SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-Q

QUARTERLY REPORT UNDER SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

FOR QUARTER ENDED JUNE 30, 1996   COMMISSION FILE NO. 1-12504

THE MACERICH COMPANY

(Exact name of registrant as specified in its charter)

MARYLAND	95-4448705
(State or other jurisdiction of incorporationor organization)	(I.R.S. Employer Identification Number)

233 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401

(Address of principal executive office)(Zip code)

Registrant's telephone number, including area code (310) 394-5333

N/A

(Former name, former address and former fiscal year, if changed since last report)

Number of shares outstanding of each of the registrant's classes of common stock, as of August 8, 1996.

Common stock, par value $.01 per share: 19,996,000

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding twelve (12) months (or such shorter period that the Registrant was required to file such report) and (2) has been subject to such filing requirements for the past ninety (90) days.

YES X   NO

The Macerich Company
Form 10Q

INDEX

THE MACERICH COMPANY (The Company)
CONDENSED CONSOLIDATED BALANCE SHEETS OF THE COMPANY
(Dollars in thousands, except per share amounts)

	June 30, 1996 (Unaudited)	December 31, 1995 (Audited)
ASSETS:		
Property, net	$ 777,267	$ 694,900
Cash and cash equivalents	4,112	15,570
Tenant receivables, including accrued overage rents of $2,525 in 1996 and $2,455 in 1995	19,266	15,214
Deferred charges and other assets	20,695	20,434
Investment in unconsolidated joint ventures and the management companies	17,644	17,280
Total assets	$ 838,984	$ 763,398
LIABILITIES AND STOCKHOLDERS' EQUITY:		
Mortgage notes payable:		
Related parties	$ 136,383	$ 136,186
Others	406,087	349,007
Total	542,470	485,193
Bank notes payable	29,500	-
Accounts payable	3,594	2,265
Accrued interest expense	2,263	2,015
Other accrued expenses	5,307	4,522
Due to affiliates	-	811
Deferred acquisition liability	5,000	5,000
Other liabilities	8,918	9,507
Total liabilities	597,052	509,313
Minority interest in Operating Partnership	91,667	95,740
Commitments and contingencies		
Stockholders' equity		
Preferred Stock, $.01 par value, 10,000,000 shares authorized - none issued	-	-
Common Stock, $.01 par value, 100,000,000 shares authorized, 19,996,000 outstanding at June 30, 1996 and 19,977,000 at December 31, 1995		
Additional paid in capital	200	200
Accumulated deficit	150,065	158,145
Total stockholders' equity	150,265	158,345
Total liabilities and stockholders' equity	$ 838,984	$ 763,398

The accompanying notes are an integral part of these financial statements.

THE MACERICH COMPANY (The Company)
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS OF THE COMPANY
(Unaudited)
(Dollars in thousands, except per share amounts)

	The Company January 1, 1996 to June 30, 1996	The Company January 1, 1995 to June 30, 1995
REVENUES:		
Minimum rents	$ 46,641	$ 32,460
Percentage rents	3,089	2,270
Tenant recoveries	22,582	12,191
Other	758	244
Total Revenues	73,070	47,165
OPERATING COSTS:		
Shopping center expenses	23,796	14,601
General and administrative expense	1,396	1,198
Interest expense	20,359	11,521
Depreciation and amortization	15,650	12,273
Total Expenses	61,201	39,593
Equity in income of unconsolidated joint ventures and the management companies	2,121	1,624
Income of the Operating Partnership	13,990	9,196
Minority interest in net income of the Operating Partnership	(5,277)	(3,494)
Extraordinary loss on early extinguishment of debt	-	(1,297)
Net income	$ 8,713	$ 4,405
Net income per common share	$ 0.44	$ 0.31
Dividend/distribution per common share outstanding	$ 0.84	$ 0.82
Weighted average number of common shares outstanding	19,986,000	14,375,100
Weighted average number of Operating Units outstanding	32,095,000	25,781,000

The accompanying notes are an integral part of these financial statements.

