



MACERICH INVESTOR DAY 2022

WELCOME



MACERICH

PORTFOLIO OVERVIEW, INDUSTRY TRENDS, AND STRATEGY

TOM O'HERN

Macerich at a Glance



Our mission is to own, operate and develop dominant “A” quality U.S. regional town centers that serve as both the social heart and economic engine of attractive communities within the most densely populated markets.

1972

Founded

MAC

NYSE Listed REIT

1994

Initial Public Offering

44

Town centers primarily in California, Arizona, and the Northeast

5.4%

Dividend Yield ^(a)

13.2%

Estimated Return On Equity^(b)

3.5M

Square feet of leases signed in FY2021 – highest leasing volume since 2015; 2022 leasing continues on pace with 2021

\$877

Record-high tenant retail sales psf^(c)

7.3% | 7.0-7.5%

2021 actual and 2022 forecasted NOI growth, respectively

92.1%

Occupancy as of 9/30/2022 (3.6% occupancy recovery between 1Q21 and September 2022)

a) Based on an assumed share price of \$12.50.
b) Represents return from free cash flow from operations after recurring capital expenditures, plus return from dividend payments, and based on an assumed share price of \$12.50.
c) A 6.3% CAGR since 2009.

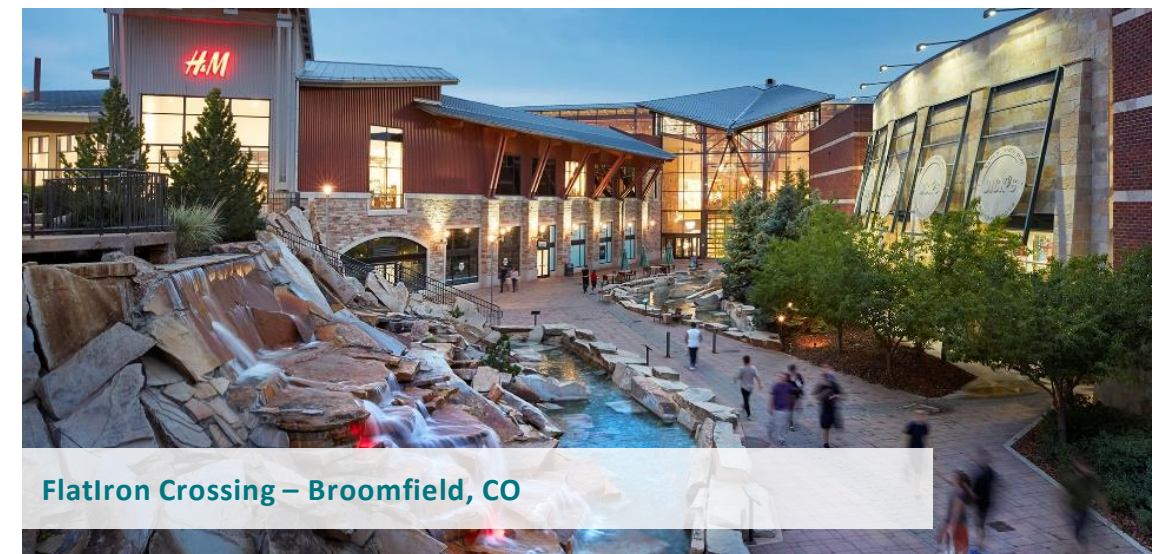
Investment Thesis

- ✓ MAC stock remains enormously undervalued relative to the historical trading multiples and relative to value of assets, despite solid operating performance and post-pandemic recovery
- ✓ Leading retail REIT with robust portfolio of high-quality town centers located in major urban and suburban markets
- ✓ Demonstrated ability to resiliently adapt to changing retail and economic environments and attract diverse, leading retail and non-retail uses
- ✓ Strong track record of successful revitalization activities and meaningful opportunity to create value through future redevelopments with modest near-term capital spend



Investment Thesis (cont'd)

- ✓ Strong operating and financial performance with a track record of consistent growth throughout cycles
- ✓ Remarkably resilient portfolio strength and quality following the pandemic, with robust retailer demand and leasing volumes, strong tenant sales growth and occupancy/NOI recovery
- ✓ Comprehensive ESG strategy including clear plans to achieve carbon neutrality by 2030
- ✓ Extremely experienced management team backed by an independent, diverse and refreshed board



Situated in Top Retail Markets



Regional town centers in **densely populated** areas



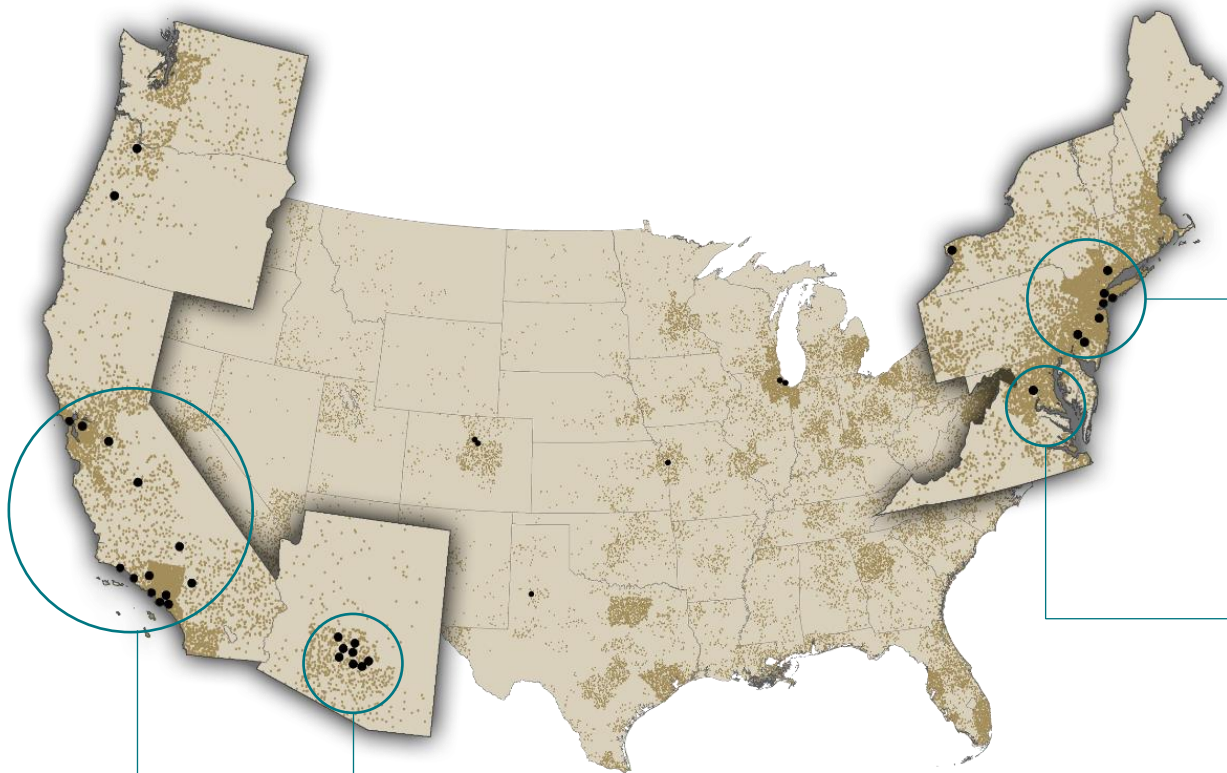
Communities with **affluent consumers** with significant disposable incomes



Focused on strong U.S. markets with **leading demographics**



Named the **most “urban”** of the mall owners^(c)



NY/NJ/CT

\$103,400 Average HHI
1.2% Pop. Growth^(b)
\$1,033 Sales PSF^(c)

Washington D.C.

\$165,400 Average HHI
6.0% Pop. Growth^(b)
\$1,089 Sales PSF^(c)

California

\$106,300 Average Household Income (HHI)
1.8% Pop. Growth^(b)
\$963 Sales PSF^(c)

Phoenix

\$95,100 Average HHI
8.1% Pop. Growth^(b)
\$899 Sales PSF^(c)

MSA POPULATION
1 DOT = 10,000 PEOPLE

● Reflects only properties that are considered core Macerich holdings

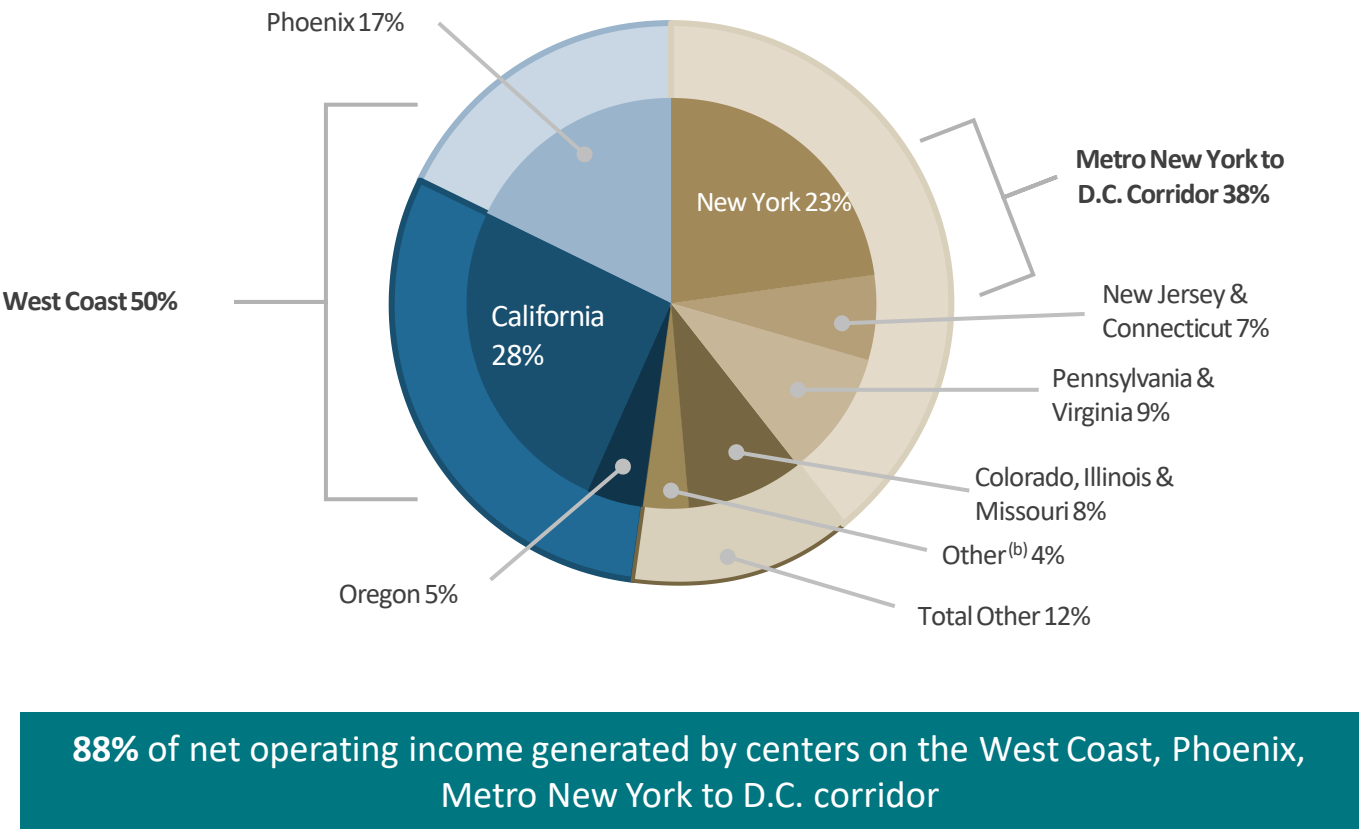
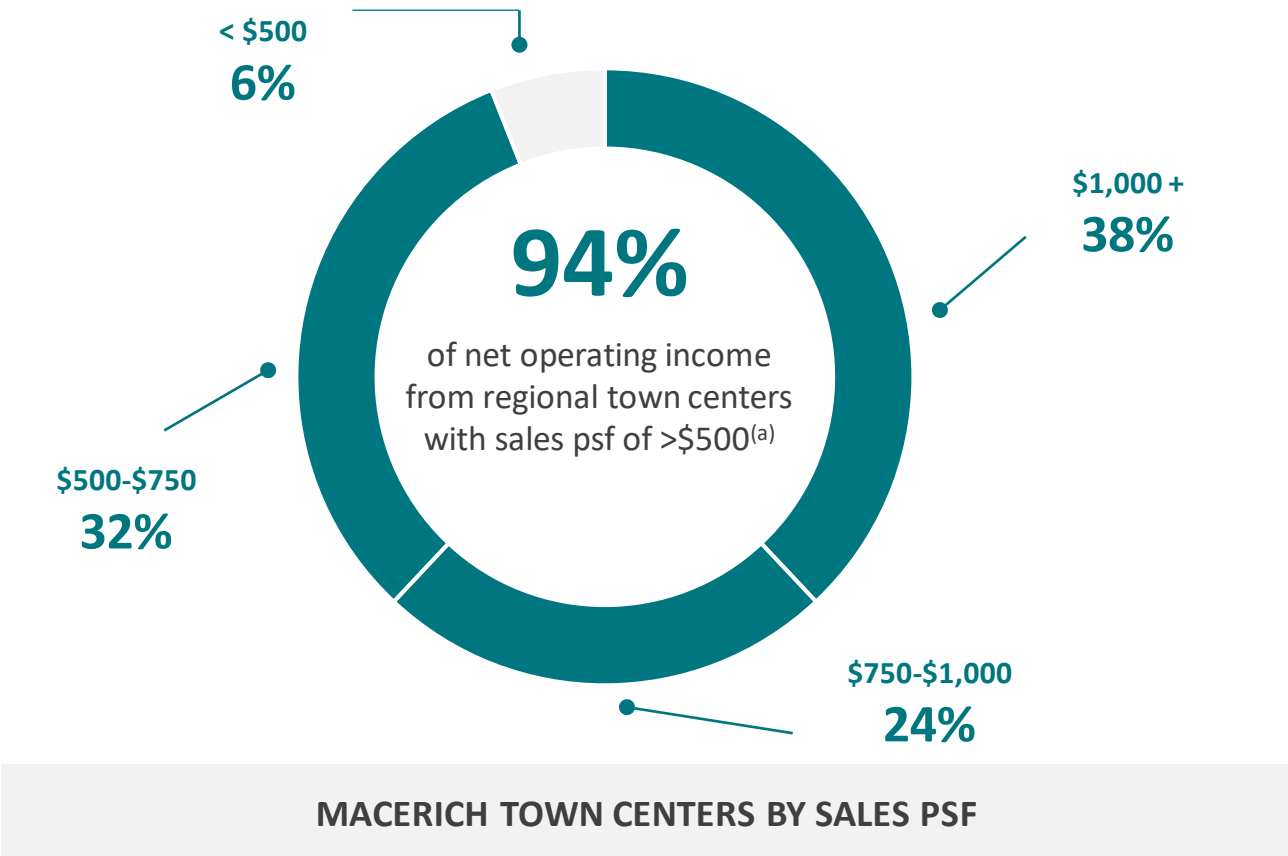
a) Source: Environmental Systems Research Institute (“ESRI”) 2022. Based on a trade area from which 60% to 70% of traffic is derived.
b) Population growth projection: 2022-2027.
c) Green Street Advisors.

