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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) **August 9, 2010**

THE MACERICH COMPANY

(Exact Name of Registrant as Specified in Charter)

MARYLAND	**1-12504**	**95-4448705**
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(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):

o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

The Company issued a press release on August 9, 2010 announcing results of operations for the Company for the quarter ended June 30, 2010 and such press release is furnished as Exhibit 99.1 hereto.

The press release included as an exhibit with this report is being furnished pursuant to Item 2.02 and 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 7.01 REGULATION FD DISCLOSURE.

On August 9, 2010, 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 six months ended June 30, 2010 and such Supplemental Financial Information is furnished as Exhibit 99.2 hereto.

The Supplemental Financial Information included as an exhibit with this report is 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.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, The Macerich Company has duly caused this report to be signed by the undersigned, hereunto duly authorized, in the City of Santa Monica, State of California, on August 9, 2010.

THE MACERICH COMPANY

By: THOMAS E. O'HERN

/s/ THOMAS E. O'HERN

Senior Executive Vice President,
Chief Financial Officer
and Treasurer

EXHIBIT INDEX

EXHIBIT NUMBER	NAME
99.1	Press Release dated August 9, 2010
99.2	Supplemental Financial Information for the three and six months ended June 30, 2010

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Exhibit 99.1

PRESS RELEASE

For: **THE MACERICH COMPANY**

Press Contact: **Arthur Coppola, Chairman and Chief Executive Officer**

or

Thomas E. O'Hern, Senior Executive Vice President, Chief Financial Officer and Treasurer

(310) 394-6000

MACERICH ANNOUNCES QUARTERLY RESULTS

Santa Monica, CA (8/09/10)—The Macerich Company (NYSE Symbol: MAC) today announced results of operations for the quarter ended June 30, 2010 which included total funds from operations ("FFO") diluted of $77.5 million or $.57 per share-diluted, compared to $.67 per share-diluted for the quarter ended June 30, 2009. Net loss available to common stockholders for the quarter ended June 30, 2010 was $.4 million or $.01 per share-diluted compared to net loss available to common stockholders of $21.7 million or $.29 per share-diluted for the quarter ended June 30, 2009. The Company's definition of FFO is in accordance with the definition provided by the National Association of Real Estate Investment Trusts ("NAREIT"). A reconciliation of net loss to FFO and net loss per common share-diluted ("EPS") to FFO per share-diluted is included in the financial tables accompanying this press release.

Recent Highlights:

- During the quarter, same center net operating income increased by 2.0%.
- Occupancy increased to 91.8% at June 30, 2010, up from 90.5% at June 30, 2009.
- Mall total tenant sales increased 3.3% for the quarter compared to the quarter ended June 30, 2009.
- In April, the Company issued 31 million shares of common stock raising net proceeds in excess of $1.2 billion.
- On August 6th, the Company celebrated the grand opening of the new Santa Monica Place, a 524,000 square-foot, three-level, open-air retail project anchored by Bloomingdale's and Nordstrom.

Commenting on the quarter and recent events, Arthur Coppola chairman and chief executive officer of Macerich stated, "We saw very solid and improving results for the quarter. We had strong occupancy gains, positive same center NOI growth and positive releasing spreads. In addition we continue to see improvement in the capital markets and we have been able to capitalize on that with some very attractive financings.

We are also very pleased with last Friday's grand opening of the new Santa Monica Place. Many of the world's best retail brands are there, drawn by the outstanding quality of this project and the rare opportunity to locate in the highly desirable community of Santa Monica. The strong leasing demand for this project demonstrates that retailers will respond to a project with vision, location and top-quality execution even during challenging economic times."

Redevelopment Update

On August 6, 2010, Macerich celebrated the grand opening of the new Santa Monica Place, a 524,000 square-foot, three-level, open-air retail and dining destination just two blocks from the beach. Bloomingdale's, a majority of retailers and the third-level Dining Deck opened as Macerich debuted the new Santa Monica Place. The project is 92% leased and 97% committed, with Nordstrom and Tory Burch opening August 27th, Tiffany & Co. slated to open September 2010 and The Market at Santa Monica Place planned for the first half of 2011. Retailers that opened alongside Bloomingdale's include Louis Vuitton, Barneys Co-op, Nike, CB2, Ted Baker, Betsey Johnson, Disney, Hugo Boss, Michael Kors, Juicy Couture and Kitson LA. Photos and more information on the grand opening can be found at: http://www.macerich.com/FileManager/Corporate/News/Macerich/smp_grand_opening_8-6-10.pdf.

On May 7, a relocated and expanded 138,000-square-foot Nordstrom and 35,000 square feet of new small shop space opened at Los Cerritos Center, Macerich's high-performing, super-regional shopping center in Southern California. The project is 100% leased and new retailers include True Religion, Love Culture, MAC Cosmetics, Foreign Exchange, Carlton Hair and Vision Shoes.

Financing Activity

Transactions completed or committed to in 2010 total over $640 million. Recent activity includes:

The Company has arranged a $114 million refinancing of Stonewood Center. The new loan is a seven year fixed rate loan with an interest rate of 4.6%. This transaction will pay off the old loan of $71 million with an interest rate of 7.41%.

The Company has also agreed to a $250 million loan on Danbury Fair Mall. The new loan has a fixed interest rate of 5.50% and has a ten year maturity. It will pay off the existing loan of $160 million with a 7.51% interest rate which was scheduled to mature in 2011.

