.19	(\$ 1.58)	\$ 0.68
EPS - diluted	(\$ 1.27)	\$ 0.19	(\$ 1.58)	\$ 0.68
Dividend paid per share	\$ 0.15	\$ 0.75	\$ 1.55	\$ 3.00
FFO - basic and diluted (b) (c)	\$ 115,909	\$152,939	\$ 475,930	\$606,662
FFO - basic and diluted, excluding financing expense in connection with Chandler Freehold (b) (c)	\$ 72,921	\$148,144	\$ 339,505	\$536,961
FFO - basic and diluted, excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt (b) (c)	\$ 72,921	\$148,144	\$ 339,505	\$537,312
FFO per share - basic and diluted (b) (c)	\$ 0.72	\$ 1.01	\$ 3.03	\$ 4.00
FFO per share - basic and diluted, excluding financing expense in connection with Chandler Freehold (b) (c)	\$ 0.45	\$ 0.98	\$ 2.16	\$ 3.54
FFO per share - basic and diluted, excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt (b) (c)	\$ 0.45	\$ 0.98	\$ 2.16	\$ 3.54

THE MACERICH COMPANY
FINANCIAL HIGHLIGHTS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

- (a) The Company accounts for its investment in the Chandler Fashion Center and Freehold Raceway Mall (“Chandler Freehold”) joint venture as a financing arrangement. As a result, the Company has included in interest expense (i) a credit of \$42,729 and \$139,522 to adjust for the change in the fair value of the financing arrangement obligation during the three and twelve months ended December 31, 2020, respectively; and a credit of \$5,662 and \$76,640 to adjust for the change in the fair value of the financing arrangement obligation during the three and twelve months ended December 31, 2019, respectively; (ii) distributions of \$259 and \$1,144 to its partner representing the partner’s share of net (loss) income for the three and twelve months ending December 31, 2020, respectively; and \$2,027 and \$7,184 to its partner representing the partner’s share of net income for the three and twelve months ended December 31, 2019, respectively; and (iii) distributions of (\$259) and \$3,097 to its partner in excess of the partner’s share of net income for the three and twelve months ended December 31, 2020, respectively; and \$867 and \$6,939 to its partner in excess of the partner’s share of net income for the three and twelve months ended December 31, 2019, respectively.
- (b) The Macerich Partnership, L.P. (the “Operating Partnership” or the “OP”) has operating partnership units (“OP units”). OP units can be converted into shares of Company common stock. Conversion of the OP units not owned by the Company has been assumed for purposes of calculating FFO per share and the weighted average number of shares outstanding. The computation of average shares for FFO - diluted includes the effect of share and unit-based compensation plans, stock warrants and convertible senior notes using the treasury stock method. It also assumes conversion of MACWH, LP preferred and common units to the extent they are dilutive to the calculation.
- (c) The Company uses FFO in addition to net income to report its operating and financial results and considers FFO and FFO-diluted as supplemental measures for the real estate industry and a supplement to Generally Accepted Accounting Principles (“GAAP”) measures. The National Association of Real Estate Investment Trusts (“Nareit”) defines FFO as net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from sales of properties, plus real estate related depreciation and amortization, impairment write-downs of real estate and write-downs of investments in an affiliate where the write-downs have been driven by a decrease in the value of real estate held by the affiliate and after adjustments for unconsolidated joint ventures. Adjustments for unconsolidated joint ventures are calculated to reflect FFO on the same basis.

The Company accounts for its joint venture in Chandler Freehold as a financing arrangement. In connection with this treatment, the Company recognizes financing expense on (i) the changes in fair value of the financing arrangement, (ii) any payments to such joint venture partner equal to their pro rata share of net income and (iii) any payments to such joint venture partner less than or in excess of their pro rata share of net income. The Company excludes the noted expenses related to the changes in fair value and for the payments to such joint venture partner less than or in excess of their pro rata share of net income.

The Company also presents FFO excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt.

FFO and FFO on a diluted basis are useful to investors in comparing operating and financial results between periods. This is especially true since FFO excludes real estate depreciation and amortization, as the Company believes real estate values fluctuate based on market conditions rather than depreciating in value ratably on a straight-line basis over time. The Company believes that such a presentation also provides investors with a more meaningful measure of its operating results in comparison to the operating results of other real estate investment trusts (“REITs”). In addition, the Company believes that FFO excluding financing expense in connection with Chandler Freehold and non-routine costs associated with extinguishment of debt provide useful supplemental information regarding the Company’s performance as they show a more meaningful and consistent comparison of the Company’s operating performance and allows investors to more easily compare the Company’s results. The Company believes that FFO on a diluted basis is a measure investors find most useful in measuring the dilutive impact of outstanding convertible securities.

The Company further believes that FFO does not represent cash flow from operations as defined by GAAP, should not be considered as an alternative to net income (loss) as defined by GAAP, and is not indicative of cash available to fund all cash flow needs. The Company also cautions that FFO as presented, may not be comparable to similarly titled measures reported by other REITs.

THE MACERICH COMPANY
FINANCIAL HIGHLIGHTS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Reconciliation of net (loss) income attributable to the Company to FFO attributable to common stockholders and unit holders -basic and diluted, excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt (c):

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	Unaudited		Unaudited	
	2020	2019	2020	2019
Net (loss) income attributable to the Company	(\$ 190,418)	\$ 26,891	(\$ 230,203)	\$ 96,820
Adjustments to reconcile net (loss) income attributable to the Company to FFO attributable to common stockholders and unit holders - basic and diluted:				
Noncontrolling interests in the OP	(13,910)	1,980	(16,822)	7,131
Loss on remeasurement of assets	163,298	—	163,298	—
Loss (gain) on sale or write down of consolidated assets, net	39,328	(3,597)	68,112	11,909
Add: (loss) gain on undepreciated asset sales or write-down from consolidated assets	(4,625)	3,214	7,777	3,829
Loss on write down of consolidated non-real estate assets	—	—	(4,154)	—
Noncontrolling interests share of (loss) gain on sale or write-down of consolidated joint ventures, net	(1,049)	547	(120)	(2,822)
Loss (gain) on sale or write down of assets from unconsolidated joint ventures (pro rata), net	(83)	81	(6)	462
Depreciation and amortization on consolidated assets	78,507	84,086	319,619	330,726
Less depreciation and amortization allocable to noncontrolling interests in consolidated joint ventures	(4,045)	(4,057)	(15,517)	(15,124)
Depreciation and amortization on unconsolidated joint ventures (pro rata)	52,978	48,058	199,680	189,728
Less: depreciation on personal property	(4,072)	(4,264)	(15,734)	(15,997)
FFO attributable to common stockholders and unit holders - basic and diluted	115,909	152,939	475,930	606,662
Financing expense in connection with Chandler Freehold	(42,988)	(4,795)	(136,425)	(69,701)
FFO attributable to common stockholders and unit holders, excluding financing expense in connection with Chandler Freehold - basic and diluted	72,921	148,144	339,505	536,961
Loss on extinguishment of debt	—	—	—	351
FFO attributable to common stockholders and unit holders, excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt - diluted	<u>\$ 72,921</u>	<u>\$ 148,144</u>	<u>\$ 339,505</u>	<u>\$ 537,312</u>