High-Quality Portfolio of Market-Dominant Class A Regional Town Centers Located in Attractive Core Markets

Focus on core markets with high population density and growth

Strategically increased presence in dense urban markets

in the Northeast, California, and Phoenix while simultaneously reducing exposure to slower-growing regions



(a) Based on 2022 estimated NOI.
(b) (*) "Other" includes Indiana, Iowa, Kentucky, North Dakota and Texas.

Top 10 Regional Town Centers



The Village at Corte Madera
Corte Madera, CA

SALES PSF ^(a)

\$1,959



Broadway Plaza
Walnut Creek, CA

\$1,767



Scottsdale Fashion Square
Scottsdale, AZ

\$1,742



Queens Center
Queens, NY

\$1,729



Washington Square
Portland, OR

\$1,529



Santa Monica Place
Santa Monica, CA

SALES PSF ^(a)

\$1,461



Arrowhead Towne Center
Glendale, AZ

\$1,213



Kierland Commons
Phoenix, AZ

\$1,140



Tysons Corner Center
Tysons Corner, VA

\$1,115



Los Cerritos Center
Cerritos, CA

\$1,107

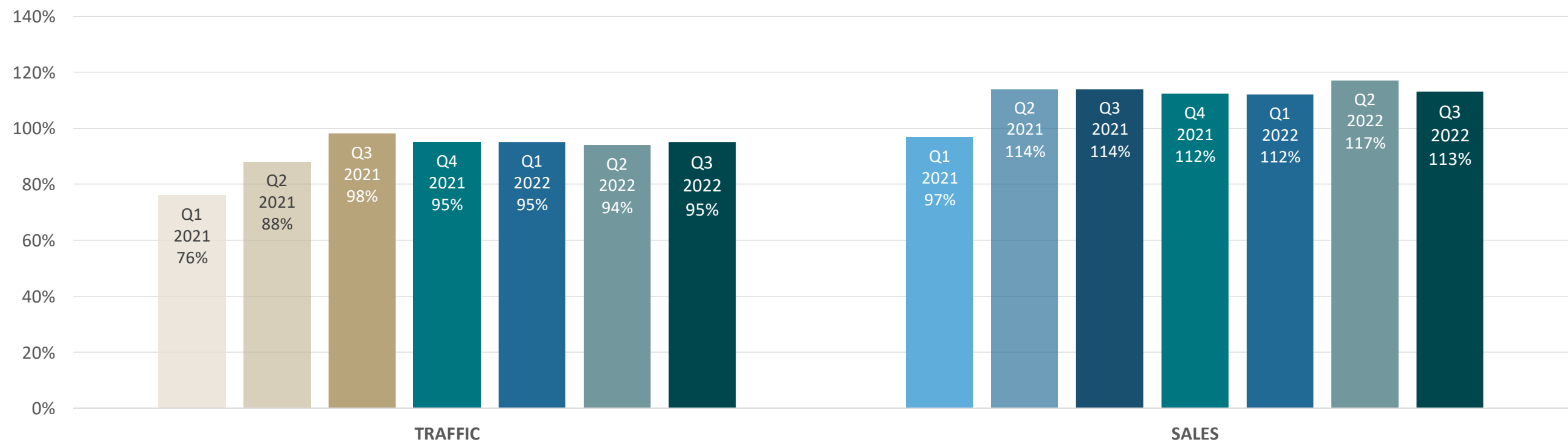
a) Based on Q3 2022 sales per square foot.

Sales and Traffic Recovery Across the Portfolio



Sales for Q3 2022 were up 13% compared to the same period in 2019.

TRAFFIC & COMPARABLE SALES
(as a % of the corresponding period in 2019)



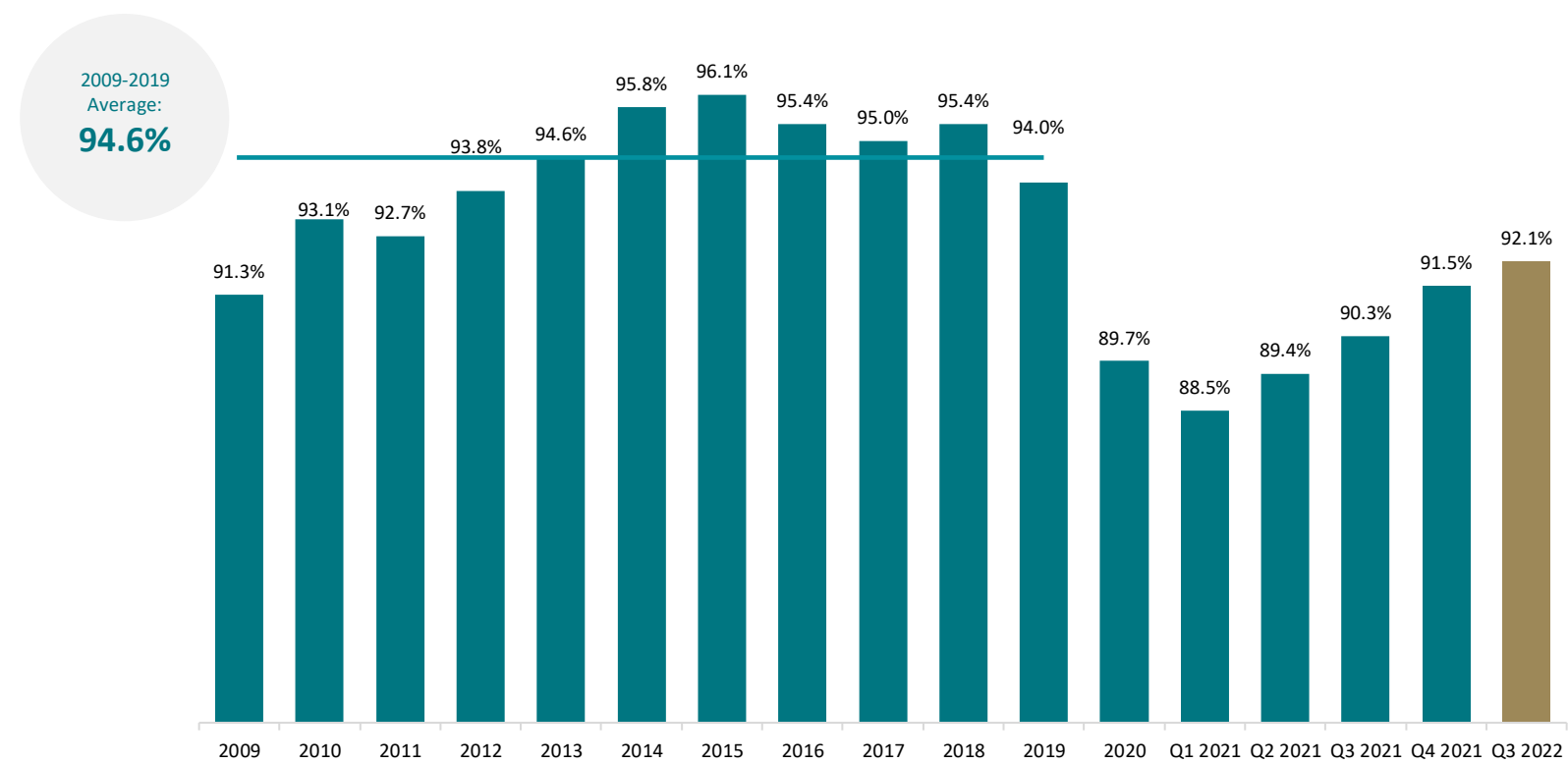
Source: Placer.ai Traffic | 44 Macerich Town Centers.

Consistently Strong Operating Metrics Prior to Pandemic

Increasing Occupancy is a Top Corporate Goal

- ✓ In the years following the Global Financial Crisis, occupancy rebounded 450bps without the breadth and depth of leasing demand we are experiencing today.
- ✓ With strong and diverse leasing activity from our resilient, high-quality portfolio, we are on track for a **much quicker occupancy recovery** post-pandemic, which should drive outsized internal growth.
- ✓ **Occupancy rebounded 360bps** from a low of 88.5% at March 31, 2021, to 92.1% at September 30, 2022 – **in just six quarters.**

Emerging from the pandemic, given robust occupancy growth, we generated 7.3% same-center NOI growth in 2021, and we estimate same-center NOI growth guidance of 7.0-7.5% in 2022.



Steady & Strong Leasing Momentum

3.2 million square feet of signed and in-process leases for new store openings during the remainder of 2022 through 2024

GROWING BRANDS

LUXURY



DIGITALLY NATIVE BRANDS



NEW USES & CONCEPTS



INTERNATIONAL



LEGACY

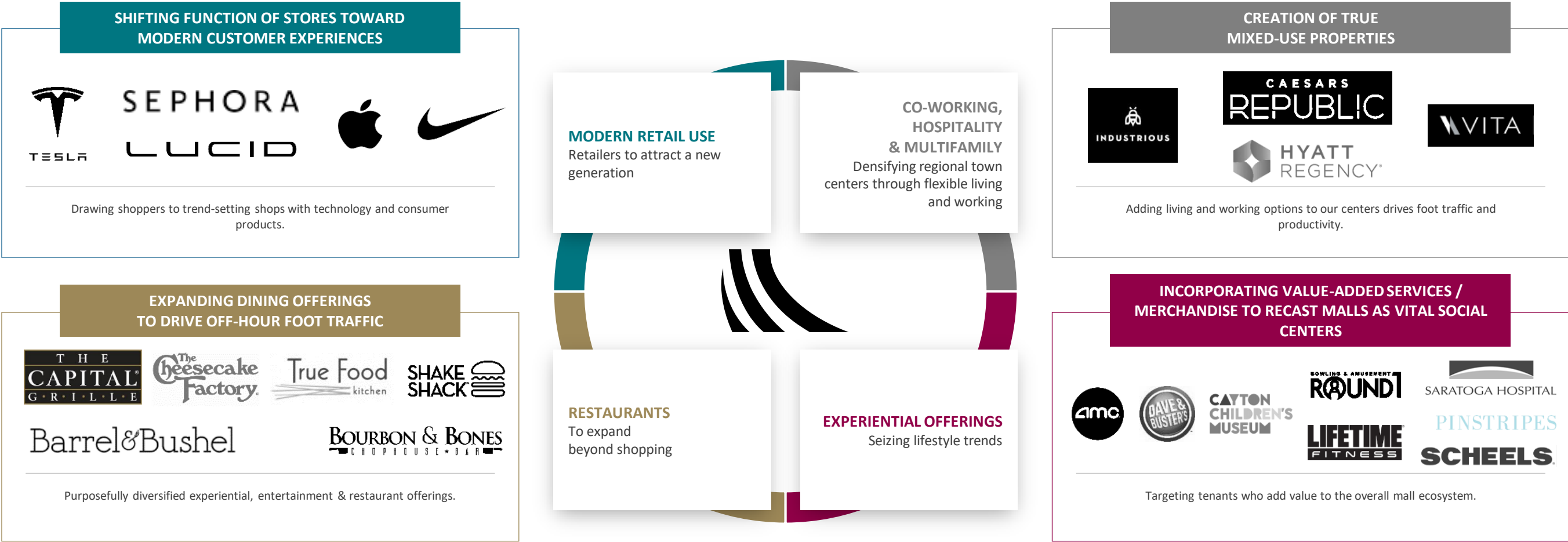


DINING/FAST CASUAL



Macerich's Ongoing Evolution Remains a Key Factor in Attracting the Best Tenants and Keeping Shoppers Engaged

We are at the forefront of shifting demands and space repurposing to remain the commercial hub and social connection within our communities.