THE MACERICH COMPANY (The Company)
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS OF THE COMPANY
(Unaudited)
(Dollars in thousands, except per share amounts)

	Three Months Ended June 30, 1996	1995
REVENUES:		
Minimum rents	$ 24,003	$ 16,454
Percentage rents	1,519	1,150
Tenant recoveries	12,058	6,331
Other	197	132
Total Revenues	37,777	24,067
OPERATING COSTS:		
Shopping center expenses	12,767	7,376
General and administrative expense	607	539
Interest expense	10,518	5,750
Depreciation and amortization	7,900	6,124
Total Expenses	31,792	19,789
Equity in income of unconsolidated joint ventures and the management companies	940	786
Income of the Operating Partnership	6,925	5,064
Minority interest in net income of the Operating Partnership	(2,613)	(1,666)
Extraordinary loss on early extinguishment of debt	-	(1,297)
Net income	$ 4,312	$ 2,101
Net income per common share	$ 0.22	$ 0.15
Dividend/distribution per common share outstanding	$ 0.42	$ 0.42

The accompanying notes are an integral part of these financial statements.

THE MACERICH COMPANY (The Company)
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS OF THE COMPANY
(Dollars in thousands)
(Unaudited)

	January 1 to June 30, 1996	1995
Cash flows from operating activities:		
Net income	$ 8,713	$ 4,405
Adjustments to reconcile net income to net cash provided by operating activities:		
Extraordinary loss on early extinguishment of debt	-	1,297
Loss on sale of assets	315	-
Depreciation and amortization	15,650	12,273
Amortization of discount on trust deed note payable	331	273
Minority interest in the income of the Operating Partnership	5,277	3,494
Changes in assets and liabilities:		
Tenant receivables, net	(4,052)	(939)
Other assets	(101)	2,862
Accounts payable and accrued expenses	2,362	(1,220)
Due to affiliates	(1,046)	(443)
Other liabilities	(355)	(501)
Total adjustments	18,381	17,096
Net cash provided by operating activities	27,094	21,501
Cash flows from investing activities:		
Acquisitions of property and improvements	(66,802)	(2,644)
Renovations and expansions of centers	(5,075)	(3,446)
Additions to tenant improvements	(419)	(1,104)
Deferred charges - leasing costs	(1,705)	(1,244)
Deferred charges - financing costs	(1,887)	(724)
Proceeds from sale of assets	948	-
Net cash used in investing activities	(74,940)	(9,162)
Cash flows from financing activities:		
Proceeds from notes and mortgages payable	65,116	7,000
Payments on mortgages and notes payable	(1,621)	(567)
Equity in income of unconsolidated joint ventures and the management companies	(2,121)	(1,624)
Distribution from joint ventures	1,757	1,699
Dividends and distributions	(26,743)	(21,140)
Net cash provided by (used in) financing activities	36,388	(14,632)
Net decrease in cash	(11,458)	(2,293)
Cash and cash equivalents, beginning of period	15,570	3,824
Cash and cash equivalents, end of period	$ 4,112	$ 1,531
Supplemental cash flow information:		
Cash payment for interest	$ 19,781	$ 11,233
Non-cash transactions:		
Acquisition of property by assumption of debt	$ 25,849	$ -
Acquisition of property by issuance of OP units	$ 600	$ -

The accompanying notes are an integral part of these financial statements.

[TEXT]

THE MACERICH COMPANY (The Company)
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
(Dollars in thousands)

1. Interim Financial Statements and Basis of Presentation:

The accompanying Condensed Consolidated financial statements of The Macerich Company ("financial statements") have been prepared in accordance with generally accepted accounting principles for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by generally accepted accounting principles for complete financial statements and have not been audited by independent public accountants.

The unaudited interim financial statements should be read in conjunction with the audited financial statements and related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 1995. In the opinion of management, all adjustments (consisting of normal recurring adjustments) necessary for a fair presentation of the financial statements for the interim periods have been made. The results for interim periods are not necessarily indicative of the results to be expected for a full year.

Certain reclassifications have been made in the 1995 financial statements to conform to the 1996 financial statement presentation.

2. Organization:

The Macerich Company (the "Company") was incorporated under the General Corporation Law of Maryland on September 9, 1993 and commenced operations effective with the completion of its initial public offering ("IPO") on March 16, 1994. The Company was formed to continue the business of the Macerich Group, which since 1972 has focused on the acquisition, ownership, redevelopment, management and leasing of regional shopping centers located throughout the United States. In 1994, the Company became the sole general partner of The Macerich Partnership L.P., (the "Operating Partnership"). In connection with it's IPO the Company acquired a 56% interest in the Operating Partnership. The Operating Partnership now owns 100% of 16 properties, including three that were acquired in 1995 and one in January, 1996. In addition, the Operating Partnership owns interests in four other regional shopping centers. Collectively these properties and interests are referred to as the "Centers". The Company conducts all of its operations through the Operating Partnership and other wholly owned subsidiaries, and the Company's two Management Companies, Macerich Property Management Company and Macerich Management Company, collectively referred to as "the Management Companies".