Upon completion of the above transactions, the Company will have only $118 million of remaining loan maturities for 2010.

Dividend

On July 29, 2010, the Board of Directors of the Company declared a quarterly cash dividend of $.50 per share of common stock. The dividend is payable on September 8, 2010 to stockholders of record at the close of business on August 20, 2010.

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. Macerich now owns approximately 73 million square feet of gross leaseable area consisting primarily of interests in 71 regional malls. Additional information about Macerich can be obtained from the Company's website at *www.macerich.com*.

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* (Investing Section) and through CCBN at *www.earnings.com*. The call begins today, August 9, 2010 at 10:30 AM Pacific Time. To listen to the call, please go to any of these web sites 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* (Investing 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 Investing 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. 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 and terms, 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, acquisitions and dispositions; the liquidity of real estate investments, governmental actions and initiatives (including legislative and regulatory changes); environmental and safety requirements; and terrorist activities 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, 2009 and the Quarterly Reports on Form 10-Q, 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:

	Results before Discontinued Operations(a) For the Three Months Ended June 30,		Impact of Discontinued Operations(a) For the Three Months Ended June 30,		Results after Discontinued Operations(a) For the Three Months Ended June 30,	
	Unaudited				Unaudited	
	2010	2009	2010	2009	2010	2009
Minimum rents	$ 102,509	$ 123,504	1	$ (2,935)	$ 102,510	$ 120,569
Percentage rents	3,108	2,686	—	(17)	3,108	2,669
Tenant recoveries	57,259	62,530	—	(765)	57,259	61,765
Management Companies' revenues	12,117	9,345	—	—	12,117	9,345
Other income	6,887	7,850	—	(23)	6,887	7,827
Total revenues	181,880	205,915	1	(3,740)	181,881	202,175
Shopping center and operating expenses	56,731	67,565	(21)	(1,653)	56,710	65,912
Management Companies' operating expenses	24,466	18,872	—	—	24,466	18,872
Income tax benefit	(1,375)	(380)	—	—	(1,375)	(380)
Depreciation and amortization	59,913	63,740	—	(1,438)	59,913	62,302
REIT general and administrative expenses	3,642	4,648	—	—	3,642	4,648
Interest expense	52,238	71,914	—	—	52,238	71,914
(Loss) gain on early extinguishment of debt	(489)	7,127	—	—	(489)	7,127
Gain (loss) on sale or write down of assets	510	(25,605)	72	26,995	582	1,390
Co-venture interests(b)	(1,993)	—	—	—	(1,993)	—
Equity in income of unconsolidated joint ventures	15,762	14,556	—	—	15,762	14,556
Income (loss) income from continuing operations	55	(24,366)	94	26,346	149	1,980
Discontinued operations:						
Loss on sale or write down of assets	—	—	(72)	(26,995)	(72)	(26,995)
(Loss) income from discontinued operations	—	—	(22)	649	(22)	649
Total loss from discontinued operations	—	—	(94)	(26,346)	(94)	(26,346)
Net income (loss)	55	(24,366)	—	—	55	(24,366)
Less net (loss) income attributable to noncontrolling interests	495	(2,630)	—	—	495	(2,630)
Net loss attributable to the Company	(440)	(21,736)	—	—	(440)	(21,736)
Less preferred dividends	—	—	—	—	—	—
Net loss available to common stockholders	$ (440)	$ (21,736)	—	—	$ (440)	$ (21,736)
Average number of shares outstanding—basic	123,446	77,270			123,446	77,270
Average shares outstanding, assuming full conversion of OP Units(c)	135,495	88,970			135,495	88,970
Average shares outstanding—Funds From Operations ("FFO")—diluted(c)	135,495	88,970			135,495	88,970
Per share (loss) income—diluted before discontinued operations	—	—			$ (0.01)	$ 0.01
Net loss per share—basic	$ (0.01)	$ (0.29)			$ (0.01)	$ (0.29)
Net loss per share—diluted(c)	$ (0.01)	$ (0.29)			$ (0.01)	$ (0.29)
Dividend declared per share	$ 0.50	$ 0.60			$ 0.50	$ 0.60
FFO—basic(c)(d)	$ 77,466	$ 59,920			$ 77,466	$ 59,920
FFO—diluted(c)(d)	$ 77,466	$ 59,920			$ 77,466	$ 59,920
FFO per share—basic(c)(d)	$ 0.57	$ 0.67			$ 0.57	$ 0.67
FFO per share—diluted(c)(d)	$ 0.57	$ 0.67			$ 0.57	$ 0.67

THE MACERICH COMPANY

FINANCIAL HIGHLIGHTS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Results of Operations:

	Results before Discontinued Operations(a) For the Six Months Ended June 30,		Impact of Discontinued Operations(a) For the Six Months Ended June 30,		Results after Discontinued Operations(a) For the Six Months Ended June 30,	
	Unaudited				Unaudited	
	2010	2009	2010	2009	2010	2009
Minimum rents	$ 204,485	$ 250,976	5	$ (7,198)	$ 204,490	$ 243,778
Percentage rents	6,095	5,487	—	(17)	6,095	5,470
Tenant recoveries	118,268	127,441	—	(1,530)	118,268	125,911
Management Companies' revenues	22,339	17,885	—	—	22,339	17,885
Other income	12,804	14,904	—	(50)	12,804	14,854
Total revenues	363,991	416,693	5	(8,795)	363,996	407,898
Shopping center and operating expenses	117,663	138,346	(133)	(3,010)	117,530	135,336
Management Companies' operating expenses	46,653	42,302	—	—	46,653	42,302
Income tax benefit	(2,590)	(1,181)	—	—	(2,590)	(1,181)
Depreciation and amortization	119,128	128,651	—	(2,874)	119,128	125,777
REIT general and administrative expenses	11,160	9,906	—	—	11,160	9,906
Interest expense	107,649	141,852	—	4	107,649	141,856
(Loss) gain on early extinguishment of debt	(489)	29,601	—	—	(489)	29,601
Gain (loss) on sale or write down of assets	511	(24,849)	71	27,012	582	2,163
Co-venture interests(b)	(3,377)	—	—	—	(3,377)	—
Equity in income of unconsolidated joint ventures	32,221	30,482	—	—	32,221	30,482
(Loss) income from continuing operations	(6,806)	(7,949)	209	24,097	(6,597)	16,148
Discontinued operations:						
Loss on sale or write down of assets	—	—	(71)	(27,012)	(71)	(27,012)
(Loss) income from discontinued operations	—	—	(138)	2,915	(138)	2,915
Total loss from discontinued operations	—	—	(209)	(24,097)	(209)	(24,097)
Net loss	(6,806)	(7,949)	—	—	(6,806)	(7,949)
Less net loss attributable to noncontrolling interests	(9)	(229)	—	—	(9)	(229)
Net loss attributable to the Company	(6,797)	(7,720)	—	—	(6,797)	(7,720)
Less preferred dividends	—	—	—	—	—	—
Net loss available to common stockholders	$ (6,797)	$ (7,720)	—	—	$ (6,797)	$ (7,720)
Average number of shares outstanding—basic	110,271	77,082			110,271	77,082
Average shares outstanding, assuming full conversion of OP Units(c)	122,379	88,759			122,379	88,759
Average shares outstanding—Funds From Operations ("FFO")—diluted(c)	122,379	88,759			122,379	88,759
Per share (loss) income—diluted before discontinued operations	—	—			$ (0.08)	$ 0.15
Net loss per share—basic	$ (0.08)	$ (0.12)			$ (0.08)	$ (0.12)
Net loss per share—diluted(c)	$ (0.08)	$ (0.12)			$ (0.08)	$ (0.12)
Dividend declared per share	$ 1.10	$ 1.40			$ 1.10	$ 1.40
FFO—basic(c)(d)	$ 149,063	$ 162,760			$ 149,063	$ 162,760
FFO—diluted(c)(d)	$ 149,063	$ 162,760			$ 149,063	$ 162,760
FFO per share—basic(c)(d)	$ 1.22	$ 1.83			$ 1.22	$ 1.83
FFO per share—diluted(c)(d)	$ 1.22	$ 1.83			$ 1.22	$ 1.83

(a) The following dispositions impacted the results for the three and six months ended June 30, 2010 and 2009:

During the twelve months ended December 31, 2009, the Company sold six non-core community centers for $83.2 million and sold five Kohl's stores for approximately $52.7 million. As a result of these sales, the Company has classified the results of operations to discontinued operations for all periods presented.

(b) This represents the outside partners' allocation of net income in the Chandler Fashion Center/Freehold Raceway Mall joint venture.

(c) 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 the 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 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.

(d) The Company uses FFO in addition to net income (loss) 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. NAREIT defines FFO as net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from extraordinary items and sales of depreciated operating properties, plus real estate related depreciation and amortization and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO on the same basis. FFO and FFO on a fully 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. FFO on a fully diluted basis is one of the measures investors find most useful in measuring the dilutive impact of outstanding convertible securities. 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 real estate investment trusts.

Gains or losses on sales of undepreciated assets and the impact of amortization of above/below market leases have been included in FFO. The inclusion of gains on sales of undepreciated assets increased FFO for the three and six months ended June 30, 2010 and 2009 by $0.4 million, $0.4 million, $1.1 million and $2.5 million, respectively, or by $0.00 per share, $0.00 per share, $0.01 per share and $0.03 per share, respectively. Additionally, amortization of above/below market leases increased FFO for the three and six months ended June 30, 2010 and 2009 by $2.9 million, $5.8 million, $3.0 million and $7.2 million, respectively, or by $0.02 per share, $0.05 per share, $0.03 per share and $0.08 per share, respectively.

THE MACERICH COMPANY

FINANCIAL HIGHLIGHTS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Pro rata share of unconsolidated joint ventures:

	For the Three Months Ended June 30, Unaudited		For the Six Months Ended June 30, Unaudited	
	2010	2009	2010	2009
Revenues:				
Minimum rents	$ 73,350	$ 64,941	$ 147,401	$ 131,977
Percentage rents	1,757	1,458	3,653	2,855
Tenant recoveries	35,751	31,822	73,065	63,877
Other	4,636	3,213	8,819	6,648
Total revenues	115,494	101,434	232,938	205,357
Expenses:				
Shopping center and operating expenses	40,231	35,195	82,047	71,174
Interest expense	31,293	25,797	62,385	51,299
Depreciation and amortization	28,753	25,908	56,208	52,409
Total operating expenses	100,277	86,900	200,640	174,882
Gain on sale or write down of assets	428	3	366	11
Loss on early extinguishment of debt	—	—	(689)	—
Equity in income (loss) of joint ventures	117	19	246	(4)
Net income	$ 15,762	$ 14,556	$ 32,221	$ 30,482