Integrating Mixed-Use Tenants Leads to Property Outperformance

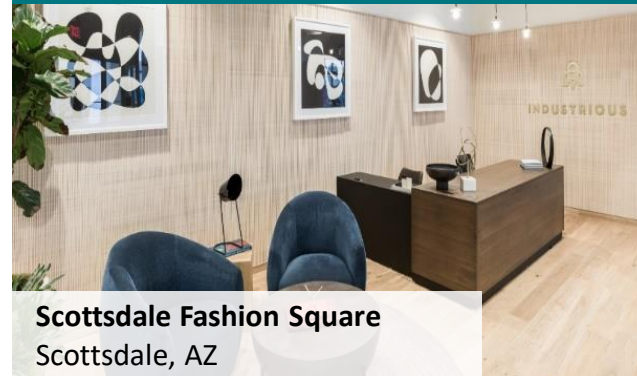
OFFICE



Tysons Corner Center
Tysons, VA

Reimagining office space at our top retail properties with exceptional amenities and access to much more than a desk. The category represents approximately 5% of our rental stream and growing.

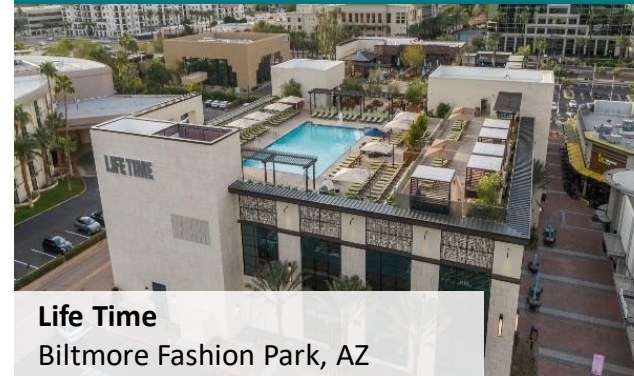
CO-WORKING



Scottsdale Fashion Square
Scottsdale, AZ

Transforming mixed-use properties with the goal of densifying and diversifying our portfolio. Currently, four centers include co-working, and that number is growing.

HEALTH & WELLNESS



Life Time
Biltmore Fashion Park, AZ

Diversifying top-performing properties with enticing new uses, including upscale health and wellness offerings, giving people more reasons to spend time and make repeat visits to our regional town centers.

*Life Time Fitness coming soon to Scottsdale Fashion Square and Broadway Plaza.

RESIDENTIAL



FlatIron Crossing
Broomfield, CO

Further densifying high-profile regional town centers to include multifamily, becoming true shop-live-work-play destinations.



FINANCE

CURRENT POSITIONING, KEY NOI, DRIVERS,
BALANCE SHEET/CAPITAL PLAN, VALUATION

SCOTT KINGSMORE

Emerged from Pandemic Stronger

OPPORTUNISTICALLY RATIONALIZED PORTFOLIO

\$470M

Of assets disposed in 2021 –
La Encantada, Paradise Valley Mall,
The Shops at North Bridge

>\$130M

Of expected liquidity from a robust land and pad sale program
during 2021-2023

\$2.2B

Of liquidity raised through capital recycling from non-core
asset sales 2013-2021

ROBUST LEASING AND SALES MOMENTUM

6.4M

Sq. ft. leased in 2021 through
3Q22; 2021 was highest volume
leasing year since 2015; 2022 YTD
is on pace with 2021

3.6%

Occupancy growth in only just
over six quarters, between 1Q21
and September 2022

2.5M

Sq. ft. of signed leases for new stores yet to be opened in 2022-
2024 and another **700K sq. ft.** of future new stores in lease
documentation

114% & 113%

Sales growth in 2022 vs 2019 and
in 3Q22 vs 3Q19, respectively

ONLY THREE

Subject to bankruptcy filing in 4Q21 and through 3Q22 – reflecting
a MUCH HEALTHIER tenant base

STRENGTHENED FINANCIAL POSITION

\$1.7B

20% reduction in debt levels in 2021

\$700M^(a)

Credit facility secured in April 2021

>\$615M^(b)

Of available liquidity

>\$230 million^(c)

Of expected annual free cash flow after dividend

(a) Revolver portion of this facility can be increased from \$525 million to \$800 million; subject to certain conditions, including market demand.

(b) As of November 3, 2022, including cash on hand and available capacity on our revolving line of credit.

(c) After payment of dividends and recurring capital expenditures.

Q3 2022 Financial Performance



+4.4%^(a)

FFO growth YTD 2022



92.1%

Operating portfolio occupancy at Sept '22 – 3.6% occupancy recovery since 1Q21



\$877 ^(b)

Record-high portfolio sales per sq. ft. for spaces less than 10,000 sq. ft.



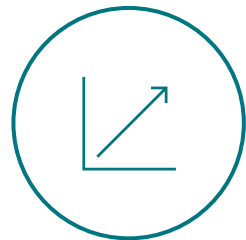
250,000 sq.ft.

Of new stores and uses opened in 3Q22 – 660K sq. ft. opened YTD in 2022



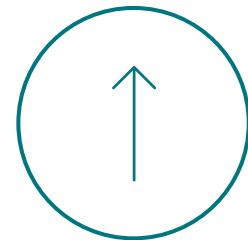
~\$615M^(c)

Of immediately available liquidity



9.8%^(d)

SSNOI growth through 3Q22



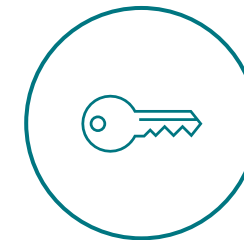
+5%^(e)

Increase in portfolio comparable tenant sales (less than 10,000 sq. ft.)



2.9M | >700

Square feet and number of signed leases YTD



+6.6%^(b)

Re-leasing spread on comparable new leases



9.0x^(f)

Net debt to forward EBITDA – approx. 2.6x improvement compared to Dec 2020

a) Excludes financing expense in connection with Chandler Freehold.

b) Trailing twelve months ended September 30, 2022.

c) As of November 3, 2022.

d) Excluding lease termination income.

e) Compared to nine months ended September 30, 2021.

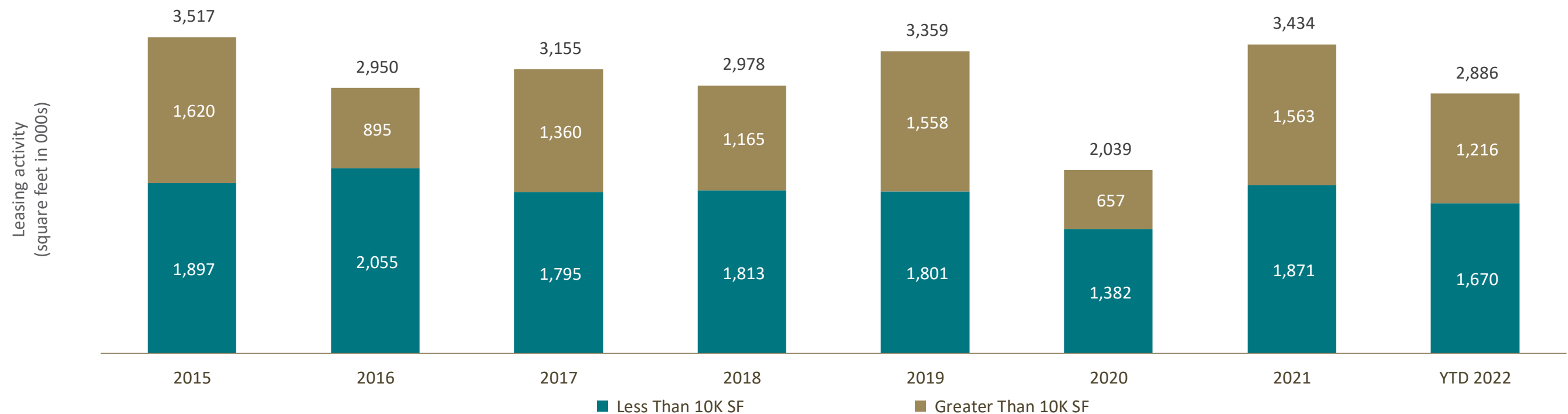
f) As of September 30, 2022, and excludes leasing costs.

2021 Saw the Strongest Leasing Activity Since 2015



**Strong leasing demand for both smaller and larger boxes.
2022 year-to-date volume remains consistent with 2021.**

**843,000 sq. ft. of new-to-portfolio deals signed in 2021 alone.
Over 40% of our 2022 leasing activity through 3Q22 has been for new stores.**

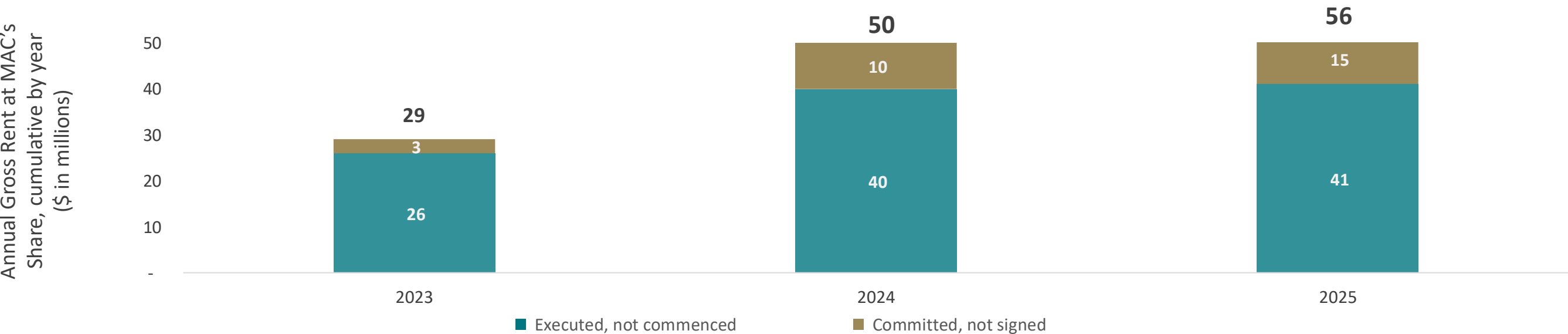


Robust Lease Pipeline for New Store Openings

Our leasing pipeline for new store openings includes approximately \$56 million of future, incremental annual gross rent from:

- 1. Leases that are executed but not yet rent-commenced
- 2. Deals that are approved/committed but are still in lease documentation are not yet signed

Our lease pipeline for future new stores will provide significant rent growth in coming years



Data as of 11/14/22

This chart represents approximate estimates of incremental, annual gross rent from future new stores in excess of the annual gross rent paid by any existing, in-place tenants for those same spaces. The chart:

- 1. Does not include any rent increases from new store leases following rent commencement.
- 2. Includes leases that are part of smaller redevelopments.
- 3. Does not include the impact of renewals of existing leases.
- 4. **Does not include future rent from One Westside.** This includes the incremental annual gross rent impact for any new stores that have commenced on or after January 1, 2022. The impact to 2022 is already embedded within the company's 2022 earnings guidance.

Significant Opportunity to Create Value Through Redevelopment Program With Modest Capital Spend

Macerich expects to spend an
Average of \$125-\$150 million per year
on development/redevelopment during 2022-2023 ^(a)



Conversions of malls to regional town centers via densification, diversification

IN-PROCESS DEVELOPMENTS/REDEVELOPMENTS						
PROPERTY		OWNERSHIP	ESTIMATED DELIVERY DATE ^(a)	STABILIZED YIELD ^{(a)(b)(c)}	TOTAL PROJECT COST PRO-RATA ^{(a)(c)}	COST REMAINING AS OF 9/30/22 ^{(a)(c)}
Santa Monica Place Santa Monica, CA	Redevelopment of former Bloomingdale’s/Arclight spaces with entertainment use, high-end fitness and co-working space	100%	2024	22% - 24%	\$35 - \$40	\$34 - \$39 ^(a)
Scottsdale Fashion Square Scottsdale, AZ	Redevelopment of two-level Nordstrom wing with luxury-focused retail and restaurant uses	50%	2024	13% - 15%	\$40 - \$45	\$38 - \$43 ^(a)
				Total Cost Remaining: \$72 - \$82 million		

a) Much of this information is estimated and may change from time to time. See the Company's forward-looking statements disclosure on page 2 for factors that may affect the information provided in this table
b) Stabilized Yield is calculated based on stabilized income after development divided by project direct costs excluding GAAP allocations of non-cash and indirect costs
c) This excludes GAAP allocations of non-cash and indirect costs