The Company is a real estate investment trust under the Internal Revenue Code of 1986, as amended, owns approximately 62% of The Operating Partnership and is the sole General Partner. The limited partnership interest not owned by the Company is reflected in these financial statements as Minority Interest.

(Dollars in thousands)

3. Investments in Unconsolidated Joint Ventures and the Management Companies

The following are the Company's investments in various real estate joint ventures which own regional retail shopping centers. The Operating Partnership is a general partner in these joint ventures. The Operating Partnership's interest in each joint venture is as follows:

Joint Venture	The Operating Partnership's Ownership %
Macerich Northwestern Associates	50%
North Valley Plaza Associates	50%
Panorama City Associates	50%
West Acres Development	19%

The non-voting preferred stock of the Management Companies is owned by the Operating Partnership, which provides the Operating Partnership the right to receive 95% of the distributable cash flow from the Management Companies. The Company accounts for the Management Companies using the equity method of accounting.

Combined and condensed balance sheets and statements of operations are presented below for all unconsolidated joint ventures, and the Management Companies, followed by information regarding the Operating Partnership's beneficial interest in the combined operations. Beneficial interest is calculated based on the Operating Partnership's ownership interests in the joint ventures and the Management Companies.

COMBINED AND CONDENSED BALANCE SHEETS OF JOINT VENTURES
AND THE MANAGEMENT COMPANIES

	June 30, 1996	Dec 31, 1995
Assets:		
Properties, net	$103,972	$ 104,879
Other assets	14,419	10,923
Total assets	118,391	115,802
Liabilities and partners' capital:		
Mortgage notes payable	$ 82,145	$ 82,515
Other liabilities	8,104	5,306
The Company's capital	17,644	17,280
Outside Partners' capital	10,498	10,701
Total liabilities and partners' capital	$118,391	$ 115,802

[TEXT]

THE MACERICH COMPANY (The Company)
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
(Dollars in thousands)

3. Investments in Unconsolidated Joint Ventures and the Management Companies - Continued

COMBINED STATEMENTS OF OPERATIONS OF JOINT VENTURES
AND THE MANAGEMENT COMPANIES

	Three Months Ended June 30 1996	1995	Six Months Ended June 30 1996	1995
Revenues	$7,117	$7,990	$15,350	$16,104
Expenses:				
Shopping center expenses	1,397	2,229	3,691	4,346
Interest	1,613	1,625	3,213	3,231
Management company expense	845	1,210	1,804	2,230
Depreciation and amortization	922	989	2,042	2,200
Total operating costs	4,777	6,053	10,750	12,007
Gain on sale of land	105	377	282	722
Net income	$2,445	$2,314	$4,882	$4,819

[TEXT]

Significant accounting policies used by the unconsolidated joint ventures and the Management Companies are similar to those used by the Macerich Company.

Included in mortgage notes payable are amounts due to related parties of $43,500 at June 30, 1996 and December 31, 1995. Interest expense incurred on these borrowings amounted to $748 and $750 for the three months ended June 30, 1996 and 1995, respectively, and $1,488 and 1,483 for the six months ended June 30, 1996 and 1995, respectively.

The following table sets forth the Operating Partnership's beneficial interest in the joint ventures and the Management Companies:

PRO RATA SHARE OF COMBINED AND STATEMENT OF
OPERATIONS OF JOINT VENTURES AND THE MANAGEMENT COMPANIES

	Three Months Ended June 30 1996	1995	Six Months Ended June 30 1996	1995
Revenues	$3,548	$3,823	$7,491	$7,654
Expenses:				
Shopping center expenses	999	976	1,784	1,898
Interest	539	541	1,072	1,074
Management company expense	725	1,122	1,636	2,244
Depreciation and amortization	365	468	932	951
Total operating costs	2,628	3,107	5,424	6,167
Gain on sale of land	20	70	54	137
Net income	$940	$786	$2,121	$1,624

[TEXT]

THE MACERICH COMPANY (The Company)
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
(Dollars in thousands)

4. Property:

Property is comprised of the following:

	June 30, 1996	December 31, 1995
Land	$172,562	$155,490
Building Improvements	708,651	636,183
Tenant Improvements	35,149	34,730
Equipment and Furnishings	3,896	3,668
Construction in Progress	9,002	3,927
	929,260	833,998
Less, accumulated depreciation	151,993	139,098
	$777,267	$694,900

[TEXT]

5. Deferred Charges And Other Assets:

Deferred charges and other assets include leasing, financing and other assets are:

	June 30, 1996	December 31, 1995
Leasing	$26,263	$24,926
Financing	6,466	8,173
	32,729	33,099
Less, accumulated amortization	15,946	16,476
	16,783	16,623
Other assets	3,912	3,811
Total	$20,695	$20,434

[TEXT]

THE MACERICH COMPANY (The Company)
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
(Dollars in thousands)

6. Notes and Mortgages Payable:

Notes and mortgages payable at June 30, 1996 and December 31, 1995 consists of the following:

Property Pledged As Collateral	Carrying Amount of Notes 1996 Other	1996 Related Party	1995 Other	1995 Related Party	Interest Rate	Payment Terms	Maturity Date
Capitola Mall	----	$ 38,116	----	$38,250	9.25%	316(f)	2001
Chesterfield Towne Center	$ 59,285	----	$59,536	----	8.75%	475(h)	2024
Chesterfield Towne Center	5,326	----	5,346	----	9.38%	43(h)	2024
Chesterfield Towne Center	1,930	----	1,938	----	8.88%	16(h)	2024
Crossroads Mall (a)	----	36,267	----	35,936	7.08%	244(f)	2010
Greeley Mall	18,841	----	19,000	----	8.50%	(i)	2003
Green Tree/Crossroads - OK (b)	----	----	50,000	----	7.45%	interest only	2004
Holiday Village Mall	34	----	73	----	5.50%	7(f)	1996
Holiday Village Mall	----	17,000	----	17,000	6.75%	interest only	2001
Lakewood Mall (c)	127,000	----	127,000	----	7.20%	interest only	2005
Marina Marketplace	22,088	----	----	----	6.35%	173	1997
Northgate Mall	----	25,000	----	25,000	6.75%	interest only	2001
Parklane Mall	----	20,000	----	20,000	6.75%	interest only	2001
Queens Center	54,900	----	55,800	----	(d)	(d)	1999
Queens Center	10,200	----	10,200	----	(e)	(e)	1999
The Centre at Salisbury (b)	----	----	21,000	----	7.13%	interest only	2004
Salisbury/Crossroads-OK/ Greentree	103,300	----	----	----	7.11%	interest only(b)	2004
Sassafras Square	3,484	----	----	----	8.54%	31 (j)	1999
	-------	-------	-------	-------			
Sub-Total	406,388	136,383	349,893	136,186			
Less interest rate arrangements (g)	301	----	886	----			
	-------	-------	-------	-------			
Total	$406,087	$136,383	$349,007	$136,186			
	-------	-------	-------	-------			
	-------	-------	-------	-------			
Bank notes payable	$29,500	----	----	----	7.25%(k)		1997
	-------	-------	-------	-------			
	-------	-------	-------	-------			
Weighted average interest rate at June 30, 1996					7.42%		
Weighted average interest rate at December 31, 1995					7.52%		

[TEXT]
Notes:

(a) There is a discount on this note which is being amortized over the life of the loan using the effective interest method. At June 30, 1996 and December 31, 1995 the unamortized discount was $480 and $496, respectively.

(b) On April 16, 1996 these loans were combined and secured by all three properties. The loan amount was increased to $103,300. The average interest rate is 7.11% and the maturity is March, 2004.

6. Mortgage Notes Payable, Continued:

(c) The loan indenture requires the Company to deposit all cash flow from the property operations with a trustee to meet its obligations under the Notes. Cash in excess of the required amount, as defined, is released. Included in cash and cash equivalents is $750 of restricted cash deposited with the trustee at June 30, 1996 and at December 31, 1995.

(d) This loan bears interest at LIBOR plus .90%. LIBOR was 5.56% at June 30, 1996 and 5.65% at December 31, 1995. Principal payments of $1,800 are due in 1996, $1,600 in 1997 and $1,400 in 1998. There is an interest rate ceiling on this debt of 7.25% for 1996, 7.875% for 1997 and 8.5% from January 1, 1998 to June 30, 1999. The estimated value of this interest rate cap was $420 at June 30, 1996 and $140 at December 31, 1995.