Reconciliation of EPS to FFO per share - diluted (c):

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	Unaudited		Unaudited	
	2020	2019	2020	2019
EPS - diluted	(\$ 1.27)	\$ 0.19	(\$ 1.58)	\$ 0.68
Per share impact of depreciation and amortization of real estate	0.77	0.82	3.11	3.23
Per share impact of loss on remeasurement of assets	1.02	—	1.04	—
Per share impact of loss on sale or write down of assets, net	0.20	—	0.46	0.09
FFO per share - basic and diluted	\$ 0.72	\$ 1.01	\$ 3.03	\$ 4.00
Per share impact of financing expense in connection with Chandler Freehold.	(0.27)	(0.03)	(0.87)	(0.46)
FFO per share - basic and diluted, excluding financing expense in connection with Chandler Freehold	\$ 0.45	\$ 0.98	\$ 2.16	\$ 3.54
Per share impact of loss on extinguishment of debt	—	—	—	—
FFO per share - basic and diluted, excluding financing expense in connection with Chandler Freehold and loss on extinguishment of debt	<u>\$ 0.45</u>	<u>\$ 0.98</u>	<u>\$ 2.16</u>	<u>\$ 3.54</u>

THE MACERICH COMPANY
FINANCIAL HIGHLIGHTS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Reconciliation of Net (loss) income attributable to the Company to Adjusted EBITDA:

	<u>For the Three Months</u> <u>Ended December 31,</u>		<u>For the Twelve Months</u> <u>Ended December 31,</u>	
	<u>Unaudited</u>		<u>Unaudited</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Net (loss) income attributable to the Company	(\$190,418)	\$ 26,891	(\$230,203)	\$ 96,820
Interest expense - consolidated assets	10,258	47,989	75,550	138,254
Interest expense - unconsolidated joint ventures (pro rata)	28,128	27,560	108,327	106,534
Depreciation and amortization - consolidated assets	78,507	84,086	319,619	330,726
Depreciation and amortization - unconsolidated joint ventures (pro rata)	52,978	48,058	199,680	189,728
Noncontrolling interests in the OP	(13,910)	1,980	(16,822)	7,131
Less: Interest expense and depreciation and amortization allocable to noncontrolling interests in consolidated joint ventures	(8,086)	(9,755)	(31,756)	(35,977)
Loss on extinguishment of debt	—	—	—	351
Loss on remeasurement of assets	163,298	—	163,298	—
Loss (gain) on sale or write down of assets, net - consolidated assets	39,328	(3,597)	68,112	11,909
Loss (gain) on sale or write down of assets, net - unconsolidated joint ventures (pro rata)	(83)	81	(6)	462
Add: Noncontrolling interests share of (loss) gain on sale or write-down of consolidated joint ventures, net	(1,049)	547	(120)	(2,822)
Income tax expense (benefit)	237	(114)	(447)	1,589
Distributions on preferred units	90	100	371	401
Adjusted EBITDA (d)	<u>\$ 159,278</u>	<u>\$223,826</u>	<u>\$ 655,603</u>	<u>\$845,106</u>

Reconciliation of Adjusted EBITDA to Net Operating Income (“NOI”) and to NOI - Same Centers:

	<u>For the Three Months</u> <u>Ended December 31,</u>		<u>For the Twelve Months</u> <u>Ended December 31,</u>	
	<u>Unaudited</u>		<u>Unaudited</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Adjusted EBITDA (d)	\$159,278	\$223,826	\$655,603	\$845,106
REIT general and administrative expenses	7,687	5,799	30,339	22,634
Management Companies’ revenues	(3,654)	(11,432)	(23,461)	(40,709)
Management Companies’ operating expenses	19,879	16,575	65,576	66,795
Leasing expenses, including joint ventures at pro rata	6,199	8,150	27,631	33,320
Straight-line and above/below market adjustments	(27,201)	(7,099)	(49,892)	(30,637)
NOI - All Centers	162,188	235,819	705,796	896,509
NOI of non-Same Centers	(6,613)	(5,158)	(12,542)	(25,525)
NOI - Same Centers (e)	155,575	230,661	693,254	870,984
Lease termination income of Same Centers	(2,094)	(432)	(14,871)	(5,741)
NOI - Same Centers, excluding lease termination income (e)	<u>\$153,481</u>	<u>\$230,229</u>	<u>\$678,383</u>	<u>\$865,243</u>
NOI - Same Centers percentage change, excluding lease termination income (e)	-33.34%		-21.60%	

THE MACERICH COMPANY
FINANCIAL HIGHLIGHTS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

- (d) Adjusted EBITDA represents earnings before interest, income taxes, depreciation, amortization, noncontrolling interests in the OP, extraordinary items, loss (gain) on remeasurement, sale or write down of assets, loss (gain) on extinguishment of debt and preferred dividends and includes joint ventures at their pro rata share. Management considers Adjusted EBITDA to be an appropriate supplemental measure to net income because it helps investors understand the ability of the Company to incur and service debt and make capital expenditures. The Company believes that Adjusted EBITDA should not be construed as an alternative to operating income as an indicator of the Company's operating performance, or to cash flows from operating activities (as determined in accordance with GAAP) or as a measure of liquidity. The Company also cautions that Adjusted EBITDA, as presented, may not be comparable to similarly titled measurements reported by other companies.
- (e) The Company presents Same Center NOI because the Company believes it is useful for investors to evaluate the operating performance of comparable centers. Same Center NOI is calculated using total Adjusted EBITDA and eliminating the impact of the management companies' revenues and operating expenses, leasing expenses (including joint ventures at pro rata), the Company's REIT general and administrative expenses and the straight-line and above/below market adjustments to minimum rents and subtracting out NOI from non-Same Centers.



Supplemental Financial Information
For the three and twelve months ended December 31, 2020



The Macerich Company
Supplemental Financial and Operating Information
Table of Contents

All information included in this supplemental financial package is unaudited, unless otherwise indicated.