Stable Balance Sheet

RECENT REFINANCING AND EXTENSION ACTIVITY

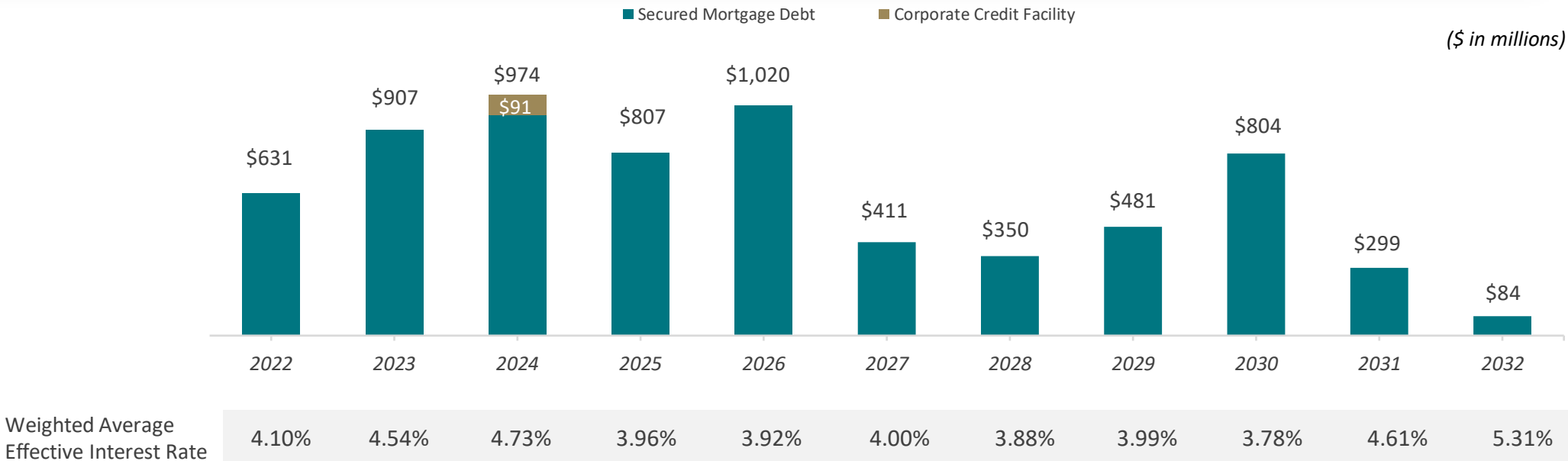
- ✓ Closed a \$175 million refinance of FlatIron Crossing on February 2
- ✓ Closed a \$72 million refinance of Pacific View on April 29
- ✓ Secured a two-year extension of the \$168 million on The Oaks on May 6
- ✓ Closed a one-year extension of the \$164 million loan on Danbury Fair Mall on July 1
- ✓ Closed a four-year extension of the \$503 million loan on Washington Square on November 14
- ✓ Expect to close a three-year extension of the \$300 million loan on Santa Monica place in November/December
- ✓ In the market on refinancings of Green Acres Mall/Commons, Scottsdale Fashion Square, and Danbury Fair

AMPLE LIQUIDITY

- ✓ >\$615 million of liquidity as of November 3, 2022
 - Includes over \$190M of unrestricted cash
 - \$424 million undrawn credit facility availability

A Manageable Debt Maturity Schedule

- ✓ Weighted Average Years to Maturity 3.65 Years
- ✓ Weighted Average effective interest rate at September 30, 2022, was 4.18%



2022-2023 Financing Plan

(\$ in millions)

Transaction Type		Property	Maturing Loan Amount (@ Share)		Maturing Loan Interest Rate	Replacement Loan (@ 100%) (@ Share)		Excess/(Use of) Proceeds (@ Share)	Loan Term (incl. options)				
COMPLETED TRANSACTIONS:													
Refi	FlatIron		\$	100,000	4.10%	\$	175,000	\$	89,250	\$	(10,750)	\$	3
Refi	Pacific View			111,000	4.00%		72,000		72,000		(39,000)		10
Extension	The Oaks			174,000	4.11%		169,000		169,000		(5,000)		2
Extension	Danbury			163,000	5.50%		153,000		153,000		(10,000)		1
Extension	Washington Square			311,000	3.65%		503,000		302,000		(9,000)		4
				859,000	3.83%		1,072,000		785,250		(73,750)		3.4
IN-PROCESS TRANSACTIONS:													
Extension	Santa Monica Place			300,000	5.58%		300,000		300,000		-		3
Refi	Green Acres Mall/Commons			362,000	4.58%		370,000		370,000		8,000		5
Refi	Scottsdale Fashion Square			201,000	3.00%		700,000		350,000		149,000		5
Refi	Danbury Fair			146,000	5.50%		150,000		150,000		4,000		5
FUTURE TRANSACTIONS:													
Extension	Deptford			82,000	3.43%		150,000		76,500		(5,500)		2
TBD	Fashion Outlets of Niagara			90,000	5.90%		70,000		70,000		(20,000)		5
TBD	Boulevard Shops			11,000	6.35%		22,000		11,000		-		5
TBD	Tysons Corner			333,000	4.10%		800,000		400,000		67,000		5
				1,525,000	5.05%		2,612,000		1,727,500		202,500		4.5
				\$ 2,384,000	4.61%		\$ 3,634,000		\$ 2,512,750		\$ 128,750		4.2

2020-2023 Financing Activity

FINANCING ACTIVITY SINCE COVID

- ✓ Start of COVID through 2021: 6 separate extensions ranging from 1-3 years on \$1.0 billion of debt (**\$900 million** at MAC share)
 - Weighted avg closing rate of approx. **4.5%**
 - Loan repayments of only approx. **\$31 million** (<3% of extended debt)
- ✓ 2022 – 2023: Expect 13 transactions to refinance/extend approx. \$3.7 billion of debt (approx. **\$2.5 billion** at MAC share)
 - *Approx. **\$130 million** of liquidity is anticipated*
 - Weighted avg closing rate on new/refinanced debt is estimated at approx. 6%; approx. 140bps higher than the expiring debt
 - Weighted avg term – over 4 years
 - Proforma floating rate debt will be well **less than 10%**
- ✓ Collectively, approx. \$4.7 billion of transactions (**\$3.5 billion** at MAC share)
 - Weighted avg closing rate of approx. **5.6%**
 - Approx. **\$100 million** of net liquidity expected

KEY CHARACTERISTICS OF DEBT

- ✓ Non-recourse, secured mortgages
- ✓ NO recourse debt except credit facility
- ✓ Typical leverage profile is very conservative – 50-55% LTV at debt inception
- ✓ Low floating rate debt

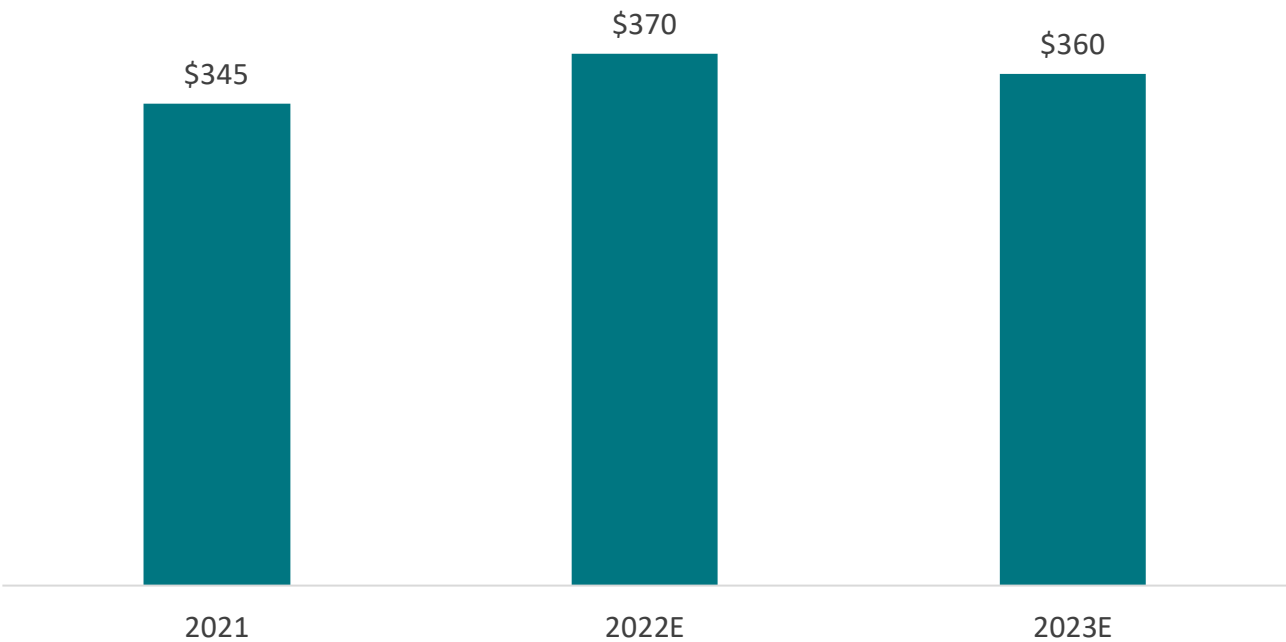
We look forward to starting 2023 with three loan closings, and when markets permit--- we will focus on elongating/staggering maturity schedule with 10-year duration mortgages.

Significant Cash Flow Generation to Reduce Leverage and Improve Liquidity

Significant Cash Flow Generated From Operations^(a)

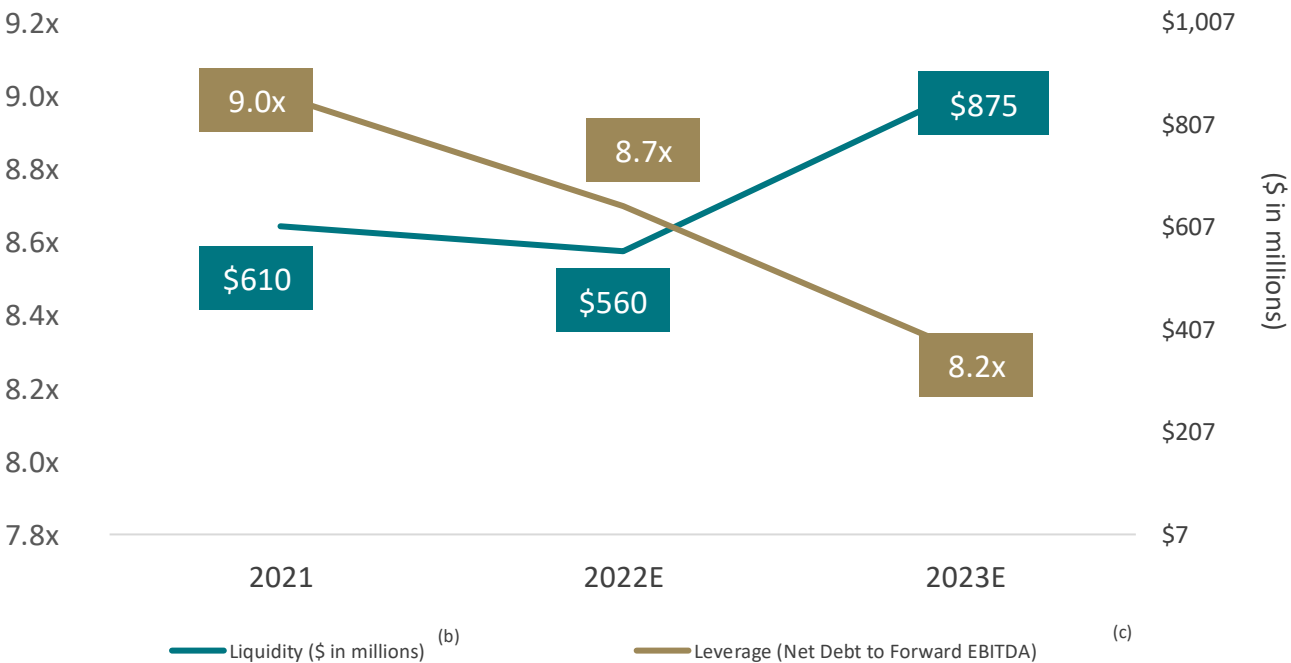
Company projects generating approx. \$1.08 billion in 2021-2023 from operations net of maintenance capex, tenant allowances and capitalized leasing costs, and before payment of dividends.

(\$ in millions)



Deleveraging And Improving Liquidity^(b) Profile

Company anticipates reducing Net debt / Forward EBITDA^(c) to approx. 8.2x by 2023 and improving liquidity to \$875 million by 2023.



Reduced debt by \$1.7 billion/20% in 2021

Assumes \$150 million of common equity issued in 2023. This is illustrative of available capacity on the Company’s ATM facility but should not be deemed a commitment to issue common equity at prevailing stock prices.

a) Defined as FFO adjusted for noncash items less maintenance capex, tenant allowances; excludes payment of dividends. This is consistent with the Company’s 2022 guidance assumptions; more details of the 2022 guidance assumptions are included in our Form 8-K Supplemental Financial Information.

b) Defined as cash on balance sheet plus availability under the revolving credit facility.

c) Forward EBITDA includes forward-looking development NOI into the following year and excludes expensed leasing costs.

Capital Sources & Uses

Macerich Sources and Uses (2022-2023)

	2022	2023
Funds Available for Distribution	370,000	360,000 ^(a)
Dividends ^(b)	(139,000)	(155,000)
Free Cash Flow after Dividends	231,000	205,000
Development	(110,000)	(150,000)
Total Loan Activity ^(c)	(190,000)	93,000
Common Equity Issuance ^(d)	-	150,000
Total Dispositions (Land and Other) & Acquisitions, net ^(e)	18,000	15,000
Net Change in Cash	(51,000)	313,000
Beginning Liquidity (Cash plus Revolver Capacity)	611,000	560,000
Ending Liquidity (Cash plus Revolver Capacity)	560,000	873,000

a) This is illustrative and based on 2023 consensus FFO and is not deemed Company guidance.

b) This assumes dividend distributions at the current dividend level, with a one cent per quarter increase in 4Q23.

c) Includes loan refinancings/extensions, recurring loan amortization payments and construction loan fundings.

d) Assumes \$150 million of common equity issued in 2023. This is illustrative of available capacity on the Company’s ATM facility but should not be deemed a commitment to issue common equity at prevailing stock prices.

e) 2022 includes acquisitions of 50% interests of redeveloped, former Sears boxes at Vintage Faire Mall and Deptford Mall.