(e) This loan bears interest at LIBOR plus 2.22%. Interest only is payable monthly. There is an interest rate cap that provides for an interest rate ceiling of 8% through March, 1999. This interest rate cap had an estimated market value of $840 at June 30, 1996 and $280 at December 31, 1995.

(f) This represents the monthly payment of principal and interest.

(g) Represents the unamortized cost of interest rate arrangements at Crossroads Mall. The estimated market value of these arrangements is $300 at June 30, 1996 and $886 at December 31, 1995.

(h) This amount represents the monthly payment of principal and interest. In addition, contingent interest, as defined in the loan agreement, may be due to the extent that 35% of the amount by which the property's gross receipts (as defined in the loan agreement) exceeds a base amount specified therein. Contingent interest expense recognized by the Company was $153 at June 30, 1996 and $92 at June 30, 1995.

(i) Interest only is payable through March, 1996. Thereafter monthly payments total $187 until maturity at which time the balance is due in full.

(j) Represents the monthly payment of principal and interest.

(k) Represents borrowings under the Company's unsecured working capital line of credit. The total amount of the line is $50,000 and the interest rate is LIBOR plus 1.35% or the prime rate.

Certain mortgage loan agreements contain a prepayment penalty provision for the early extinguishment of the debt.

The market value of notes payable at June 30, 1996 and December 31, 1995 is estimated to be approximately $573,000 and $466,000, respectively, based on current interest rates for comparable loans.

7. Related-Party Transactions:

The Company engaged The Management Companies to manage the operations of the unconsolidated joint ventures and other affiliated shopping centers. The Management Companies are reflected under the equity method of accounting for investments.

Certain mortgage notes were held by outside partners of the individual Macerich Group partnerships. Interest expense in connection with these notes was $2,691 and $2,045 for the three months ended June 30, 1996 and 1995, respectively, and $5,417 and $4,055 for the six months ended June 30, 1996 and for 1995, respectively. Included in accrued interest expense is interest payable to these partners of $498 and $537 at June 30, 1996 and December 31, 1995, respectively.

8. Commitments and contingencies:

Certain partnerships have entered into noncancellable operating ground leases. The leases expire at various times through 2070, subject in some cases to options to extend the terms of the lease. Certain leases provide for contingent rent payments based on a percent of base rent income, as defined. Ground rent expenses were $388, including contingent rents of $10, for the six months ended June 30, 1996, and $1,131, including contingent rents of $360, for the six months ended June 30, 1995. Ground rent expenses were $204 and $533 for three months ended June 30, 1996 and June 30, 1995, respectively.

On December 21, 1995, the Company acquired Capitola Mall. As part of the purchase price, the Company will issue $5,000 of Operating Partnership units five years after the acquisition date. The units will be issued at a price equal to the stock price at that time.

Perchloroethylene (PCE) has been detected in soil and groundwater in the vicinity of a dry cleaning establishment at North Valley Plaza. The California Department of Toxic Substance Control (DTSC) has advised the Company that very low levels of Dichlorethylene (1,2,DCE) a degradation byproduct of PCE, have been detected in a water well located 1/4 mile west from the dry cleaners, and the dry cleaning facility may have contributed to the introduction of 1,2 DCE into the water well. According to DTSC, the maximum contaminant level (MCL) for 1,2DCE which is permitted in drinking water is 6 parts per billion (ppb); and that the 1,2DCE was detected in the water well at 1.2 ppb, which is below the MCL. The Company has retained an environmental consultant to investigate the contamination and the Company has initiated testing of the site. Evaluation of this situation is preliminary,
and at this time the Company is unable to determine whether any remediation will be required, or if necessary, what the range of remediation costs might be. The joint venture that owns that property has set up a $200 reserve ($95 of which has already been incurred) to cover professional fees and testing costs. The Company intends to look to the responsible parties and insurers if remediation is required.

8. Commitments and contingencies - Continued:

Toluene, a petroleum constituent, has been detected in one of three groundwater dewatering system holding tanks at the Queens Center. The source of the toluene is currently unknown, but it is possible that an adjacent service station has caused or contributed to the problem. It is also possible that the toluene remains from previous service station operations which occurred on site prior to the development of the site into its current use in the early 1970s. Toluene was detected at levels of 410 and 160 parts per billion (ppb) in samples taken from the tank in October, 1995 and February, 1996, respectively. In May, 1996, two additional samples were collected, one of which contained toluene at .63 ppb, the other sample detected no toluene. Although the Company believes that no remediation will be required, it has set up a $300 reserve to cover professional fees and testing costs. The Company intends to look to the responsible parties and insurers if remediation is required.