	<u>Page No.</u>
Corporate Overview	1-4
Overview	1-2
Capital Information and Market Capitalization	3
Changes in Total Common and Equivalent Shares/Units	4
Financial Data	5-12
Consolidated Statements of Operations (Unaudited)	5
Consolidated Balance Sheet (Unaudited)	6
Non-GAAP Pro Rata Financial Information (Unaudited)	7-9
2021 Earnings Guidance	10
Supplemental FFO Information	11
Capital Expenditures	12
Operational Data	13-21
Occupancy	13
Average Base Rent Per Square Foot	14
Percentage of Net Operating Income by State	15
Property Listing	16-19
Joint Venture List	20-21
Debt Tables	22-24
Debt Summary	22
Outstanding Debt by Maturity Date	23-24
Development Pipeline	25-26
Corporate Information	27

This Supplemental Financial Information should be read in connection with the Company's fourth quarter 2020 earnings announcement (included as Exhibit 99.1 of the Company's Current Report on 8-K, event date February 11, 2021, 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. A recognized leader in sustainability, Macerich has earned CDP A List status for five years and achieved the GRESB Green Star rating in the North American Retail Sector for six consecutive years, 2015-2020.

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 December 31, 2020, the Operating Partnership owned or had an ownership interest in 50 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.

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.

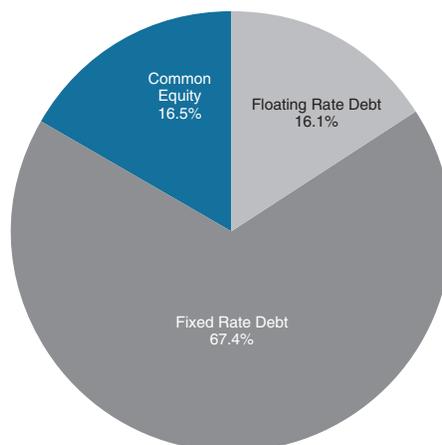
This document contains information constituting forward-looking statements and includes expectations regarding the Company’s future operational results as well as development, redevelopment and expansion activities. Stockholders are cautioned that any such forward-looking statements are not guarantees of future performance and involve risks, uncertainties and other factors that may cause actual results, performance or achievements of the Company or the industry to differ materially from the Company’s future results, performance or achievements, or those of the industry, expressed or implied in such forward-looking statements. Such factors include, among others, general industry, as well as national, regional and local 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 and operating expenses; adverse changes in the real estate markets including, among other things, competition from other companies, retail formats and technology, risks of real estate development and redevelopment, and acquisitions and dispositions; the continuing adverse impact of the novel coronavirus (COVID-19) on the U.S., regional and global economies and the financial condition and results of operations of the Company and its tenants; the liquidity of real estate investments; governmental actions and initiatives (including legislative and regulatory changes); environmental and safety requirements; and terrorist activities or other acts of violence which could adversely affect all of the above factors. You are urged to carefully review the disclosures we make concerning risks and other factors that may affect our business and operating results, including those made in “Item 1A. Risk Factors” and of our Annual Report on Form 10-K for the year ended December 31, 2019, and our Quarterly Report on Form 10-Q for the quarter ended September 30, 2020 filed on November 5, 2020 as well as our other reports filed with the Securities and Exchange Commission (“SEC”), which disclosures are incorporated herein by reference. You are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this document. 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		
	12/31/2020	12/31/2019	12/31/2018
	dollars in thousands, except per share data		
Closing common stock price per share	\$ 10.67	\$ 26.92	\$ 43.28
52 week high	\$ 26.98	\$ 47.05	\$ 69.73
52 week low	\$ 4.81	\$ 25.53	\$ 40.90
Shares outstanding at end of period			
Class A non-participating convertible preferred units	103,235	90,619	90,619
Common shares and partnership units	160,751,189	151,892,138	151,655,147
Total common and equivalent shares/units outstanding	<u>160,854,424</u>	<u>151,982,757</u>	<u>151,745,766</u>
Portfolio capitalization data			
Total portfolio debt, including joint ventures at pro rata	\$ 8,675,076	\$ 8,074,867	\$ 7,850,669
Equity market capitalization	1,716,317	4,091,376	6,567,557
Total market capitalization	<u>\$ 10,391,393</u>	<u>\$ 12,166,243</u>	<u>\$ 14,418,226</u>
Debt as a percentage of total market capitalization	83.5%	66.4%	54.5%

Portfolio Capitalization at December 31, 2020



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

	Partnership Units	Company Common Shares	Class A Non-Participating Convertible Preferred Units	Total Common and Equivalent Shares/ Units
Balance as of December 31, 2019	10,484,488	141,407,650	90,619	151,982,757
Conversion of partnership units to cash	(168)	—	—	(168)
Conversion of partnership units to common shares	(83,722)	83,722	—	—
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	3,408	80,917	—	84,325
Balance as of March 31, 2020	<u>10,404,006</u>	<u>141,572,289</u>	<u>90,619</u>	<u>152,066,914</u>
Conversion of partnership units to cash	(1,554)	—	—	(1,554)
Conversion of partnership units to common shares	(82,856)	82,856	—	—
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	570	186,739	—	187,309
Issuance of stock/partnership units from stock dividends	581,091	7,759,280	12,616	8,352,987
Balance as of June 30, 2020	<u>10,901,257</u>	<u>149,601,164</u>	<u>103,235</u>	<u>160,605,656</u>
Conversion of partnership units to cash	(1,143)	—	—	(1,143)
Conversion of partnership units to common shares	(20,213)	20,213	—	—
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	1,464	16,903	—	18,367
Balance as of September 30, 2020	<u>10,881,365</u>	<u>149,638,280</u>	<u>103,235</u>	<u>160,622,880</u>
Conversion of partnership units to cash	(94)	—	—	(94)
Issuance of stock/partnership units from restricted stock issuance or other share or unit-based plans	99,343	132,295	—	231,638
Balance as of December 31, 2020	<u>10,980,614</u>	<u>149,770,575</u>	<u>103,235</u>	<u>160,854,424</u>

THE MACERICH COMPANY
CONSOLIDATED STATEMENTS OF OPERATIONS (UNAUDITED)
(Dollars in thousands)