THE MACERICH COMPANY

FINANCIAL HIGHLIGHTS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Reconciliation of Net loss to FFO(d):

	For the Three Months Ended June 30, Unaudited		For the Six Months Ended June 30, Unaudited	
	2010	2009	2010	2009
Net loss—available to common stockholders	$ (440)	$ (21,736)	$ (6,797)	$ (7,720)
Adjustments to reconcile net loss to FFO—basic				
Noncontrolling interests in OP	52	(3,293)	(746)	(1,169)
(Gain) loss on sale or write down of consolidated assets	(510)	25,605	(511)	24,849
plus gain on undepreciated asset sales—consolidated assets	—	1,143	—	2,497
plus non-controlling interests share of (loss) gain on sale or write down of consolidated joint ventures	(32)	310	(32)	310
less write down of consolidated assets	—	(27,058)	—	(27,639)
Loss (gain) on sale or write-down of assets from unconsolidated entities (pro rata)	(428)	(3)	(366)	(11)
plus gain on undepreciated asset sales—unconsolidated entities (pro rata share)	427	3	396	2
less write down of assets—unconsolidated entities (pro rata share)	—	—	(32)	—
Depreciation and amortization on consolidated assets	59,913	63,740	119,128	128,651
Less depreciation and amortization allocable to noncontrolling interests on consolidated joint ventures	(6,497)	(1,064)	(11,590)	(2,130)
Depreciation and amortization on joint ventures (pro rata)	28,753	25,908	56,208	52,409
Less: depreciation on personal property	(3,772)	(3,635)	(6,595)	(7,289)
Total FFO—basic	77,466	59,920	149,063	162,760
Additional adjustment to arrive at FFO—diluted:				
Preferred units—dividends	—	—	—	—
Total FFO—diluted	$ 77,466	$ 59,920	$ 149,063	$ 162,760

Reconciliation of EPS to FFO per diluted share:

	For the Three Months Ended June 30, Unaudited		For the Six Months Ended June 30, Unaudited	
	2010	2009	2010	2009
Earnings per share—diluted	$ (0.01)	$ (0.29)	$ (0.08)	$ (0.12)
Per share impact of depreciation and amortization of real estate	0.58	0.96	1.30	1.95
FFO per share—diluted	$ 0.57	$ 0.67	$ 1.22	$ 1.83

THE MACERICH COMPANY

FINANCIAL HIGHLIGHTS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Reconciliation of Net loss to EBITDA:

	For the Three Months Ended June 30, Unaudited		For the Six Months Ended June 30, Unaudited	
	2010	2009	2010	2009
Net loss—available to common stockholders	$ (440)	$ (21,736)	$ (6,797)	$ (7,720)
Interest expense—consolidated assets	52,238	71,914	107,649	141,852
Interest expense—unconsolidated entities (pro rata)	31,293	25,797	62,385	51,299
Depreciation and amortization—consolidated assets	59,913	63,740	119,128	128,651
Depreciation and amortization—unconsolidated entities (pro rata)	28,753	25,908	56,208	52,409
Noncontrolling interests in OP	52	(3,293)	(746)	(1,169)
Less: Interest expense and depreciation and amortization allocable to noncontrolling interests on consolidated joint ventures	(10,391)	(1,471)	(18,390)	(2,959)
Loss (gain) on early extinguishment of debt	489	(7,127)	489	(29,601)
Loss on early extinguishment of debt—unconsolidated entities (pro rata)	—	—	689	—
Loss (gain) on sale or write down of assets—consolidated assets	(510)	25,605	(511)	24,849
Loss (gain) on sale or write down of assets—unconsolidated entities (pro rata)	(428)	(3)	(366)	(11)
Add: Non-controlling interests share of (loss) gain on sale of consolidated joint ventures	(32)	310	(32)	310
Add: Non-controlling interests share of gain on sale of unconsolidated entities	93	—	93	—
Income tax (benefit) expense	(1,375)	(380)	(2,590)	(1,181)
Distributions on preferred units	208	171	416	415
EBITDA(e)	$ 159,863	$ 179,435	$ 317,625	$ 357,144

Reconciliation of EBITDA to Same Centers—Net Operating Income ("NOI"):

	For the Three Months Ended June 30, Unaudited		For the Six Months Ended June 30, Unaudited	
	2010	2009	2010	2009
EBITDA(e)	$ 159,863	$ 179,435	$ 317,625	$ 357,144
Add: REIT general and administrative expenses	3,642	4,648	11,160	9,906
Management Companies' revenues	(12,117)	(9,345)	(22,339)	(17,885)
Management Companies' operating expenses	24,466	18,872	46,653	42,302
Lease termination income of comparable centers	(1,295)	(1,154)	(2,569)	(2,696)
EBITDA of non-comparable centers	(27,852)	(48,650)	(56,085)	(99,846)
Same Centers—NOI(f)	$ 146,707	$ 143,806	$ 294,445	$ 288,925

(e) EBITDA represents earnings before interest, income taxes, depreciation, amortization, noncontrolling interests, extraordinary items, gain (loss) on sale of assets and preferred dividends and includes joint ventures at their pro rata share. Management considers 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. 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. EBITDA, as presented, may not be comparable to similarly titled measurements reported by other companies.