Dry cleaning chemicals, including perchloroethylene (PCE) have been detected in soil and groundwater in the vicinity of a dry cleaning establishment at Villa Marina Marketplace. The previous owner of the property has reported the problem to the appropriate government authorities and has agreed to fully assess and remediate the site to the extent required by those authorities subject to a limited indemnity agreement. The previous owner has removed the dominant source of impacted soil and is continuing its efforts to assess the site under the direction of the local regulatory oversight agency. Although the Company believes that it will not be required to participate in assessment or remediation activities, it has set up a $300 reserve ($10 of which has already been incurred), concurrent with its January 24, 1996 acquisition of the Center, to cover professional fees and testing costs.

9. Pro Forma Information:

Villa Marina Marketplace was acquired on January 25, 1996. On a pro forma basis, reflecting this acquisition as if it had occurred on January 1, 1996, the Company would have reflected total revenues of $73,612, net income of $9,011 and net income per share of $0.45 for the six months ended June 30, 1996.

Item II

Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion is based primarily on the consolidated balance sheet of the Macerich Company ("the Company") as of June 30, 1996, and also compares the activities for the six months and three months ended June 30, 1996, to the activities for the six months and three months ended June 30, 1995.

This information should be read in conjunction with the accompanying consolidated financial statements and notes thereto. These financial statements include all adjustments which are, in the opinion of management, necessary to reflect the fair statement of the results for the interim periods presented, and all such adjustments are of a normal recurring nature.

The Company acquired The Centre at Salisbury ("Salisbury") in Salisbury, Maryland on August 15, 1995, Capitola Mall ("Capitola"), in Capitola, California on December 21, 1995, and Queens Center ("Queens"), in Queens, New York on December 28, 1995. These properties are known as the "1995 Acquisition Centers". On January 25, 1996 the Company acquired Villa Marina Marketplace in Marina del Rey, California ("1996 Acquisition"). Shopping centers owned by the Company for the entire six month period ended June 30, 1996 and 1995 are referred to as the "Same Centers" for comparison purposes below. The 1996 financial statements include Villa Marina Marketplace from the date of acquisition to June 30, 1996 and include the 1995 Acquisitions from January 1, 1996 through June 30, 1996. As a result of the acquisitions, many of the variations in the results of operations, discussed below, occurred due to the addition of these properties to the portfolio during 1996 and 1995. The Company's ability to acquire additional properties is impacted by many factors, such as availability and cost of capital, overall debt to market capitalization level, interest rates and availability of potential acquisition targets that meet the Company's criteria. Accordingly, management is uncertain as to whether during the balance of 1996 there will be similar acquisitions and corresponding increases in revenues, net income and funds from operations that occurred as a result of the 1996 and 1995 acquisitions. In addition, the Company's success in the highly competitive real estate shopping center business depends upon many other factors, including general economic conditions, the ability of tenants to make rent payments, increases or decreases in operating expenses, occupancy levels, changes in demographics, competition from other centers and forms of retailing and the ability to renew leases or relet space upon the expiration or termination of leases.

The bankruptcy and/or closure of retail stores, particularly anchors, may reduce customer traffic and cash flow generated by a Center. During 1996, Federated Department Stores, Inc. closed the Broadway at Panorama and Weinstocks at Parklane. Although negotiations are underway to replace these anchor tenants, completion of those transactions is not certain and the long-term closure of these or other stores could adversely affect the Company's performance.

Results of Operations - Six months Ended June 30, 1996 and 1995

Revenues

Minimum and percentage rents together increased $15 million to $49.7 million for the six months ended June 30, 1996 compared to $34.7 million in the six months ended June 30, 1995. The 1995 Acquisition Centers contributed $11.1 million of this increase and the 1996 Acquisition contributed $4.0 million.

Tenant recoveries for the second quarter of 1996 increased by $10.4 million. This was due to the addition of the 1995 Acquisition Centers and the 1996 Acquisition ($8.8 million) and increases in recoverable expenses at the Same Centers of $1.5 million.