	For the Three Months Ended December 31, 2020	For the Twelve Months Ended December 31, 2020
Revenues:		
Leasing revenue	\$ 185,342	\$ 740,323
Other income	5,647	22,242
Management Companies' revenues	3,654	23,461
Total revenues	<u>194,643</u>	<u>786,026</u>
Expenses:		
Shopping center and operating expenses	64,674	257,212
Management Companies' operating expenses	19,879	65,576
Leasing expenses	5,569	25,191
REIT general and administrative expenses	7,687	30,339
Depreciation and amortization	78,507	319,619
Interest expense	10,258	75,550
Total expenses	<u>186,574</u>	<u>773,487</u>
Equity in loss of unconsolidated joint ventures	(10,050)	(27,038)
Income tax (expense) benefit	(237)	447
Loss on remeasurement of assets	(163,298)	(163,298)
Loss on sale or write down of assets, net	<u>(39,328)</u>	<u>(68,112)</u>
Net loss	(204,844)	(245,462)
Less net loss attributable to noncontrolling interests	<u>(14,426)</u>	<u>(15,259)</u>
Net loss attributable to the Company	<u><u>\$(190,418)</u></u>	<u><u>\$(230,203)</u></u>

TH MACERICH COMPANY
CONSOLIDATED BALANCE SHEET (UNAUDITED)
AS OF DECEMBER 31, 2020
(Dollars in thousands)

ASSETS:	
Property, net (a)	\$ 6,694,579
Cash and cash equivalents	465,297
Restricted cash	17,362
Tenant and other receivables, net	239,194
Right-of-use assets, net	118,355
Deferred charges and other assets, net	306,959
Due from affiliates	1,612
Investments in unconsolidated joint ventures	1,340,647
Total assets	<u>\$ 9,184,005</u>
LIABILITIES AND EQUITY:	
Mortgage notes payable	\$ 4,560,810
Bank and other notes payable	1,477,540
Accounts payable and accrued expenses	68,825
Lease liabilities	90,216
Other accrued liabilities	298,594
Distributions in excess of investments in unconsolidated joint ventures	108,381
Financing arrangement obligation	134,379
Total liabilities	<u>6,738,745</u>
Commitments and contingencies	
Equity:	
Stockholders' equity:	
Common stock	1,498
Additional paid-in capital	4,603,378
Accumulated deficit	(2,339,619)
Accumulated other comprehensive loss	(8,208)
Total stockholders' equity	<u>2,257,049</u>
Noncontrolling interests	188,211
Total equity	<u>2,445,260</u>
Total liabilities and equity	<u>\$ 9,184,005</u>

(a) Includes construction in progress of \$153,253.

THE MACERICH COMPANY
NON-GAAP PRO RATA FINANCIAL INFORMATION (UNAUDITED)
(DOLLARS IN THOUSANDS)

	For the Three Months Ended December 31, 2020		For the Twelve Months Ended December 31, 2020	
	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
Revenues:				
Leasing revenue	\$(11,477)	\$105,772	\$(45,042)	\$418,192
Other income	(871)	3,129	(2,546)	6,033
Total revenues	(12,348)	108,901	(47,588)	424,225
Expenses:				
Shopping center and operating expenses	(3,587)	37,156	(13,665)	140,338
Leasing expenses	(142)	772	(484)	2,924
Depreciation and amortization	(4,045)	52,978	(15,517)	199,680
Interest expense	(4,041)	28,128	(16,239)	108,327
Total expenses	(11,815)	119,034	(45,905)	451,269
Equity in loss of unconsolidated joint ventures	—	10,050	—	27,038
Loss on sale or write down of assets, net	1,049	83	120	6
Net income	516	—	(1,563)	—
Less net income attributable to noncontrolling interests	516	—	(1,563)	—
Net income attributable to the Company	\$ —	\$ —	\$ —	\$ —

(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 December 31, 2020	
	Noncontrolling Interests of Consolidated Joint Ventures (a)	Company's Share of Unconsolidated Joint Ventures
ASSETS:		
Property, net (b)	\$(490,704)	\$ 4,163,480
Cash and cash equivalents	(15,938)	78,591
Restricted cash	(2,210)	12,401
Tenant and other receivables, net	(15,307)	111,644
Right-of-use assets, net	(704)	59,770
Deferred charges and other assets, net	(30,721)	103,814
Due from affiliates	6	(1,168)
Investments in unconsolidated joint ventures, at equity	—	(1,340,647)
Total assets	<u>\$(555,578)</u>	<u>\$ 3,187,885</u>
LIABILITIES AND EQUITY:		
Mortgage notes payable	\$(459,817)	\$ 3,063,616
Bank and other notes payable	—	32,927
Accounts payable and accrued expenses	(7,091)	42,216
Lease liabilities	(2,745)	60,163
Other accrued liabilities	(31,076)	97,344
Distributions in excess of investments in unconsolidated joint ventures	—	(108,381)
Financing arrangement obligation	(134,379)	—
Total liabilities	<u>(635,108)</u>	<u>3,187,885</u>
Equity:		
Stockholders' equity	102,284	—
Noncontrolling interests	(22,754)	—
Total equity	<u>79,530</u>	<u>—</u>
Total liabilities and equity	<u>\$(555,578)</u>	<u>\$ 3,187,885</u>

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

(b) This includes \$6,660 of construction in progress relating to the Company's partners' share from consolidated joint ventures and \$319,088 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 December 31, 2020				
	Consolidated	Non-Controlling Interests (a)	Company's Consolidated Share	Company's Share of Unconsolidated Joint Ventures	Company's Total Share
Revenues:					
Minimum rents	\$119,634	\$ (6,710)	\$112,924	\$ 67,381	\$180,305
Percentage rents	9,006	(573)	8,433	4,486	12,919
Tenant recoveries	56,585	(3,908)	52,677	29,299	81,976
Other	5,119	(341)	4,778	2,417	7,195
Less: Bad debt expense	(5,002)	55	(4,947)	2,189	(2,758)
Total leasing revenue	<u>\$185,342</u>	<u>\$(11,477)</u>	<u>\$173,865</u>	<u>\$105,772</u>	<u>\$279,637</u>

	For the Twelve Months Ended December 31, 2020				
	Consolidated	Non-Controlling Interests (a)	Company's Consolidated Share	Company's Share of Unconsolidated Joint Ventures	Company's Total Share
Revenues:					
Minimum rents	\$517,841	\$(30,366)	\$487,475	\$305,654	\$ 793,129
Percentage rents	15,523	(965)	14,558	8,153	22,711
Tenant recoveries	232,112	(14,670)	217,442	115,961	333,403
Other	19,097	(1,191)	17,906	8,400	26,306
Less: Bad debt expense	(44,250)	2,150	(42,100)	(19,976)	(62,076)
Total leasing revenue	<u>\$740,323</u>	<u>\$(45,042)</u>	<u>\$695,281</u>	<u>\$418,192</u>	<u>\$1,113,473</u>

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

The Macerich Company
2021 Earnings Guidance (Unaudited)

The Company is providing its 2021 guidance for estimated EPS-diluted and Funds from Operations (“FFO”) per share-diluted. A reconciliation of estimated EPS-diluted to FFO per share-diluted follows:

	<u>Year 2021 Guidance</u>
Earnings per share-diluted	(\$0.90 - \$0.70)
Plus: real estate depreciation and amortization	\$2.95 - \$2.95
FFO per share-diluted	<u>\$2.05 - \$2.25</u>

FFO guidance does not assume any dispositions or issuance of common equity.