Macerich Share Price Multiple (of FFO)

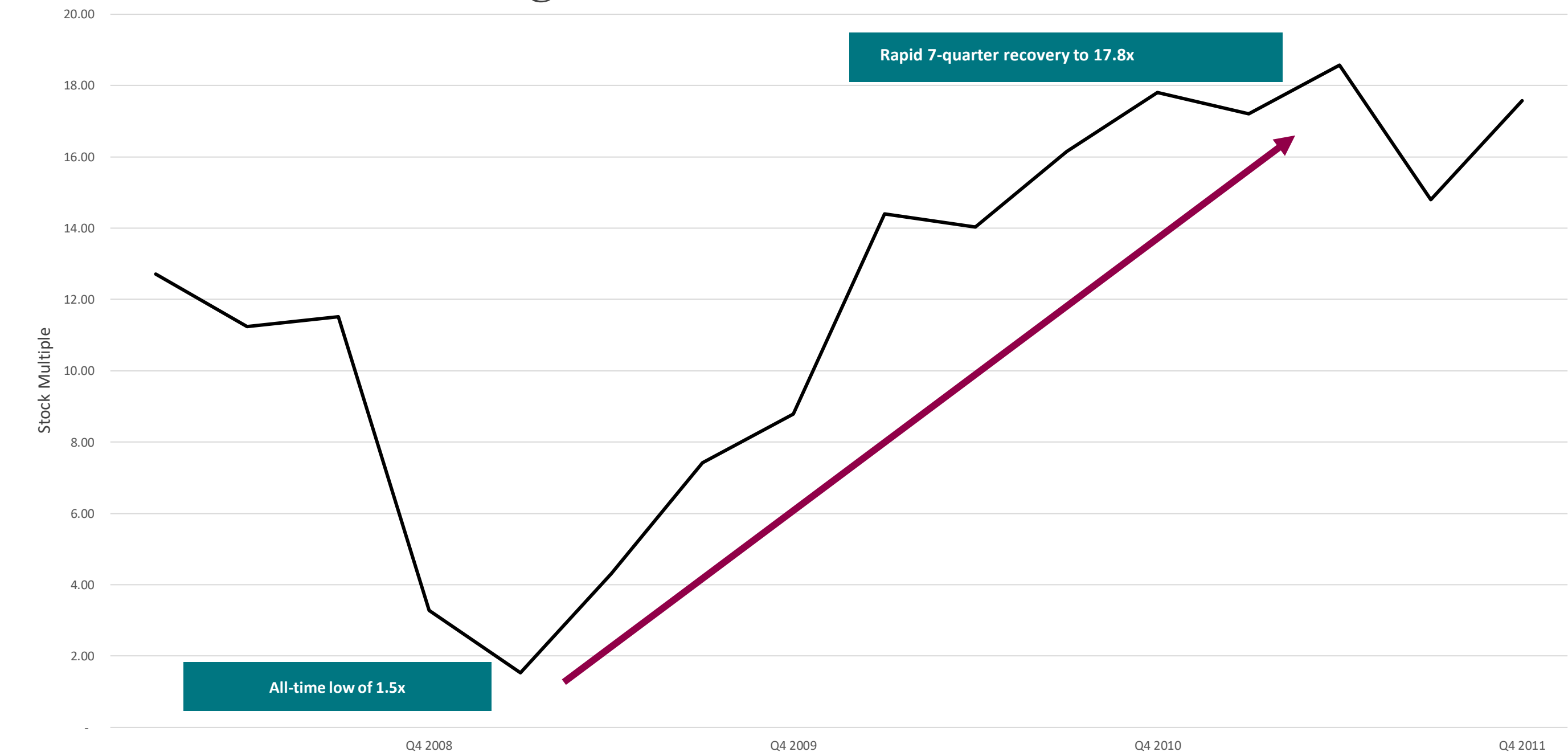
At current pricing, MAC is a great buying opportunity!



MAC stock is trading at an approx. **50% discount to its historical average FFO trading multiple** since 2000

Source: Bloomberg

Resilience Following GFC



Source: Bloomberg

Residual Equity Value



Given our portfolio quality, there is significant value above and beyond the current market valuation

@ Current Share Price >>	\$13.00
Share Count (in millions)	224
Share Price	\$13.00
Current Equity Market Cap ^(a)	\$2,912
Debt @ 9/30/12 ^(a)	\$6,770
Current GAV ^(a)	\$9,682
Trailing 12 Net Operating Income (in millions)	\$800
Implied Cap Rate (@ Current Share Price)	8.3%

Portfolio NOI by Sales PSF Level:

Assets with Sales > \$1,000	38%	38%
> \$750-\$1,000	24%	62%
> \$500	32%	94%
< \$500	6%	100%
	100%	

Assumed Cap Rate >>>	4.5%	5.0%	6.0%	6.5%	7.0%
GAV at Assumed Cap Rate ^(a)	17,778	16,000	13,333	12,308	11,429
Debt @ 3Q22 ^(a)	6,770	6,770	6,770	6,770	6,770
Implied NAV (at Assumed Cap Rate) ^(a)	11,008	9,230	6,563	5,538	4,659
Implied Share Price	\$49.14	\$41.21	\$29.30	\$24.72	\$20.80
Implied Discount vs Current Share Price	278%	217%	125%	90%	60%
Residual Equity Value (not in Current Share Price) ^(a)	8,096	6,318	3,651	2,626	1,747
Residual Equity Value Per Share	\$36.14	\$28.21	\$16.30	\$11.72	\$7.80
Stock Multiple @ Implied Share Price	25.1x	21.0x	14.9x	12.6x	10.6x

(a) In billions (\$).



LEASING

TRANSFORMING ASSETS

DOUG HEALEY, F.K. GRUNERT, MICHAEL GUERIN

VISION FOR OUR TOWN CENTERS

It starts with great real estate. Our trophy properties continue to enhance offerings with elevated retail and diverse mix of uses.

VACANCY

OPPORTUNITY

ELEVATED RETAIL & DIVERSIFICATION



PROVING SUCCESS

The leasing momentum continues to evolve to meet the needs of our shoppers through the remerchandising of outdated retailers.



Kierland Commons Allbirds Replaces Ann Taylor



Broadway Plaza Macy's Mens to Future Life Time Fitness



The Village at Corte Madera RH



Tysons Corner Center Circuit City to Hotel, Residential and Office Towers



Scottsdale Fashion Square Prada Replaces Ben Bridge & Stuart Weitzman

STRATEGICALLY CURATED BRANDS

Merchandise mix that matters to our shoppers and enhances both our anchor positions and inline tenants



STEADY & STRONG MOMENTUM

860 Deals signed since Jan 2022, totaling 3.16M square feet

LUXURY



BALENCIAGA



GUCCI



BRUNELLO CUCINELLI

CONTEMPORARY & DNVB

alo *allbirds* OAK + FORT

vuori EVERLANE STANCE

Reformation MADISONREED®

PARACHUTE BRILLIANT EARTH®

GARAGE *Back Birdie* Psycho Bunny

NEW USES & CONCEPTS

INTERIOR DEFINE

BOWLING & AMUSEMENT
ROUND1



Northwell
Health™

Physician Partners

Capital One
café

Seville
DENTAL
AESTHETICS

INTERNATIONAL



PRIMARK®

lululemon

ARITZIA

intimissimi

ZARA

LEGACY

SEPHORA COTTON:ON



Bath & Body Works®

SWAROVSKI

GUESS



PANDORA

Vera Bradley



BARNES & NOBLE

DINING/FAST CASUAL

SIZZLE
KOREAN BARBECUE

Original Joe's

pressed
juicery

I ♥ mac & cheese
and more

Nori Japan



THINKING BEYOND THE “*BOX*”

TRADITIONAL



Entertainment

American Girl • Bowlero • Chuck E Cheese • Fightclub • Golf Lounge 18 Level99 • Impact Museum • Kids Empire Pop Stroke • Fever • Pinstripes Puttshack Red Door • Escape Riot Games • Round 1 Escape Room Spocha • Spot Golf • Take 5 Backlot by Harkins • Toca Social Urban Air



Food & Beverage

Beard Pappa • Bonesaw Brewery • Blue Bottle • Cookie Bar • Danbury Diner Haagen Dazs • It's Sugar • Francine • Hart House • LouLou • Nobu • Original Joe's Pressed Juicery • Real Fruit Bubble Tea • Sip Shake Shack • The Cheesecake Factory Toca Madera • Van Leuween Voodoo Doughnuts



Experiential

CAMP • Candytopia FRIENDS Experience InCircle • Samsung The Truck Bar



Large-Format

Lowe's • Ace Hardware Burlington • Dick's Sporting Goods • Ollie's Bargain Outlet • Petfood Express Scheels • Target • Total Wine & More • Urban Planet • Shoppers World



Grocers

Aldi • Amazon Fresh • Costco Grocery Outlet Lidl • Heirloom Market • Smart & Final Sprouts Whole Foods



Home Furnishings

Arhaus • Ashley Furniture Boll & Branch • ergoCentric Herman Miller • LoveSac RH Mansion • Parachute Home • Kohler Timothy Oulton • West Elm Bob's Discount Furniture Floor & Décor • IKEA

MIXED-USE DENSIFICATION



Office

Life Time Work



Co-Working

Industrious • WeWork



Hotel

Marriott • Hilton • Hyatt



Residential

LiveUno

NEW SECTORS



Hospital/Medical

BioLife Plasma • Saratoga Hospital • OneMedical Davita Mayo Clinic • Banner Health Tribeca Pediatrics Northwell Health



Fitness

Club Studio • Crunch • EoS Fitness Gold's Gym • Life Time • Monarch NY Sports Club • TRX Orange Theory UFC Gym • Reformed Pilates Rumble • The St. James



Electric Vehicle

LUCID Polestar Rivian VinFast



Education/Trade Schools

Goldfish Swim School University of Phoenix



Self-Storage

Emberly Logistics Public Storage Cube Smart



Ghost Kitchens

Kitchens United CloudKitchens



Industrial

Fulfillment Centers Distribution Facilities



Sporting Facilities

Fieldhouse • Sofive • Global Sports Mall



Amusement Parks

Thrillcity/Starflyer



Museums

Cayton Children's Museum Natural History



MACERICH EAST TRANSFORMATIONAL RETAIL

Improving the shopper experience



POWER IN THE EAST

44% of NOI Generated
by Centers in the New York Metro
to D.C. Corridor, and IL and IA



MIXED-USE DENSIFICATION

RESIDENTIAL

National Resources Uno Living: Danbury Fair



NEW BOX SECTORS

STORAGE LOGISTICS

Emberly Logistics: Green Acres



NEW BOX SECTORS

HOSPITAL & MEDICAL

- Saratoga Hospital:** Wilton Mall (Expanded in 2020)
- Northwell Health:** Atlas Park (Opening Q1 2023)
- Tribeca Pediatrics:** Atlas Park (Opening Soon)



TRADITIONAL BOX / POWER CENTER



Kings Plaza (Spring 2023)
Danbury Fair (Spring 2024)

five BELOW

Danbury Fair (Dec 2022)

BARNES & NOBLE

Danbury Fair (Relocation)

ULTA
BEAUTY





NEW BOX SECTORS

FITNESS

Crunch Fitness: Eastland (Fall 2024), Deptford (New)
NY Sports Club: The Shops at Atlas Park



NEW BOX SECTORS

EDUCATION

Goldfish Swim School: The Shops at Atlas Park



TRADITIONAL BOX

GROCER

Heirloom Market: Fashion District Philadelphia (Open)
Lidl: Freehold Raceway (Summer 2023)



TRADITIONAL / FOOD & BEVERAGE

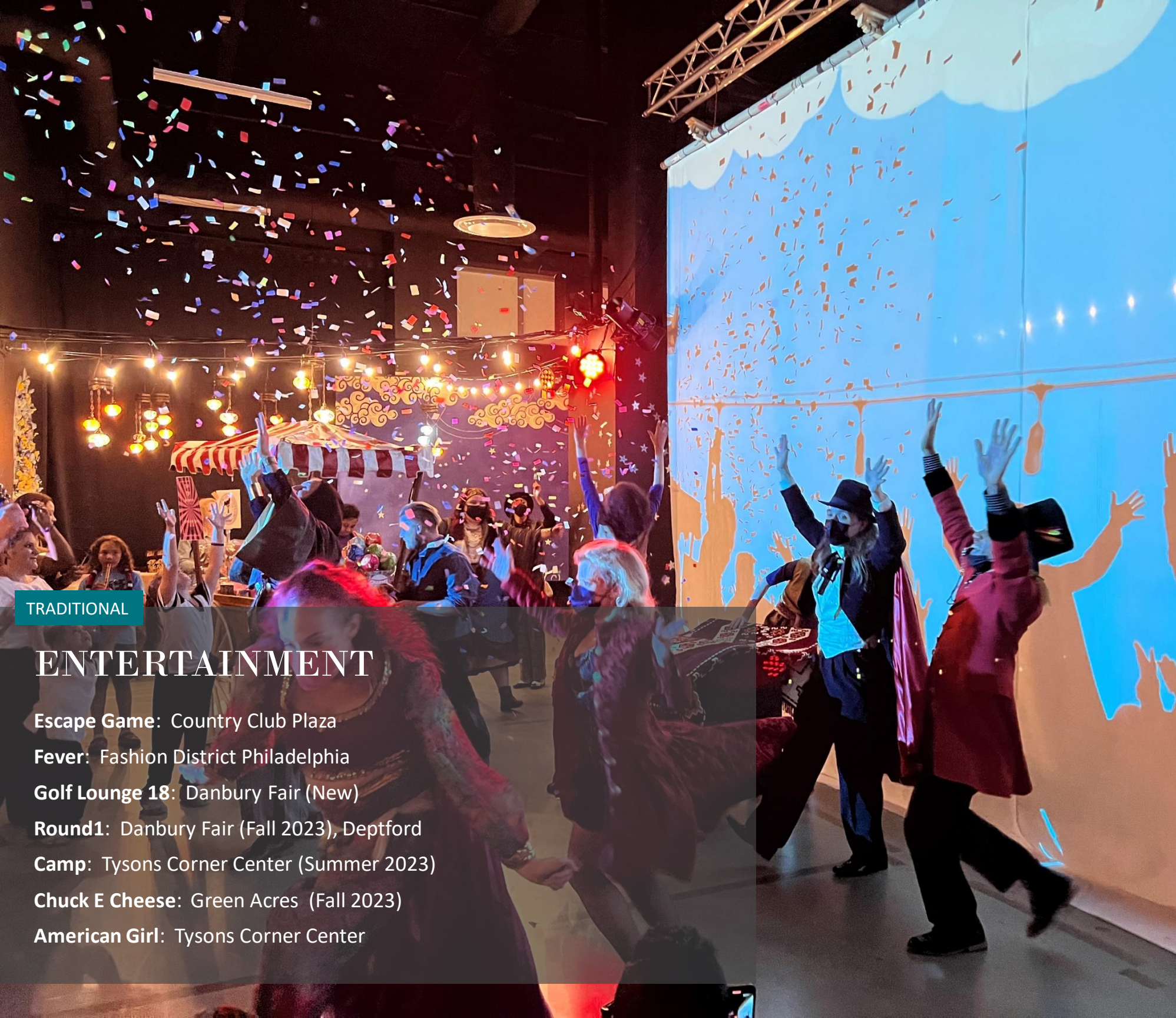
DINING & FAST CASUAL

Shake Shack: Danbury Fair (New), Kings Plaza (Opening 2023), Queens Center, Tysons Corner Center