(f) 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 EBITDA and subtracting out EBITDA from non-comparable centers and eliminating the management companies and the Company's general and administrative expenses. Same center NOI excludes the impact of straight-line and above/below market adjustments to minimum rents.

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Exhibit 99.2

Supplemental Financial Information
For the three and six months ended June 30, 2010

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.

This supplemental financial information should be read in connection with the Company's second quarter 2010 earnings announcement (included as Exhibit 99.1 of the Company's Current Report on 8-K, event date August 9, 2010) 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 and community shopping centers located throughout the United States. 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 June 30, 2010, the Operating Partnership owned or had an ownership interest in 71 regional malls and 14 community shopping centers aggregating approximately 73 million square feet of gross leasable area ("GLA"). These 85 regional malls and community shopping centers 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.

This document contains information that constitutes forward-looking statements and includes information regarding expectations regarding the Company's refinancing, 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; 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. Real estate development, redevelopment and expansion activities are also subject to risks relating to 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 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, 2009 and the Quarterly Reports on Form 10-Q, 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		
	6/30/2010	12/31/2009	12/31/2008
	dollars in thousands except per share data		
Closing common stock price per share	$ 37.32	$ 35.95	$ 18.16
52 week high	$ 47.19	$ 38.22	$ 76.50
52 week low	$ 13.75	$ 5.45	$ 8.31
Shares outstanding at end of period			
Class A non-participating convertible preferred units	208,640	205,757	193,164
Common shares and partnership units	142,016,437	108,658,421	88,529,334
Total common and equivalent shares/units outstanding	142,225,077	108,864,178	88,722,498
Portfolio capitalization data			
Total portfolio debt, including joint ventures at pro rata	$ 5,897,370	$ 6,563,706	$ 7,926,241
Equity market capitalization	5,307,840	3,913,667	1,611,201
Total market capitalization	$ 11,205,210	$ 10,477,373	$ 9,537,442
Floating rate debt as a percentage of total debt	17.4%	16.0%	21.9%

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 ("NPCPUs")	Total Common and Equivalent Shares/ Units
Balance as of December 31, 2009	11,990,731	96,667,690	205,757	108,864,178
Conversion of partnership units to common shares	(31,877)	31,877	—	—
Conversion of partnership units to cash	(8,256)	—	—	(8,256)
Issuance of stock/partnership units from stock dividends, restricted stock issuance or other share- or unit-based plans	282,057	2,059,364	2,883	2,344,304
Balance as of March 31, 2010	12,232,655	98,758,931	208,640	111,200,226
Conversion of partnership units to common shares	(420,103)	423,551	—	3,448
Conversion of partnership units to cash	(560)		—	(560)
Common Stock Offering	—	31,000,000	—	31,000,000
Issuance of stock/partnership units from restricted stock issuance or other share- or unit-based plans	—	21,963	—	21,963
Balance as of June 30, 2010	11,811,992	130,204,445	208,640	142,225,077

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Supplemental Funds from Operations ("FFO") Information(a)

	As of June 30, 2010	As of June 30, 2009
Straight line rent receivable	$ 69.8	$ 69.9

	For the Three Months Ended June 30, 2010	For the Three Months Ended June 30, 2009	For the Six Months Ended June 30, 2010	For the Six Months Ended June 30, 2009
	dollars in millions			
Lease termination fees	$ 1.5	$ 1.3	$ 3.1	$ 3.2
Straight line rental income	$ 1.6	$ 2.1	$ 1.9	$ 3.7
Gain on sales of undepreciated assets	$ 0.4	$ 1.1	$ 0.4	$ 2.5
Amortization of acquired above- and below-market leases	$ 2.9	$ 3.0	$ 5.8	$ 7.2
Amortization of debt premiums/(discounts)	$ (0.9)	$ 0.4	$ (1.7)	$ 0.7
Interest capitalized	$ 8.8	$ 6.1	$ 17.8	$ 12.6

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

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Capital Expenditures

	For the Six Months Ended 6/30/10	Year Ended 12/31/2009	Year Ended 12/31/2008
		dollars in millions	
Consolidated Centers(a)			
Acquisitions of property and equipment	$ 6.5	$ 11.0	$ 87.5
Development, redevelopment and expansions of Centers	89.5	216.6	446.1
Renovations of Centers	7.5	9.6	8.5
Tenant allowances	7.0	10.8	14.7
Deferred leasing charges	14.8	20.0	22.3
Total	$ 125.3	$ 268.0	$ 579.1
Unconsolidated Joint Venture Centers(a)			
Acquisitions of property and equipment	$ 1.7	$ 5.4	$ 294.4
Development, redevelopment and expansions of Centers	15.6	57.0	60.8
Renovations of Centers	2.2	4.2	3.1
Tenant allowances	1.5	5.1	13.8
Deferred leasing charges	2.3	3.8	5.0
Total	$ 23.3	$ 75.5	$ 377.1

(a) All joint venture amounts at pro rata.

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Sales Per Square Foot(a)

	Consolidated Centers	Unconsolidated Joint Venture Centers	Total Centers
06/30/2010	$ 381	$ 452	$ 420
12/31/2009	$ 368	$ 440	$ 407
12/31/2008	$ 420	$ 460	$ 441

(a) Sales are based on reports by retailers leasing mall and freestanding stores for the trailing 12 months for tenants which 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 malls.