This guidance range assumes no further government mandated shutdowns of our retail properties.

Underlying Assumptions to 2021 Guidance:

	<u>Year 2021 (\$ millions)(a)</u>	<u>Year 2021 FFO / Share Impact</u>
Lease termination income	\$15	\$0.09
Bad debt expense	(\$10)	(\$0.06)
Amortization of acquired above and below-market leases (net-revenue)	\$4	\$0.02
Interest expense(b)	\$302	\$1.88
Capitalized interest	\$23	\$0.14

(a) All joint venture amounts included at pro rata.

(b) This amount represents the Company’s pro rata share of interest expense, excluding any financing expense in connection with Chandler Freehold, and is reduced by capitalized interest.

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

	<u>As of December 31,</u>			
	<u>2020</u>	<u>2019</u>		
	dollars in millions			
Straight-line rent receivable	\$160.2	\$127.5		
	<u>For the</u> <u>Three Months Ended</u> <u>December 31,</u>		<u>For the</u> <u>Twelve Months Ended</u> <u>December 31,</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
	dollars in millions			
Lease termination income	\$ 2.1	\$ 0.4	\$ 14.9	\$ 5.7
Straight-line rental income	\$ 25.1	\$ 5.5	\$ 33.7	\$ 16.0
Business development and parking income (b)	\$ 11.8	\$21.2	\$ 41.7	\$ 66.0
(Loss) gain on sales or write down of undepreciated assets	\$ (4.6)	\$ 3.2	\$ 7.8	\$ 3.8
Amortization of acquired above and below-market leases (net revenue)	\$ 2.1	\$ 1.6	\$ 16.2	\$ 14.7
Amortization of debt premiums	\$ 0.1	\$ 0.2	\$ 0.8	\$ 0.9
Bad debt expense (c)	\$ 2.7	\$ 1.7	\$ 62.1	\$ 10.5
Leasing expenses	\$ 6.2	\$ 8.1	\$ 27.6	\$ 33.3
Interest capitalized	\$ 4.2	\$ 6.1	\$ 21.1	\$ 28.8
Chandler Freehold financing arrangement (d):				
Distributions equal to partners' share of net income	\$ 0.3	\$ 2.0	\$ 1.1	7.2
Distributions in excess of partners' share of net income (e)	(0.3)	0.9	3.1	6.9
Fair value adjustment (e)	(42.7)	(5.7)	(139.5)	(76.6)
Total Chandler Freehold financing arrangement (income) expense (d)	<u>\$(42.7)</u>	<u>\$(2.8)</u>	<u>\$(135.3)</u>	<u>\$(62.5)</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 twelve months ended December 31, 2020 and 2019.

(d) Included in interest expense.

(e) The Company presents Funds from Operations ("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)

	<u>Year Ended</u> <u>12/31/2020</u>	<u>Year Ended</u> <u>12/31/2019</u>	<u>Year Ended</u> <u>12/31/2018</u>
	dollars in millions		
Consolidated Centers			
Acquisitions of property, building improvement and equipment	\$ 9.6	\$ 34.8	\$ 53.4
Development, redevelopment, expansions and renovations of Centers	38.4	112.3	173.3
Tenant allowances	12.4	18.9	12.6
Deferred leasing charges	3.0	3.2	17.3
Total	<u>\$ 63.4</u>	<u>\$169.2</u>	<u>\$256.6</u>
Unconsolidated Joint Venture Centers			
Acquisitions of property, building improvement and equipment	\$ 6.5	\$ 12.3	\$ 15.7
Development, redevelopment, expansions and renovations of Centers	109.9	210.6	145.9
Tenant allowances	4.8	9.3	8.7
Deferred leasing charges	2.1	3.4	10.9
Total	<u>\$123.3</u>	<u>\$235.6</u>	<u>\$181.2</u>

(a) All joint venture amounts at pro rata.

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

Regional Shopping Centers: Period Ended	Consolidated Centers	Unconsolidated Joint Venture Centers	Total Centers
12/31/2020	89.6%	89.8%	89.7%
12/31/2019	93.7%	94.4%	94.0%
12/31/2018	95.2%	95.6%	95.4%

- (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)

	Average Base Rent PSF(b)	Average Base Rent PSF on Leases Executed during the trailing twelve months ended(c)	Average Base Rent PSF on Leases Expiring during the trailing twelve months ended(d)
Consolidated Centers			
12/31/2020	\$59.63	\$48.06	\$52.60
12/31/2019	\$58.76	\$53.29	\$53.20
12/31/2018	\$56.82	\$54.00	\$49.07
Unconsolidated Joint Venture Centers			
12/31/2020	\$66.34	\$57.23	\$52.62
12/31/2019	\$65.67	\$73.05	\$65.22
12/31/2018	\$63.84	\$66.95	\$59.49
All Regional Shopping Centers			
12/31/2020	\$61.87	\$50.69	\$52.60
12/31/2019	\$61.06	\$59.15	\$56.50
12/31/2018	\$59.09	\$57.55	\$51.80

- (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)
Percentage of Net Operating Income by State

<u>State</u>	<u>% of Portfolio 2020 Real Estate Pro Rata NOI(a)</u>
California	25.8%
New York	23.1%
Arizona	17.6%
Pennsylvania & Virginia	9.1%
Colorado, Illinois & Missouri	8.8%
New Jersey & Connecticut	6.7%
Oregon	4.6%
Other(b)	4.3%
Total	<u>100.0%</u>

- (a) The percentage of Portfolio 2020 Real Estate Pro Rata NOI excludes lease termination revenue, straight-line and above/below market adjustments to minimum rents. Portfolio 2020 Real Estate Pro Rata NOI excludes REIT general and administrative expenses, management company revenues, management company expenses and leasing expenses (including joint ventures at pro rata).
- (b) "Other" includes Indiana, Iowa, Kentucky, North Dakota and Texas.