Danbury Diner: Danbury Fair (Opening Soon)

Bonesaw Brewery: Deptford (Fall 2023)

The Cheesecake Factory



TRADITIONAL

ENTERTAINMENT

- Escape Game: Country Club Plaza
- Fever: Fashion District Philadelphia
- Golf Lounge 18: Danbury Fair (New)
- Round1: Danbury Fair (Fall 2023), Deptford
- Camp: Tysons Corner Center (Summer 2023)
- Chuck E Cheese: Green Acres (Fall 2023)
- American Girl: Tysons Corner Center





LEGACY / TECHNOLOGY

APPLE

INTERNATIONAL / FAST FASHION

PRIMARK

Danbury Fair, Freehold Raceway, Fashion District
Philadelphia, Kings Plaza, Green Acres (Spring 2023),
Tysons Corner Center (Fall 2024), and Queens Center





THE POWER OF QUEENS CENTER

\$1,700+ Sales Per Square Foot
7.1% PSF Increase YOY



INTERNATIONAL / FAST FASHION

ZARA

Broadway Plaza, Freehold Raceway, Kings Plaza,
Los Cerritos Center, The Oaks, Scottsdale Fashion
Square, Tysons Corner Center







MACERICH WEST TRANSFORMATIONAL RETAIL

Improving the shopper experience

POWER IN THE WEST

55% of NOI Generated
by Centers on the West Coast
from Oregon to Arizona





NEW BOX SECTORS

MEDICAL / HOSPITAL

BioLife Plasma: Lakewood Center, Washington Square



NEW SECTOR

MUSEUMS

Cayton Children's Museum: Santa Monica Place



LEGACY / FITNESS

DICK'S SPORTING GOODS

Vintage Faire, Lakewood



DEPARTMENT STORE REPURPOSE

SCHEELS ALL SPORTS

Chandler Fashion Center (Fall 2023)



TRADITIONAL BOX

HOME FURNISHINGS

Arhaus: Twenty Ninth Street (2023)

LoveSac: Biltmore Fashion Park (2023), Country Club Plaza, FlatIron Crossing, Los Cerritos (2023)

Parachute Home: Country Club Plaza, Twenty Ninth Street

RH Mansion: The Village at Corte Madera

Kohler: SanTan Village (2023)





MIXED-USE DENSIFICATION / CO-WORKING

INDUSTRIOUS

Country Club Plaza, Broadway Plaza,
Fashion District Philadelphia, Scottsdale Fashion Square



TRADITIONAL / FOOD & BEVERAGE

DINING

- Francine: Scottsdale Fashion Square
- Hart House: Lakewood Center (2023)
- Toca Madera: Scottsdale Fashion Square
- Nobu: Scottsdale Fashion Square
- LouLou: Santa Monica Place (New)
- Original Joe's: Broadway Plaza (2024)



TRADITIONAL

ENTERTAINMENT

Pinstripes: Broadway Plaza (2023)

Round1 Spo-Cha: Arrowhead Town Center

Dave & Buster's: Vintage Faire (New)



LIFETIME

HEALTH & WELLNESS / FITNESS

LIFE TIME FITNESS

Biltmore Fashion Park, Scottsdale Fashion Square
(Coming Soon), Broadway Plaza (2023)



INTERNATIONAL / CONTEMPORARY APPAREL

NIKE

Twenty Ninth Street, Santa Monica Place



CONTEMPORARY / DNB

ATHLEISURE

- Athleta:** SanTan Village (New)
- Alo Yoga:** Broadway Plaza (2023), Kierland Commons (New), Scottsdale Fashion Square, Twenty Ninth Street
- Fabletics:** Broadway Plaza (New)
- Free People Movement:** The Oaks (New)
- Lululemon:** Broadway Plaza (Expanded), Washington Square (Relocation)
- Vuori:** Kierland Commons (New), Twenty Ninth Street, The Village at Corte Madera





NEW SECTOR

ELECTRIC VEHICLE

Lucid: Broadway Plaza (New), Scottsdale Fashion Square, The Village at Corte Madera (2023)

VinFast: Santa Monica Place, The Village at Corte Madera

Polestar: Scottsdale Fashion Square, The Village at Corte Madera

ARITZIA



INTERNATIONAL / CONTEMPORARY APPAREL

ARITZIA

Broadway Plaza, Tysons Corner Center,
The Village at Corte Madera, Washington Square

A photograph of two women walking away from the camera towards the entrance of a Chanel store. The woman on the left is wearing a bright pink blazer and blue jeans, while the woman on the right is wearing a white, form-fitting dress. They are standing in front of a large glass entrance with the word "CHANEL" in white capital letters above the doors. To the right of the entrance is a stone pillar with a small black light fixture and a circular Chanel logo. The store's interior is visible through the glass, showing shelves of products and a person inside.

CHANEL



LUXURY / BEAUTY

CHANEL BEAUTY

Broadway Plaza, Kierland Commons (First-to-Market
and New-to-Macerich)



LUXURY

DIOR

Scottsdale Fashion Square (First-to-Market and
New-to-Macerich)



INVESTOR DAY

REPURPOSING & TRANSFORMING ANCHOR SPACES

CORY SCOTT & DAVE SHORT



REPURPOSING & TRANSFORMING ANCHOR SPACES

- Drive **center value** through diversification of uses
- Expand **sales and traffic**
- Create **customer experiences**
- Improve center **co-tenancy** to better drive rents and occupancy
- **Expand trade area – broaden appeal of center**





DANBURY FAIR

ORIGINAL SEARS BOX

Original Sears Department Store downsized and redeveloped into Sears/Primark combination completed in 2016.



RETAILER DEMAND AT DANBURY

Fully executed lease with Target for 126K SF to take remainder of box.

Possession to be delivered to Target Spring 2023, with opening date projected to be Spring 2024.



DANBURY MOMENTUM



HIGHER TRAFFIC
than Sears
projected



10X HIGHER SALES
than Sears
projected

COMING SOON
Target to replace
remaining Sears space
for 2024 opening

90K SF
New 60K SF Round1, plus
Five Below and Barnes &
Noble



PRIMARK®



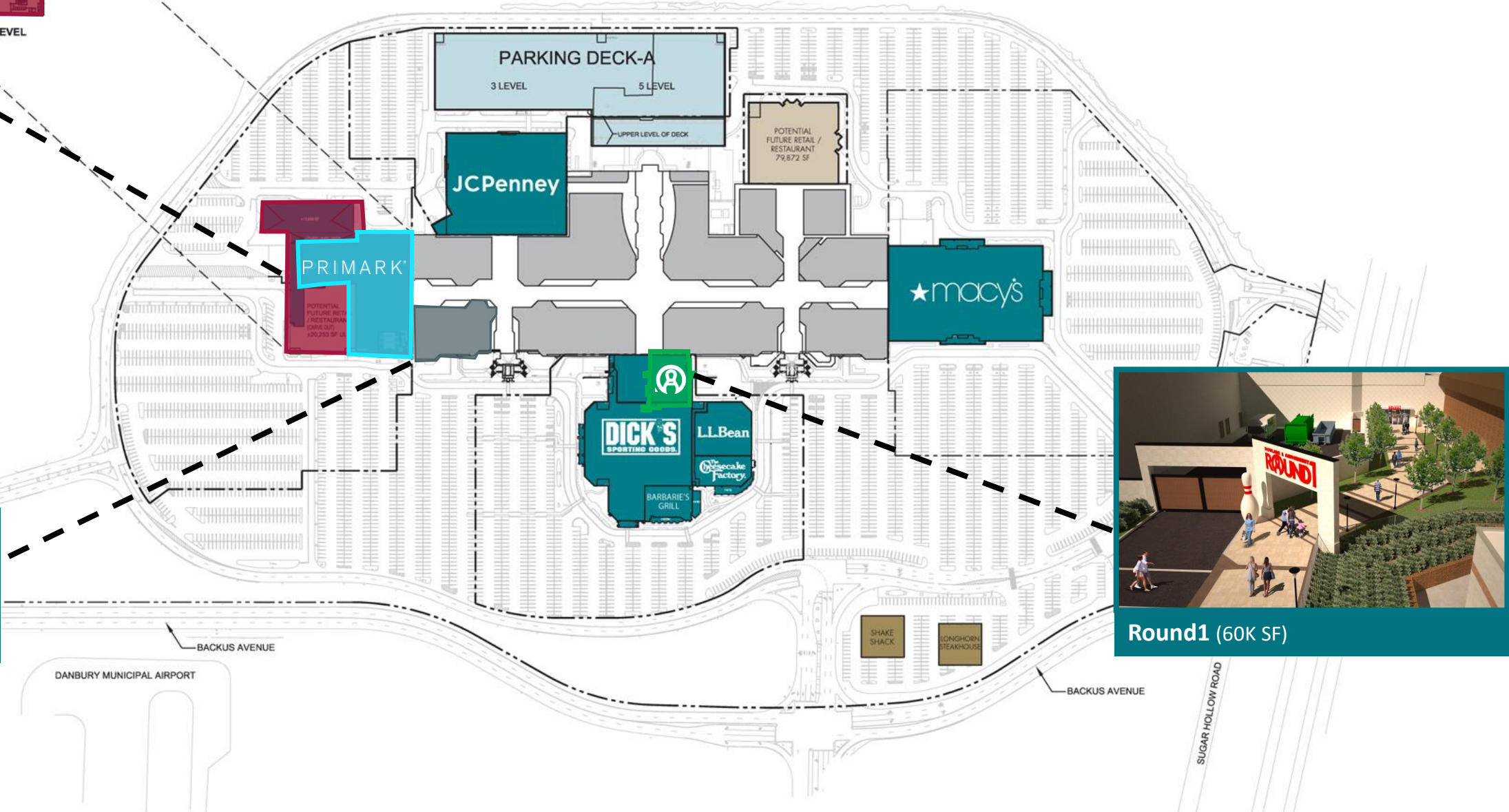


LOWER LEVEL

Large-Format Retailers Secured

**BARNES
& NOBLE**

five BELOW



Round1 (60K SF)

DANBURY FAIR SITE PLAN



DEPTFORD MALL



ORIGINAL SEARS BOX

Sears box returned to us as a part of the Sears bankruptcy.



ADAPTIVE RE-USE OF SEARS BOX

Original Sears box reconfigured into Dick's Sporting Goods, Round1, Bonesaw Brewing Co., and other uses.