Expenses

Operating expenses, including shopping center, management, leasing and ground rent expense, increased by $9.2 million for the six months ended June 30, 1996 compared to the same period in 1995. This increase was due to the addition of the 1995 Acquisition Centers ($7.0 million), the 1996 Acquisition ($1.3 million) and increases in Same Centers recoverable expenses of $1.5 million. The increase was offset somewhat by lower ground rent expense of $0.7 million which resulted from the October 1995 acquisition of land at Crossroads-Boulder which was previously ground leased. Depreciation and amortization increased by $3.4 million, virtually all of which was related to the 1996 Acquisition and 1995 Acquisition Centers. Interest expense increased by $8.8 million which resulted primarily from the increased interest expense on debt attributable to the 1995 Acquisition Centers and the 1996 Acquisition.

Income From Unconsolidated Joint Ventures and The Management Companies

The income from unconsolidated joint ventures increased to $2.1 million compared to $1.6 million for the period ended June 30, 1995. This increase was primarily due to increased net income of $665,000 at the Management Companies.

Loss on Early Extinguishment of Debt

The Company financed the debt secured by Lakewood Mall on June 28, 1995. As a result $1.3 million of unamortized loan costs were written off as an extraordinary item during the six months ended June 30, 1995.

Net Income

Net income for the period increased to $8.7 million compared to $4.4 million for the six months ended June 30, 1995. This increase was due to the factors discussed above.

Results of Operations - Three months Ended June 30, 1996 and 1995

Revenues

Minimum and percentage rents together increased $7.9 million. Of this increase approximate $5.6 million related to the 1995 Acquisition Centers and $2.3 million related to the 1996 Acquisition.

Tenant recoveries increased to $12.1 million in 1996, from $6.3 million in 1995. The 1995 Acquisition Centers were responsible for $4.0 million of this increase and $0.5 million of the increase related to the 1996 Acquisition. The balance of the increase was primarily due to higher Same Centers recoverable expenses.

Expenses

Operating expenses, including shopping center and ground rent expenses, increased by $5.4 million to $12.8 million in 1996, most of which related to the 1995 Acquisition Centers ($3.6 million) and the 1996 Acquisition ($0.7 million). The balance of the increase was primarily due to higher Same Center recoverable expenses of $1.2 million, offset somewhat by lower ground lease expense of $0.3 million. Depreciation and amortization for the quarter increased to $7.9 million from $6.1 million for the same period in 1995. Virtually all of this increase was attributable to the 1995 Acquisition Centers and 1996 Acquisition. Interest expense increased from $5.7 million in 1995 to $10.5 million in 1996. Most of the increase related to debt assumed on, or debt incurred to acquire, the 1995 Acquisition Centers and the 1996 Acquisition.

Income From Unconsolidated Joint Ventures and The Management Companies

The income from unconsolidated joint ventures and the Management Companies increased from $786,000 in 1995 to $940,000 in 1996. This increase was primarily due to increased net income from the Management Companies.

Loss on Early Extinguishment of Debt

The Company refinanced the debt secured by Lakewood Mall on June 28, 1995. As a result $1.3 million of unamortized loan costs were written off as an extraordinary item during the quarter ended June 30, 1995.

Net Income

Net income for the period increased to $4.3 million from $2.1 million for the three months ended June 30, 1995. This increase was due to the factors discussed above.

Liquidity and Capital Resources

The Company intends to meet its short term liquidity requirements through cash generated from operations and working capital reserves. The Company anticipates that revenues will continue to provide necessary funds for its operating expenses and debt service requirements, and to pay dividends to stockholders in accordance with REIT requirements. The Company anticipates that cash generated from operations, together with cash on hand, will be adequate to fund capital expenditures which will not be reimbursed by tenants, other than non-recurring capital expenditures. Capital for major expenditures or redevelopments has been, and is expected to continue to be, obtained from equity or debt financings.

The Company believes that it will have access to the capital necessary to expand its business in accordance with its strategies for growth and maximizing Funds from Operations. The Company presently intends to obtain additional capital necessary to expand its business through a combination of additional equity offerings and debt financings.

The Company's total outstanding mortgage loan indebtedness at June 30, 1996 was $571.6 million (including its pro rata share of joint venture debt). This equated to a debt to Total Market Capitalization (defined as total debt of the Operating Partnership, including its pro rata share of joint venture debt, plus aggregate market value of outstanding shares of common stock, assuming full conversion of OP Units into stock) rate of 46.5% at June 30, 1996. Such debt consists primarily of conventional mortgages payable secured by individual properties. In connection with $65 million of the Company's floating rate indebtedness, the Company has entered into interest rate protection agreements that limit the Company's exposure to increases in interest rates.