**The Macerich Company
Property Listing
December 31, 2020**

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)
CONSOLIDATED CENTERS:					
1	50.1%	Chandler Fashion Center <i>Chandler, Arizona</i>	2001/2002	ongoing	1,318,000
2	100%	Danbury Fair Mall <i>Danbury, Connecticut</i>	1986/2005	2016	1,226,000
3	100%	Desert Sky Mall <i>Phoenix, Arizona</i>	1981/2002	2007	720,000
4	100%	Eastland Mall(c) <i>Evansville, Indiana</i>	1978/1998	1996	1,025,000
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	1,552,000
8	100%	Fresno Fashion Fair <i>Fresno, California</i>	1970/1996	2006	990,000
9	100%	Green Acres Mall(c) <i>Valley Stream, New York</i>	1956/2013	2016	2,069,000
10	100%	Inland Center <i>San Bernardino, California</i>	1966/2004	2016	627,000
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	929,000
14	100%	Oaks, The <i>Thousand Oaks, California</i>	1978/2002	2017	1,205,000
15	100%	Pacific View <i>Ventura, California</i>	1965/1996	2001	886,000
16	100%	Queens Center(c) <i>Queens, New York</i>	1973/1995	2004	965,000
17	100%	Santa Monica Place <i>Santa Monica, California</i>	1980/1999	2015	527,000
18	84.9%	SanTan Village Regional Center <i>Gilbert, Arizona</i>	2007/—	2018	1,151,000
19	100%	SouthPark Mall <i>Moline, Illinois</i>	1974/1998	2015	860,000
20	100%	Stonewood Center(c) <i>Downey, California</i>	1953/1997	1991	932,000
21	100%	Superstition Springs Center <i>Mesa, Arizona</i>	1990/2002	2002	917,000
22	100%	Towne Mall <i>Elizabethtown, Kentucky</i>	1985/2005	1989	350,000

**The Macerich Company
Property Listing
December 31, 2020**

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	808,000
26	100%	Victor Valley, Mall of <i>Victorville, California</i>	1986/2004	2012	580,000
27	100%	Vintage Faire Mall <i>Modesto, California</i>	1977/1996	ongoing	914,000
28	100%	Wilton Mall <i>Saratoga Springs, New York</i>	1990/2005	1998	709,000
Total Consolidated Centers					24,867,000
UNCONSOLIDATED JOINT VENTURE CENTERS:					
29	60%	Arrowhead Towne Center <i>Glendale, Arizona</i>	1993/2002	2015	1,076,000
30	50%	Biltmore Fashion Park <i>Phoenix, Arizona</i>	1963/2003	2020	597,000
31	50%	Broadway Plaza <i>Walnut Creek, California</i>	1951/1985	2016	920,000
32	50.1%	Corte Madera, The Village at <i>Corte Madera, California</i>	1985/1998	2020	500,000
33	50%	Country Club Plaza <i>Kansas City, Missouri</i>	1922/2016	2015	947,000
34	51%	Deptford Mall <i>Deptford, New Jersey</i>	1975/2006	2020	950,000
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	2,071,000
38	60%	Los Cerritos Center <i>Cerritos, California</i>	1971/1999	2016	1,022,000
39	50%	North Bridge, The Shops at(c) <i>Chicago, Illinois</i>	1998/2008	—	669,000
40	50%	Scottsdale Fashion Square <i>Scottsdale, Arizona</i>	1961/2002	2020	1,843,000
41	60%	South Plains Mall <i>Lubbock, Texas</i>	1972/1998	2017	1,145,000
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	1,296,000
45	19%	West Acres <i>Fargo, North Dakota</i>	1972/1986	2001	693,000
Total Unconsolidated Joint Venture Centers					18,410,000

**The Macerich Company
Property Listing
December 31, 2020**

Count	Company's Ownership(a)	Name of Center/Location	Year of Original Construction/ Acquisition	Year of Most Recent Expansion/ Renovation	Total GLA(b)
REGIONAL SHOPPING CENTERS UNDER REDEVELOPMENT:					
46	50%	Fashion District Philadelphia(c)(d)(e) <i>Philadelphia, Pennsylvania</i>	1977/2014	2019	850,000
47	100%	Paradise Valley Mall(d) <i>Phoenix, Arizona</i>	1979/2002	2009	1,198,000
Total Regional Shopping Centers					45,325,000
COMMUNITY / POWER CENTERS:					
1	50%	Atlas Park, The Shops at(f) <i>Queens, New York</i>	2006/2011	2013	374,000
2	50%	Boulevard Shops(f) <i>Chandler, Arizona</i>	2001/2002	2004	184,000
3	100%	Southridge Center(d) <i>Des Moines, Iowa</i>	1975/1998	2013	803,000
4	100%	Superstition Springs Power Center(d) <i>Mesa, Arizona</i>	1990/2002	—	206,000
5	100%	The Marketplace at Flagstaff(c)(d) <i>Flagstaff, Arizona</i>	2007/—	—	268,000
Total Community / Power Centers					1,835,000
OTHER ASSETS:					
	100%	Various(d)(g)	—	—	427,000
	83.2%	Estrella Falls(d) <i>Goodyear, Arizona</i>	2016	2016	79,000
	50%	Scottsdale Fashion Square-Office(f) <i>Scottsdale, Arizona</i>	1984/2002	2016	123,000
	50%	Tysons Corner Center-Office(f) <i>Tysons Corner, Virginia</i>	1999/2005	2012	174,000
	50%	Hyatt Regency Tysons Corner Center(f) <i>Tysons Corner, Virginia</i>	2015	2015	290,000
	50%	VITA Tysons Corner Center(f) <i>Tysons Corner, Virginia</i>	2015	2015	510,000
	50%	Tysons Tower(f) <i>Tysons Corner, Virginia</i>	2014	2014	529,000
OTHER ASSETS UNDER REDEVELOPMENT:					
	25%	One Westside(f)(h) <i>Los Angeles, California</i>	1985/1998	ongoing	680,000
Total Other Assets					2,812,000
Grand Total					49,972,000

- (a) The Company's ownership interest in this table reflects its legal ownership interest. See footnotes (a) and (b) on pages 20 and 21 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 42 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.
- (d) Included in Consolidated Centers.

The Macerich Company
Property Listing
December 31, 2020

- (e) On September 19, 2019, the Company's joint venture opened Fashion District Philadelphia in downtown Philadelphia.
- (f) Included in Unconsolidated Joint Venture Centers.
- (g) The Company owns an office building and five stores located at shopping centers not owned by the Company. Of the five stores, one is leased to Kohl's, one is vacant, and three have been leased for non-Anchor uses. With respect to the office building and two of the five 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 December 31, 2020

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 December 31, 2020.