DEPTFORD MOMENTUM



STRONG TRAFFIC INCREASE
after Sears Box transformation

APRIL 2023
Bonesaw Brewing opens, a catalyst to attracting new F&B

REPUBLIC BANK PAD
Occupies newly created pad at attractive ground rent

TOP PERFORMING DICK’S SPORTING GOODS
40% increase in sales following relocation
(from nearby competition)

CRUNCH FITNESS
Takes over Sears TBA in 28K SF





Dick's Sporting Goods (LL, 64K SF)



Round1 (UL, 49K SF)



Crunch Fitness (25K SF)



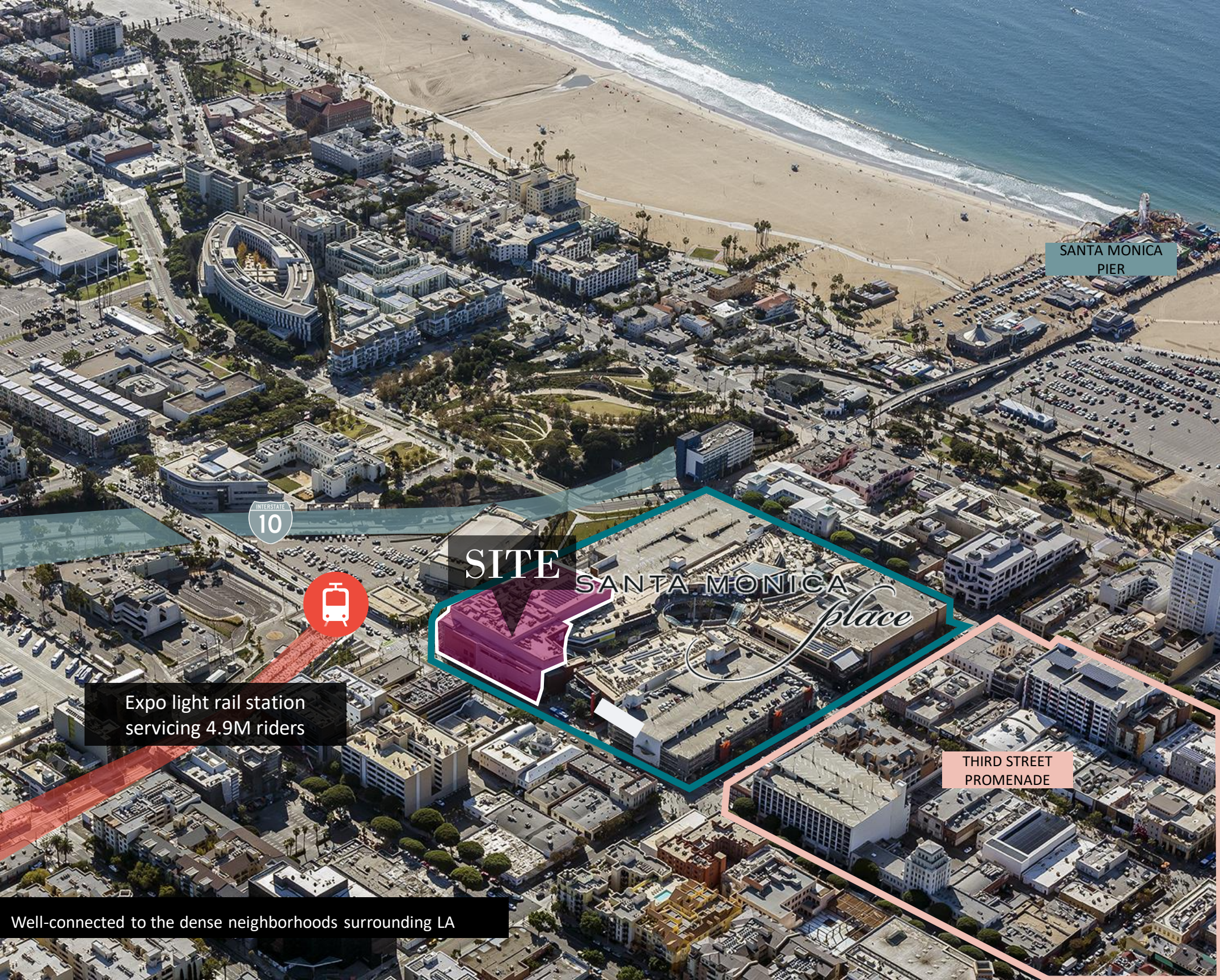


SANTA MONICA PLACE



A VIBRANT URBAN CORE

- **Hotels** – Over 3,000 rooms in 30 hotels located within a 1-mile radius
- **Third Street Promenade** – Premier shopping and dining district on the Westside
- **Abundant Parking** – 5,200 spaces in adjacent and nearby parking garages



PERFECTLY POSITIONED

Set at the highly visible corner of Colorado Ave. and Fourth Street is three levels, 150K SF of prime real estate.

The strategic location attracts both the dense daytime population, young residents and students, as well as millions of tourists that flock to the area year-round.

Well-connected to the dense neighborhoods surrounding LA

SANTA MONICA PLACE REIMAGINED

ARTE MUSEUM



COWORKING



FITNESS



FITNESS REIMAGINED

Santa Monica Place is finding ways to introduce new cutting-edge fitness experiences to bring state-of-the-art studios, top-of-the-line equipment, and luxury amenities to the center.

Gyms On Average Get Up To:

5K MEMBERS

3.5 X VISITS PER WEEK

910K TOTAL ANNUAL VISITS

Source: Capital Counselor, 2022



COWORKING

Coworking – flex office communities – offer spaces, and services that allows members to focus on growing their business.

Less than 5 miles from Santa Monica Place:

86% WHITE COLLAR WORKERS

33K TOTAL BUSINESSES

356K TOTAL EMPLOYEES

Source: ESRI, 2021



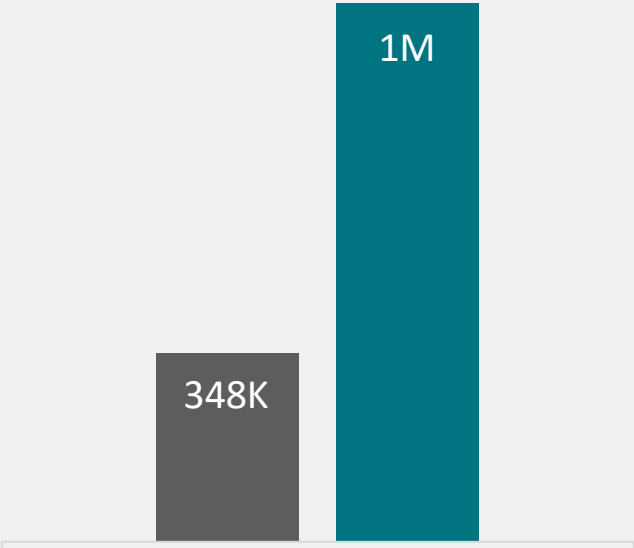
INTRODUCING ARTE MUSEUM

Arte Museum – Korea's largest immersive media art exhibition – is now coming to Santa Monica Place.

This world-class digital design brings colorful media exhibitions centered around the theme of eternal nature for a captivating experience for all the senses.



ARTE: A MULTISENSORY EXPERIENCE

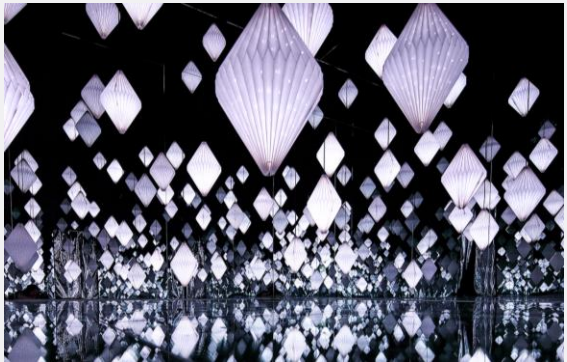


187% HIGHER TRAFFIC
projected annually



3,000

DAILY VISITORS
estimated



2024 FULL OPENING

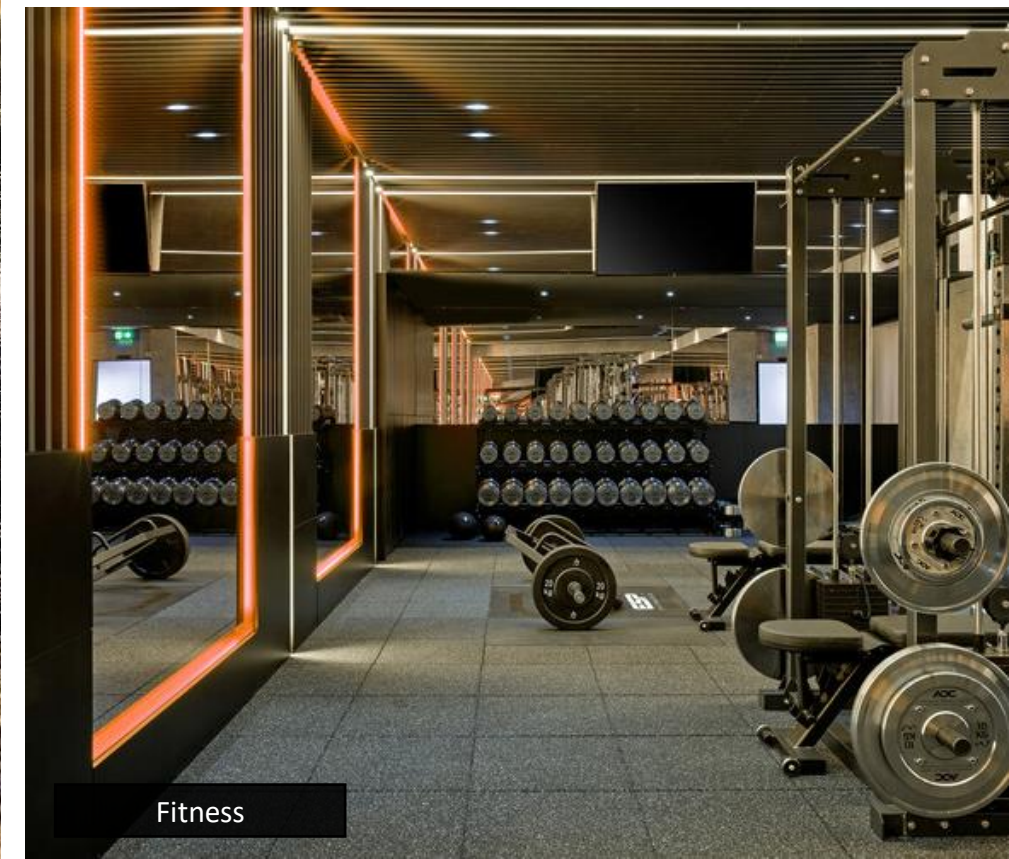
- Total Costs of \$35M - \$40M
- 22 - 24% Return on Capital



Arte Museum



Coworking



Fitness



SCHEELS AT CHANDLER FASHION CENTER



TRANSFORMING NORDSTROM

Previous 144K SF Nordstrom box, returned to us during the pandemic as part of Nordstrom's rationalization of full-line store fleet.



TRANSFORMING NORDSTROM

Transforming Nordstrom building into first-to-market 220K Scheels All Sports.

TRANSFORMING NORDSTROM

Expansion of former 144K SF Nordstrom
building into 220K Scheels All Sports



INTRODUCING SCHEELS

A first-to-market, one-of-a-kind experience offering 220K SF of premium retail and indoor adventure — Scheels will draw residents from the entire valley and beyond.

32

Store Locations

10K

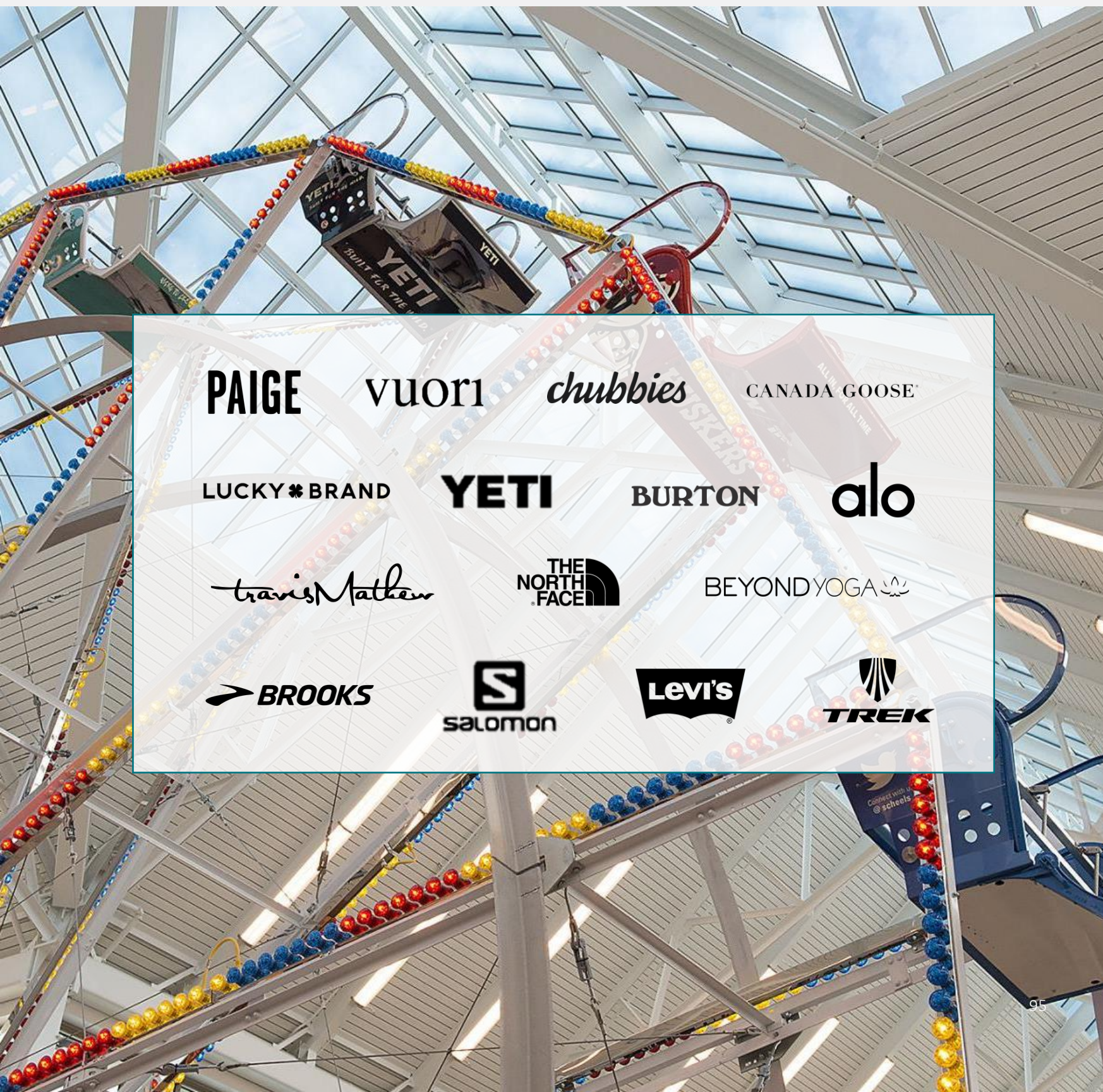
Current SCHEELS employees

250%

Company sales increase 2017 to 2021

24M

Transactions across their stores in 2021



PAIGE

vuori

chubbies

CANADA GOOSE

LUCKY * BRAND

YETI

BURTON

alo

travis Mathew

THE NORTH FACE

BEYOND YOGA

BROOKS

salomon

Levi's

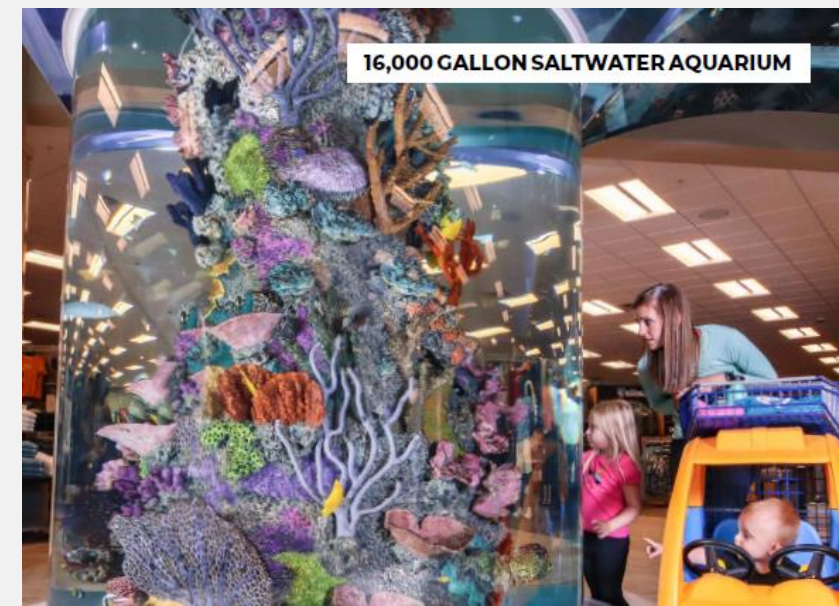
TREK

EXPERIENCE SCHEELS

A true destination for retail shopping, weekend family excursions, and everyday entertainment.