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Occupancy

Period Ended	Consolidated Centers Regional Malls(a)	Unconsolidated Joint Venture Centers Regional Malls(a)	Total Regional Malls(a)
06/30/2010	92.9%	91.3%	92.0%
12/31/2009	91.2%	91.3%	91.3%
12/31/2008	91.6%	92.8%	92.3%

Period Ended	Consolidated Centers(b)	Unconsolidated Joint Venture Centers(b)	Total Centers(b)
06/30/2010	92.6%	91.2%	91.8%
12/31/2009	90.7%	91.4%	91.1%
12/31/2008	91.3%	93.1%	92.3%

(a) Only includes regional malls. Occupancy data excludes space under development and redevelopment.

(b) Includes regional malls and community centers. Occupancy data excludes space under development and redevelopment.

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Rent

	Average Base Rent PSF(a)	Average Base Rent PSF on Leases Executed for the trailing twelve months ended(b)	Average Base Rent PSF on Leases Expiring(c)
Consolidated Centers			
06/30/2010	$ 37.81	$ 34.60	$ 35.39
12/31/2009	$ 37.77	$ 38.15	$ 34.10
12/31/2008	$ 41.39	$ 42.70	$ 35.14
Unconsolidated Joint Venture Centers			
06/30/2010	$ 45.98	$ 43.29	$ 37.98
12/31/2009	$ 45.56	$ 43.52	$ 37.56
12/31/2008	$ 42.14	$ 49.74	$ 37.61

(a) The average base rent per square foot is based on Mall and Freestanding Store GLA for spaces 10,000 square feet and under, occupied as of the applicable date, for each of the Centers owned by the Company. Leases for Promenade at Casa Grande, SanTan Village Power Center and SanTan Village Regional Center were excluded for Year 2008 because they were under development. Leases for The Market at Estrella Falls were excluded for Years 2008 and 2009 because the center was under development. Leases for Santa Monica Place were excluded for Years 2008 and 2009 and the six months ended June 30, 2010 because the center was under redevelopment.

(b) 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 for tenants 10,000 square feet and under. Leases executed for Promenade at Casa Grande, SanTan Village Power Center and SanTan Village Regional Center were excluded for Year 2008 because they were under development. Leases executed for The Market at Estrella Falls were excluded for Years 2008 and 2009 because the center was under development. Leases executed for Santa Monica Place were excluded for Years 2008 and 2009 and the six months ended June 30, 2010 because the center was under redevelopment.

(c) The average base rent per square foot on leases expiring during the period represents the final year minimum rent, on a cash basis, for all tenant leases 10,000 square feet and under expiring during the year. Leases for Promenade at Casa Grande, SanTan Village Power Center and SanTan Village Regional Center were excluded for Year 2008 because they were under development. Leases for The Market at Estrella Falls were excluded for Years 2008 and 2009 because the center was under development. Leases for Santa Monica Place were excluded for Years 2008 and 2009 and the six months ended June 30, 2010 because the center was under redevelopment.

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Cost of Occupancy

	For Years Ended December 31, 2009	2008
Consolidated Centers		
Minimum rents	9.1%	8.9%
Percentage rents	0.4%	0.4%
Expense recoveries(a)	4.7%	4.4%
Total	14.2%	13.7%

	For Years Ended December 31, 2009	2008
Unconsolidated Joint Venture Centers		
Minimum rents	9.4%	8.2%
Percentage rents	0.4%	0.4%
Expense recoveries(a)	4.3%	3.9%
Total	14.1%	12.5%

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

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The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Summarized Balance Sheet Information

	June 30, 2010	December 31, 2009	December 31, 2008
		dollars in thousands	
Cash and cash equivalents	$ 596,718	$ 93,255	$ 66,529
Pro rata cash and cash equivalents on unconsolidated centers	$ 60,084	$ 71,335	$ 91,103
Investment in real estate, net (a)	$ 5,655,410	$ 5,657,939	$ 6,371,319
Investment in unconsolidated centers	$ 1,024,413	$ 1,046,196	$ 1,094,845
Total assets	$ 7,738,306	$ 7,252,471	$ 8,090,435
Mortgage and notes payable	$ 3,898,770	$ 4,531,634	$ 5,940,418
Pro rata share of debt on unconsolidated centers	$ 2,223,035	$ 2,258,738	$ 2,017,705

(a) Includes construction in process of $547,927 at June 30, 2010, $583,334 at December 31, 2009, and $600,773 at December 31, 2008.

The Macerich Company

Supplemental Financial and Operating Information (unaudited)

Debt Summary (at Company's pro rata share)

	As of June 30, 2010		
	Fixed Rate	Floating Rate(a)	Total
		dollars in thousands	
Consolidated debt	$ 2,941,986	$ 732,349	$ 3,674,335
Unconsolidated debt	1,929,411	293,624	2,223,035
Total debt	$ 4,871,397	$ 1,025,973	$ 5,897,370
Weighted average interest rate	6.14%	3.55%	5.69%
Weighted average maturity (years)			3.04

(a) Excludes swapped floating rate debt. Swapped debt is included in the fixed debt category.