Properties	Legal Ownership(a)	Economic Ownership(b)	Joint Venture	Total GLA(c)
Arrowhead Towne Center	60%	60%	New River Associates LLC	1,076,000
Atlas Park, The Shops at	50%	50%	WMAP, L.L.C.	374,000
Biltmore Fashion Park	50%	50%	Biltmore Shopping Center Partners LLC	597,000
Boulevard Shops	50%	50%	Propcor II Associates, LLC	184,000
Broadway Plaza(e)	50%	50%	Macerich HHF Broadway Plaza LLC	920,000
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	500,000
Country Club Plaza	50%	50%	Country Club Plaza KC Partners LLC	947,000
Deptford Mall(d)	51%	51%	Macerich HHF Centers LLC	950,000
Estrella Falls	83.2%	83.2%	Westcor Goodyear RSC LLC	79,000
Fashion District Philadelphia	50%	(g)	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	1,552,000
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	2,071,000
Los Angeles Premium Outlets	50%	50%	CAM-CARSON LLC	—
Los Cerritos Center(d)	60%	60%	Pacific Premier Retail LLC	1,022,000
North Bridge, The Shops at	50%	50%	North Bridge Chicago LLC	669,000
SanTan Village Regional Center	84.9%	84.9%	Westcor SanTan Village LLC	1,151,000
Scottsdale Fashion Square	50%	50%	Scottsdale Fashion Square Partnership	1,843,000
Scottsdale Fashion Square-Office	50%	50%	Scottsdale Fashion Square Partnership	123,000
Macerich Seritage Portfolio(h)	50%	50%	MS Portfolio LLC	795,000
South Plains Mall	60%	60%	Pacific Premier Retail LLC	1,145,000
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	1,296,000
West Acres	19%	19%	West Acres Development, LLP	693,000
One Westside(i)	25%	25%	HPP-MAC WSP, LLC	680,000

(a) This column reflects the Company's legal ownership in the listed properties as of December 31, 2020. 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 December 31, 2020

- (b) Economic ownership represents the allocation of cash flow to the Company as of December 31, 2020, 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 December 31, 2020.
- (d) These centers have a former Sears store which is owned by MS Portfolio LLC, see footnote (h) below. The GLA of the former Sears store, or tenant replacing the former Sears store, at the five centers indicated with footnote (d) in the table above is included in Total GLA at the center level. The GLA for the former Sears store at these five centers plus the GLA of the former Sears store at two wholly owned centers, Danbury Fair Mall and Vintage Faire Mall, are also aggregated into the 795,000 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 December 10, 2020, the Company made a loan (the Partnership Loan) to the 50/50 joint venture that owns Fashion District Philadelphia to fund the entirety of a \$100 million repayment to reduce the mortgage loan on Fashion District Philadelphia from \$301 million to \$201 million. Pursuant to the joint venture partnership agreement, the Partnership Loan plus 15% accrued interest must first be repaid prior to the resumption of 50/50 cash distributions to the Company and its joint venture partner.
- (h) 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. On July 7, 2015, Sears assigned its ownership interest in MS Portfolio LLC to Seritage MS Holdings LLC. On December 31, 2020, the Company traded its 50% interest in the former Sears parcel at Arrowhead Towne Center for its partner's 50% interest in the former Sears parcel at South Plains Mall, such that the Company now owns 100% of the former Sears parcel at South Plains Mall. The Company expects to create additional value through re-leasing the former Sears boxes. For example, Primark has leased space in portions of the Sears stores at Danbury Fair Mall and Freehold Raceway Mall. Refer to the Development Pipeline Forecast on page 26 for details of the Former Sears Redevelopments at these properties.
- (i) 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 December 31, 2020		
	Fixed Rate	Floating Rate	Total
	(Dollars in thousands)		
Mortgage notes payable	\$3,931,397	\$ 629,413	\$4,560,810
Bank and other notes payable	400,000	1,077,540	1,477,540
Total debt per Consolidated Balance Sheet	4,331,397	1,706,953	6,038,350
Adjustments:			
Less: Noncontrolling interests or financing arrangement share of debt from consolidated joint ventures	(359,317)	(100,500)	(459,817)
Adjusted Consolidated Debt	3,972,080	1,606,453	5,578,533
Add: Company's share of debt from unconsolidated joint ventures	3,027,286	69,257	3,096,543
Total Company's Pro Rata Share of Debt	\$6,999,366	\$1,675,710	\$8,675,076
Weighted average interest rate	3.98%	2.27%	3.65%
Weighted average maturity (years)			4.21

- (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 December 31, 2020

Center/Entity (dollars in thousands)	Maturity Date	Effective Interest Rate (a)	Fixed	Floating	Total Debt Balance (a)
I. Consolidated Assets:					
Green Acres Mall (b)	02/03/21	3.61%	\$ 270,570	—	\$ 270,570
Danbury Fair Mall	04/01/21	5.56%	186,741	—	186,741
The Macerich Partnership, L.P. - Line of Credit (c)	07/06/21	4.30%	400,000	—	400,000
Tucson La Encantada	03/01/22	4.23%	62,018	—	62,018
Pacific View	04/01/22	4.08%	114,909	—	114,909
Oaks, The	06/05/22	4.14%	183,108	—	183,108
Towne Mall	11/01/22	4.48%	19,815	—	19,815
Fashion Outlets of Niagara Falls USA	10/06/23	6.45%	101,463	—	101,463
Chandler Fashion Center (d)	07/05/24	4.18%	127,936	—	127,936
Victor Valley, Mall of	09/01/24	4.00%	114,791	—	114,791
Queens Center	01/01/25	3.49%	600,000	—	600,000
Vintage Faire Mall	03/06/26	3.55%	246,380	—	246,380
Fresno Fashion Fair	11/01/26	3.67%	323,857	—	323,857
SanTan Village Regional Center (e)	07/01/29	4.34%	186,215	—	186,215
Freehold Raceway Mall (d)	11/01/29	3.94%	199,671	—	199,671
Kings Plaza Shopping Center	01/01/30	3.71%	535,413	—	535,413
Fashion Outlets of Chicago	02/01/31	4.61%	299,193	—	299,193
Total Fixed Rate Debt for Consolidated Assets					
		4.05%	\$3,972,080	\$ —	\$3,972,080
Green Acres Commons	03/29/21	2.87%	\$ —	\$ 129,847	\$ 129,847
The Macerich Partnership, L.P. - Line of Credit (c)	07/06/21	2.14%	—	1,077,540	1,077,540
Santa Monica Place (f)	12/09/22	1.88%	—	298,566	298,566
Fashion District Philadelphia (f) (g)	01/22/24	4.00%	—	100,500	100,500
Total Floating Rate Debt for Consolidated Assets					
		2.26%	\$ —	\$1,606,453	\$1,606,453
Total Debt for Consolidated Assets					
		3.53%	\$3,972,080	\$1,606,453	\$5,578,533
II. Unconsolidated Assets (At Company's pro rata share):					
FlatIron Crossing (51%)	01/05/22	4.38%	\$ 102,598	\$ —	\$ 102,598
One Westside - defeased (25%)	10/01/22	4.77%	32,927	—	32,927
Washington Square Mall (60%)	11/01/22	3.65%	323,302	—	323,302
Deptford Mall (51%)	04/03/23	3.55%	87,936	—	87,936
Scottsdale Fashion Square (50%)	04/03/23	3.02%	217,444	—	217,444
Tysons Corner Center (50%)	01/01/24	4.13%	364,167	—	364,167
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%	154,868	—	154,868
Lakewood Center (60%)	06/01/26	4.15%	210,653	—	210,653
Kierland Commons (50%)	04/01/27	3.98%	104,749	—	104,749
Los Cerritos Center (60%)	11/01/27	4.00%	315,000	—	315,000