The Company has a shelf registration to sell securities consisting of $136.6 million of common stock and common stock warrants.

The Company has an unsecured line of credit to $50 million. The outstanding borrowings on the line of credit at June 30, 1996 were $29.5 million.

At June 30, 1996 the Company had cash and cash equivalents available of $4.1 million.

The Company increased its debt on Crossroads-OK, Green Tree and Salisbury by $15.3 million on April 16, 1996. The excess borrowings were used to repay a portion of the debt outstanding under the Company's bank line of credit and for general corporate purposes. Also, under the credit facility the Company has available $10.0 million of notes that can be issued.

Funds From Operations

The Company believes that the most significant measure of its performance is Funds from Operations ("FFO"). FFO is defined by The National Association of Real Estate Investment Trusts ("NAREIT") to be: Net income, excluding gains (or losses) from debt restructuring and sales of property, plus depreciation and amortization of real property and after adjustments for Unconsolidatedjoint ventures. Adjustments for Unconsolidated partnerships and joint ventures will be calculated to reflect FFO on the same basis. Also, extraordinary items and significant non-recurring events are excluded from the FFO calculation. FFO does not represent cash flow from operations, as defined by generally accepted accounting principles, and is not necessarily indicative of cash available to fund all cash flow needs. The following reconciles net income to the FFO.

	Six months ended June 30,		Three months ended June 30,	
	1996	1995	1996	1995
	(amounts in thousands)			
Net income	$8,713	$4,405	$4,312	$2,101
Adjustments to reconcile net income to FFO:				
Loss on early extinguishment of debt	-	1,297	-	1,297
Extraordinary loss on sale of assets	315	-	315	-
Minority interest	5,277	3,494	2,613	1,666
Depreciation and amortization on wholly owned properties	15,650	12,273	7,900	6,124
Less amortization of loan costs and depreciation of personal property	(1,315)	(1,871)	(530)	(981)
Pro rata share of joint venture depreciation and amortization of real estate	932	951	365	468
Pro rata share of (gain) loss on sale of joint venture assets	(54)	(137)	(20)	(69)
Total FFO	29,518	20,412	14,955	10,606
Weighted average number of shares outstanding, assuming full conversion of OP Units	32,095	25,781	32,105	25,781

[TEXT]

Included in minimum rents for the six months ended June 30, 1996 were $745,000 of rents attributable to the accounting practice of "straight lining of rents." This compares to $774,000 for the same period in 1995.

Inflation

In the last three years, inflation has not had a significant impact on the Company because of a relatively low inflation rate. Substantially all the leases at the Centers have rent adjustments periodically through the lease term. These rent increases are either in fixed increments or based on increases in the Consumer Price Index. In addition, many of the leases are for terms of less than ten years, which enables the Company to replace existing leases with new leases at higher base rents if the rents of the existing leases are below the then existing market rate. Additionally, most of the leases require the tenants to pay their pro rata share of operating expenses. This reduces the Company's exposure to increases in costs and operating expenses resulting from inflation.

PART II

Other Information

Item 1 Legal Proceedings

None

Item 2 Changes in Securities

None

Item 3 Defaults Upon Senior Securities

None

Item 4 Submission of Matters to a Vote of Security Holders

None

Item 5 Other Information

None

Item 6 Exhibits and Reports on Form 8-K

(a) Exhibits

27. Financial Data Schedules

(b) Reports on Form 8-K

None

Signatures

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

The Macerich Company

By: /s/ THOMAS E. O'HERN
Thomas E. O'Hern
Senior Vice President and
Chief Financial Officer

Date: August 14, 1996

EXHIBIT INDEX

EXHIBIT		METHOD OF FILING
27.	Financial Data Schedules.............	Filed herewith electronically

THIS SCHEDULE CONTAINS SUMMARY FINANCIAL INFORMATION EXTRACTED FROM THE CONDENSED CONSOLIDATED BALANCE SHEETS AND CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS FOUND ON PAGES 3 AND 4 OF THE COMPANY'S FORM 10-Q FOR THE YEAR-TO-DATE, AND IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO SUCH FINANCIAL STATEMENTS.

6-MOS
DEC-31-1996
JUN-30-1996
4,112
0
19,266
0
0
0
929,260
151,993
777,267
0
571,970
0
0
200
150,065
838,984
0
73,070
0
0
40,842
0
20,359
8,713
0
8,713
0
0
0
8,713
.44
.44