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

	As of June 30, 2010				
Center/Entity (dollars in thousands)	Maturity Date	Effective Interest Rate(a)	Fixed	Floating	Total Debt Balance(a)
I. Consolidated Assets:					
Santa Monica Place	11/01/10	7.79%	$ 75,990	$ —	$ 75,990
Valley View Center	01/01/11	5.81%	125,000	—	125,000
Panorama Mall(b)(c)	02/28/11	6.14%	50,000	—	50,000
Danbury Fair Mall	03/10/11	4.64%	159,650	—	159,650
Victor Valley, Mall of(b)(d)	05/06/11	6.94%	100,000	—	100,000
Shoppingtown Mall	05/11/11	5.01%	40,535	—	40,535
Capitola Mall	05/15/11	7.13%	34,519	—	34,519
Westside Pavilion(b)(d)	06/05/11	8.08%	175,000	—	175,000
Freehold Raceway Mall(e)	07/07/11	4.68%	81,345	—	81,345
Oaks, The(b)(d)	07/10/11	7.18%	75,000	—	75,000
Pacific View	08/31/11	7.25%	78,591	—	78,591
Pacific View	08/31/11	7.00%	6,371	—	6,371
Rimrock Mall	10/01/11	7.57%	41,047	—	41,047
Prescott Gateway	12/01/11	5.86%	60,000	—	60,000
Hilton Village	02/01/12	5.27%	8,573	—	8,573
The Macerich Company—Convertible Senior Notes(f)	03/15/12	5.41%	601,676	—	601,676
Tucson La Encantada	06/01/12	5.84%	76,969	—	76,969
Chandler Fashion Center(e)	11/01/12	5.21%	48,603	—	48,603
Chandler Fashion Center(e)	11/01/12	6.00%	32,169	—	32,169
Towne Mall	11/01/12	4.99%	13,611	—	13,611
Deptford Mall	01/15/13	5.41%	172,500	—	172,500
Greeley—Defeasance	09/01/13	6.34%	25,992	—	25,992
Great Northern Mall	12/01/13	5.19%	38,468	—	38,468
Fiesta Mall	01/01/15	4.98%	84,000	—	84,000
South Plains Mall	04/11/15	6.52%	104,767	—	104,767
Fresno Fashion Fair	08/01/15	6.76%	166,589	—	166,589
Flagstaff Mall	11/01/15	5.03%	37,000	—	37,000
South Towne Center	11/05/15	6.39%	88,299	—	88,299
Valley River Center	02/01/16	5.59%	120,000	—	120,000
Salisbury, Center at	05/01/16	5.83%	115,000	—	115,000
Deptford Mall	06/01/16	6.46%	15,350	—	15,350
Chesterfield Towne Center	01/01/24	9.07%	51,438	—	51,438
Wilton Mall(g)	11/01/29	11.08%	37,934	—	37,934
Total Fixed Rate Debt for Consolidated Assets		**6.11%**	**$ 2,941,986**	**$ —**	**$ 2,941,986**
Promenade at Casa Grande(d)(h)	08/16/10	1.80%	—	44,426	44,426
La Cumbre Plaza(d)	12/09/10	2.53%	—	28,447	28,447
Twenty Ninth Street(d)	03/25/11	5.45%	—	107,024	107,024
SanTan Village Regional Center(d)(i)	06/13/11	3.08%	—	117,087	117,087
Oaks, The(d)	07/10/11	2.40%	—	165,000	165,000
Oaks, The(d)	07/10/11	2.83%	—	17,224	17,224
Paradise Valley Mall(d)	08/31/12	6.30%	—	85,000	85,000
Northgate Mall(d)	01/01/13	7.00%	—	33,141	33,141
Vintage Faire Mall	04/27/15	3.64%	—	135,000	135,000
Total Floating Rate Debt for Consolidated Assets		**3.82%**	**$ —**	**$ 732,349**	**$ 732,349**
Total Debt for Consolidated Assets		**5.66%**	**$ 2,941,986**	**$ 732,349**	**$ 3,674,335**