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

As of December 31, 2020

Center/Entity (dollars in thousands)	Maturity Date	Effective Interest Rate (a)	Fixed	Floating	Total Debt Balance (a)
Arrowhead Towne Center (60%)	02/01/28	4.05%	240,000	—	240,000
North Bridge, The Shops at (50%)	06/01/28	3.71%	187,099	—	187,099
Corte Madera, The Village at (50.1%)	09/01/28	3.53%	112,425	—	112,425
West Acres - Development (19%)	10/10/29	3.72%	431	—	431
Tysons Tower (50%)	11/11/29	3.38%	94,442	—	94,442
Tysons VITA (50%)	01/01/30	3.43%	44,409	—	44,409
Broadway Plaza (50%)	04/01/30	4.19%	224,515	—	224,515
West Acres (19%)	03/01/32	4.61%	13,821	—	13,821
Total Fixed Rate Debt for Unconsolidated Assets					
		3.89%	\$3,027,286	\$ —	\$3,027,286
Atlas Park (50%)	10/28/21	2.43%	\$ —	\$ 34,157	\$ 34,157
Boulevard Shops (50%)	12/05/23	2.33%	—	9,633	9,633
One Westside - Development (25%) (f)	12/18/24	2.18%	—	25,467	25,467
Total Floating Rate Debt for Unconsolidated Assets					
		2.32%	\$ —	\$ 69,257	\$ 69,257
Total Debt for Unconsolidated Assets					
		3.85%	\$3,027,286	\$ 69,257	\$3,096,543
Total Debt					
		3.65%	\$6,999,366	\$1,675,710	\$8,675,076
Percentage to Total			80.68%	19.32%	100.00%

- (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) On January 22, 2021, the Company closed on a one-year extension of the loan to February 3, 2022, which also includes a one-year extension option to February 3, 2023. The interest rate remained unchanged, and the Company repaid \$9 million of the outstanding loan balance at closing.
- (c) 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.
- (d) The property is owned by a consolidated joint venture. The loan amount represents the Company's pro rata share of 50.1%.
- (e) The property is owned by a consolidated joint venture. The loan amount represents the Company's pro rata share of 84.9%.
- (f) 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.
- (g) The property is owned by a consolidated joint venture. The loan amount represents the Company's pro rata share of 50.0%.

The Macerich Company
Supplemental Financial and Operating Information (Unaudited)
Development Pipeline Forecast
(Dollars in millions)
as of December 31, 2020

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 12/31/2020	Expected Delivery(a)	Stabilized Yield(a)(b)(c)
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)	\$78	Q3 2022(e)	7.50% - 8.00%(d)

- (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. 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 December 31, 2020

Pipeline of Former Sears Redevelopments:

Project Type	Ownership	Total Cost (a)(b) Pro rata	Pro rata Capitalized Costs 12/31/20 Incurred-to-Date(b)	Stabilized Yield(a)(b)(c)
Retail Redevelopment		\$75 - \$90	\$34	8.0% - 9.0%
Mixed-Use Densification		55 - 70	4	9.0% - 10.5%
(d) Future Phases		TBD	0	TBD
Total	various	<u>\$130 - \$160</u>	<u>\$38</u>	

Property	Description	Delivered/ Expected Delivery(e)
<u>Retail Redevelopment:</u>		
(f) Chandler Fashion Center	Redevelop existing store for a Harkins entertainment concept and additional retail uses	TBD
(f) Deptford Mall	Redevelop existing store for: Dick's Sporting Goods Round 1 additional retail uses	Q3-2020 Q4-2020 TBD
South Plains Mall	Demolish box; site densification with retail and restaurants uses	TBD
(f) Vintage Faire Mall	Redevelop existing store for: Dick's Sporting Goods Dave & Busters and additional retail uses	Q4-2020 TBD
Wilton Mall	Redevelop existing store with a medical center/medical office use	Q1-2020
<u>Mixed-Use Densification:</u>		
(f) Los Cerritos Center	Demolish box; site densification with residential, hotel and restaurant uses	TBD
(f) Washington Square	Demolish box; site densification with hotel, entertainment and restaurant uses	TBD

- (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) Given the uncertainties resulting from the COVID-19 pandemic, the expected delivery dates for many of these projects are not currently determinable.
- (f) These former Sears stores are owned by a 50/50 joint venture between the Company and Seritage Growth Properties.

**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 2020, 2019 and 2018 and dividends per share of common stock declared and paid by quarter:

<u>Quarter Ended:</u>	<u>Market Quotation per Share</u>		<u>Dividends</u>
	<u>High</u>	<u>Low</u>	<u>Declared and Paid</u>
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
December 31, 2019	\$31.77	\$25.53	\$0.75
March 31, 2020	\$26.98	\$ 5.49	\$0.75
June 30, 2020	\$13.18	\$ 4.81	\$0.50 ^(a)
September 30, 2020	\$ 9.24	\$ 6.55	\$0.15
December 31, 2020	\$12.47	\$ 6.42	\$0.15

- (a) The dividend of \$0.50 per share of the Company's common stock declared on March 16, 2020, consisted of a combination of 80% shares of common stock and 20% in cash.

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.

Corporate Headquarters

The Macerich Company
401 Wilshire Boulevard, Suite 700
Santa Monica, California 90401
310-394-6000
www.macerich.com

Transfer Agent

Computershare
P.O. Box 30170
College Station, TX 77842-3170
877-373-6374
www.computershare.com

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

Jean Wood
Vice President, Investor Relations
Phone: 424-229-3366
jean.wood@macerich.com