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

	As of June 30, 2010				
Center/Entity (dollars in thousands)	**Maturity Date**	**Effective Interest Rate(a)**	**Fixed**	**Floating**	**Total Debt Balance(a)**
II. Unconsolidated Assets (At Company's pro rata share):					
Stonewood Mall (51%)	12/11/10	7.44%	$ 36,472	$ —	$ 36,472
Inland Center (50%)	02/11/11	5.56%	24,385	—	24,385
Ridgmar (50%)(d)	04/11/11	7.74%	28,700	—	28,700
Arrowhead Towne Center (33.3%)	10/01/11	6.38%	25,108	—	25,108
SanTan Village Power Center (34.9%)	02/01/12	5.33%	15,705	—	15,705
NorthPark Center (50%)	05/10/12	5.97%	89,899	—	89,899
NorthPark Center (50%)	05/10/12	8.33%	40,198	—	40,198
NorthPark Land (50%)	05/10/12	8.33%	38,828	—	38,828
Kierland Greenway (24.5%)	01/01/13	6.02%	14,820	—	14,820
Kierland Main Street (24.5%)	01/02/13	4.99%	3,666	—	3,666
Queens Center (51%)	03/01/13	7.78%	65,115	—	65,115
Queens Center (51%)	03/01/13	7.00%	105,600	—	105,600
Scottsdale Fashion Square (50%)	07/08/13	5.66%	275,000	—	275,000
FlatIron Crossing (25%)	12/01/13	5.26%	44,666	—	44,666
Tysons Corner Center (50%)	02/17/14	4.78%	160,683	—	160,683
Redmond Office (51%)	05/15/14	7.52%	30,849	—	30,849
Biltmore Fashion Park (50%)	10/01/14	8.25%	29,856	—	29,856
Lakewood Mall (51%)	06/01/15	5.43%	127,500	—	127,500
Broadway Plaza (50%)	08/15/15	6.12%	73,303	—	73,303
Chandler Festival (50%)	11/01/15	6.39%	14,850	—	14,850
Chandler Gateway (50%)	11/01/15	6.37%	9,450	—	9,450
Washington Square (51%)	01/01/16	6.04%	125,254	—	125,254
Eastland Mall (50%)	06/01/16	5.80%	84,000	—	84,000
Empire Mall (50%)	06/01/16	5.81%	88,150	—	88,150
Granite Run (50%)	06/01/16	5.84%	57,850	—	57,850
Mesa Mall (50%)	06/01/16	5.82%	43,625	—	43,625
Rushmore (50%)	06/01/16	5.82%	47,000	—	47,000
Southern Hills (50%)	06/01/16	5.82%	50,750	—	50,750
Valley Mall (50%)	06/01/16	5.85%	22,524	—	22,524
North Bridge, The Shops at (50%)	06/15/16	7.52%	101,555	—	101,555
West Acres (19%)	10/01/16	6.41%	12,409	—	12,409
Corte Madera, The Village at (50.1%)	11/01/16	7.27%	39,855	—	39,855
Wilshire Building (30%)	01/01/33	6.35%	1,786	—	1,786
Total Fixed Rate Debt for Unconsolidated Assets		**6.19%**	**$ 1,929,411**	**$ —**	**$ 1,929,411**
Superstition Springs Center (33.3%)(d)	09/09/10	0.72%	—	22,498	22,498
Camelback Colonnade (75%)	10/09/10	1.24%	—	31,125	31,125
Kierland Tower Lofts (15%)	11/18/10	3.38%	—	354	354
Boulevard Shops (50%)	12/17/10	1.19%	—	10,700	10,700
Chandler Village Center (50%)	01/15/11	1.43%	—	8,643	8,643
Desert Sky Mall (50%)	03/04/11	1.45%	—	25,750	25,750
Market at Estrella Falls (39.8%)(d)	06/01/11	2.50%	—	13,504	13,504
Los Cerritos Center (51%)	07/01/11	1.23%	—	102,000	102,000
Pacific Premier Retail Trust (51%)(d)	08/21/11	7.11%	—	79,050	79,050
Total Floating Rate Debt for Unconsolidated Assets		**2.86%**	**$ —**	**$ 293,624**	**$ 293,624**
Total Debt for Unconsolidated Assets		**5.75%**	**$ 1,929,411**	**$ 293,624**	**$ 2,223,035**
Total Debt		**5.69%**	**$ 4,871,397**	**$ 1,025,973**	**$ 5,897,370**
Percentage to Total			**82.60%**	**17.40%**	**100.00%**

(a) *The debt balances include the unamortized debt premiums/discounts. Debt premiums/discounts represent the excess of the fair value of debt over the principal value of debt assumed in various acquisitions and 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 above table represents the effective interest rate, including the debt premiums/discounts and loan financing costs.*

(b) *This debt has an interest rate swap agreement which effectively fixed the interest rate until April 25, 2011 or maturity.*

(c) *This loan was paid off on July 2, 2010.*

(d) *This loan includes extension options beyond the stated maturity date.*

(e) *This property is a consolidated joint venture. The above debt balance represents the Company's pro rata share of 50.1%.*

(f) *These convertible senior notes were issued on March 16, 2007 in an aggregate amount of $950.0 million. The above table includes the unamortized discount of $18.0 million and the annual interest rate represents the effective interest rate, including the discount.*

(g) *The Company refinanced this loan on August 2, 2010 with a $40.0 million loan bearing interest at LIBOR plus .675% with a three year term.*

(h) *This property is a consolidated joint venture. The above debt balance represents the Company's pro rata share of 51.3%.*

(i) *This property is a consolidated joint venture. The above debt balance represents the Company's pro rata share of 84.9%.*

The Macerich Company
Supplemental Financial and Operating Information (Unaudited)
Top Ten Tenants

The following tenants (including their subsidiaries) represent the 10 largest rent payers in the Company's portfolio (including joint ventures) based upon rents in place as of December 31, 2009.

Tenant	Primary DBA's	Number of Locations in the Portfolio	% of Total Rents(1)
Gap Inc.	Gap, Banana Republic, Old Navy	94	2.5%
Limited Brands, Inc.	Victoria Secret, Bath and Body	144	2.4%
Forever 21, Inc.	Forever 21, XXI Forever	48	1.9%
Foot Locker, Inc.	Footlocker, Champs Sports, Lady Footlocker	143	1.7%
Abercrombie and Fitch Co.	Abercrombie & Fitch, Abercrombie, Hollister	81	1.6%
AT&T Mobility LLC(2)	AT&T Wireless, Cingular Wireless	29	1.3%
Luxottica Group	Lenscrafters, Sunglass Hut	156	1.3%
American Eagle Outfitters, Inc.	American Eagle Outfitters	66	1.3%
Macy's, Inc.	Macy's, Bloomingdale's	65	1.0%
Signet Group PLC	Kay Jewelers, Weisfield Jewelers	76	1.0%

(1) Total rents include minimum rents and percentage rents.

(2) Includes AT&T Mobility office headquarters located at Redmond Town Center.