ENTERTAINMENT HUB

- 65' Ferris Wheel
- Fuzziwig's Candy Factory
- 16K Gallon Saltwater Aquarium
- Wildlife Mountain
- Sports Simulators
- Ginna's Cafe
- Toyland with Legos and Games
- Archery Lanes
- Interactive Games
- 75 Specialty Shops





SCHEELS®

— CHANDLER —

THE POWER OF SCHEELS

Anticipated milestones with Scheels replacing Nordstrom:

4M

ANNUAL VISITORS
based on comp stores

+330K

36% EXPANSION
of Primary Trade Area to
1.24M over the next
10 years



**STRONG RETAILER
BRAND RECOGNITION**
Drives tenancy and rents



UNTAPPED MARKET

Conveniently located, Chandler Fashion Center is easily accessible from all major cities – including further South communities Tucson, Casa Grande, and Eloy.

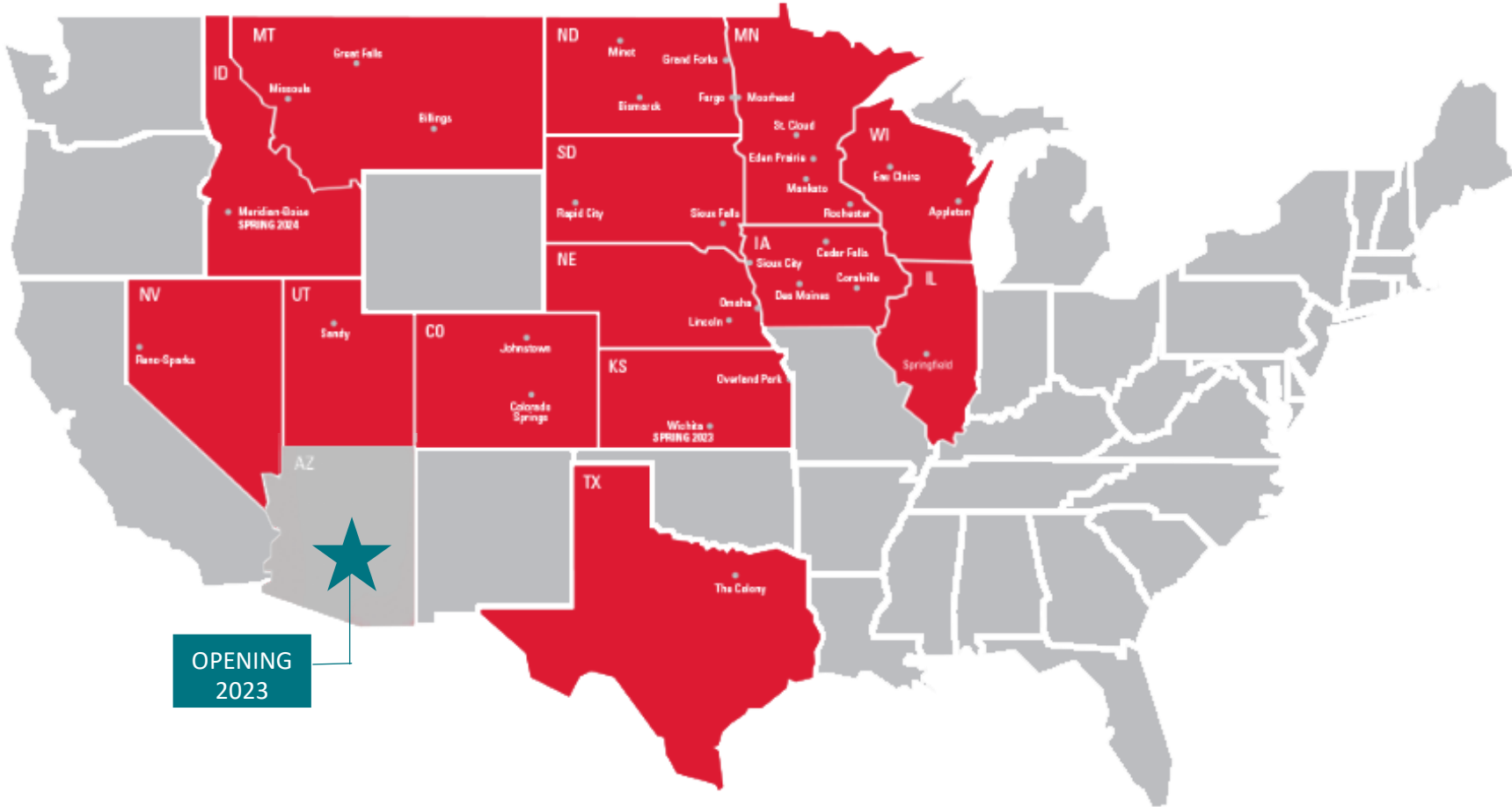
Over 500 miles from the nearest Scheels, our property is perfectly positioned to capture shoppers from across the Valley, state of Arizona, and beyond.

5M

Phoenix Metro
Population

515 MILES

Distance to nearest
SCHEELS store





FASHION DISTRICT PHILADELPHIA

FASHION DISTRICT OF PHILADELPHIA

In the 2nd largest city on the East Coast, Fashion District Philadelphia is the first robust retail and entertainment offering of its kind in Downtown Philadelphia.

GIANT
HEIRLOOM
MARKET

WONDERSPACES

PRIMARK®


INDUSTRIOUS

An aerial night view of a modern, angular arena in Philadelphia. The arena's roof is illuminated with blue and purple lights, and its facade features the Philadelphia 76ers logo. The surrounding city is visible with other lit-up buildings and a busy street with cars and pedestrians. A large, semi-transparent blue and teal geometric overlay covers the center of the image, containing the title and descriptive text.

THE FUTURE

Fashion District Philadelphia is poised for a once-in-a-lifetime opportunity to create an exciting destination anchored by a new world-class, state-of-the-art sports and entertainment arena — home to Philadelphia 76ers.

76 PLACE
at Market East



76ERS ARENA

This project will be the next step in furthering the transformation and revitalization of Center City and cementing our position as a world-class destination.

150

DAYS OF ACTIVATION

3M

AVG ANNUAL
ATTENDANCE

19K

AVERAGE 76ERS
GAME ATTENDANCE

\$400M

ECONOMIC IMPACT
ANNUALLY ESTIMATED



PROJECT TIMELINE

2022-2024

Entitlements and Approvals



2026-2027

Demolition



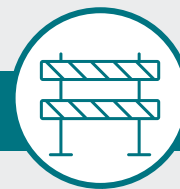
2024-2026

Design



2028-2031

Construction



September 2031

Opening



2022-2031

Community Engagement and Steering Committee



And today, it's time to introduce all of you to the Sixers mascot, whose family has been a part of Philadelphia and Sixers history for generations, who loves the game of basketball...

FRANKLIN





DEVELOPMENT

DIVERSIFYING & DENSIFYING

WILL VOEGELE, SCOTT NELSON, GARRETT NEWLAND

THE MACERICH VISION

Continue to transform our portfolio into **vibrant town centers** that are the heart of their community.

More people, more life, more activity –

An all-encompassing goal that focuses on touching every corner of our centers.

- **Densification & Diversification**
- **Mixed-Use Properties**
- **Sustainable Value**





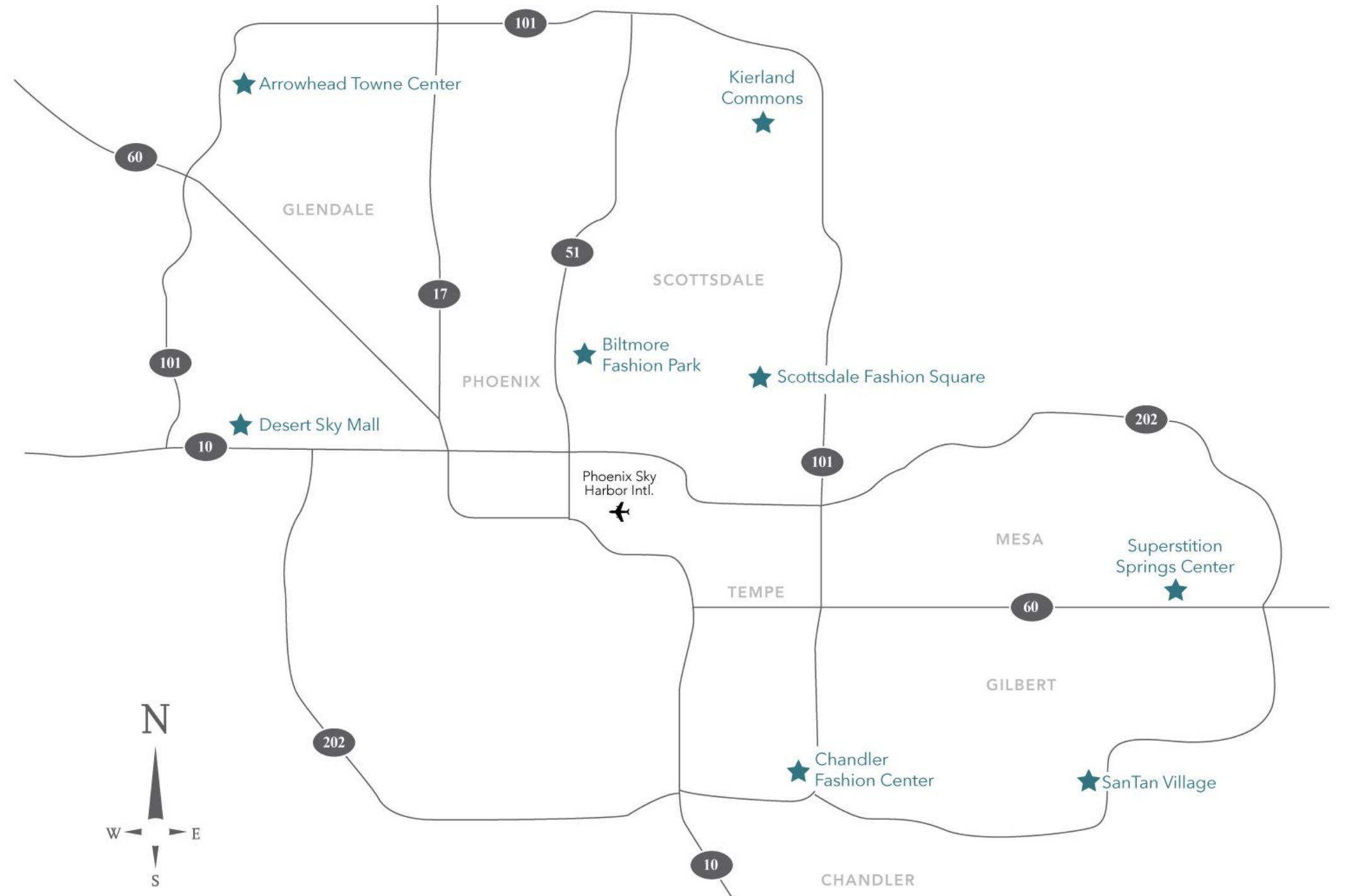
SCOTTSDALE FASHION SQUARE

TRANSFORMING ASSETS

MICHAEL GUERIN & SCOTT NELSON



DOMINANCE IN ARIZONA



OLD TOWN SCOTTSDALE

BROADSTONE WATERFRONT APARTMENTS

NORDSTROM

OPTIMA SONORAN VILLAGE APARTMENTS

W SCOTTSDALE

WATERFRONT CONDOMINIUMS



Neiman Marcus

CAMELBACK ROAD - 48,700 VEHICLES DAILY

INDUSTRIOUS

Harkins
THEATRES

★ macy's

Dillard's

SAFARI DRIVE
CONDOS

LUXE ENTRANCE

DICK'S
SPORTING GOODS

LIFETIME
FITNESS

MERCEDES-BENZ
OF SCOTTSDALE

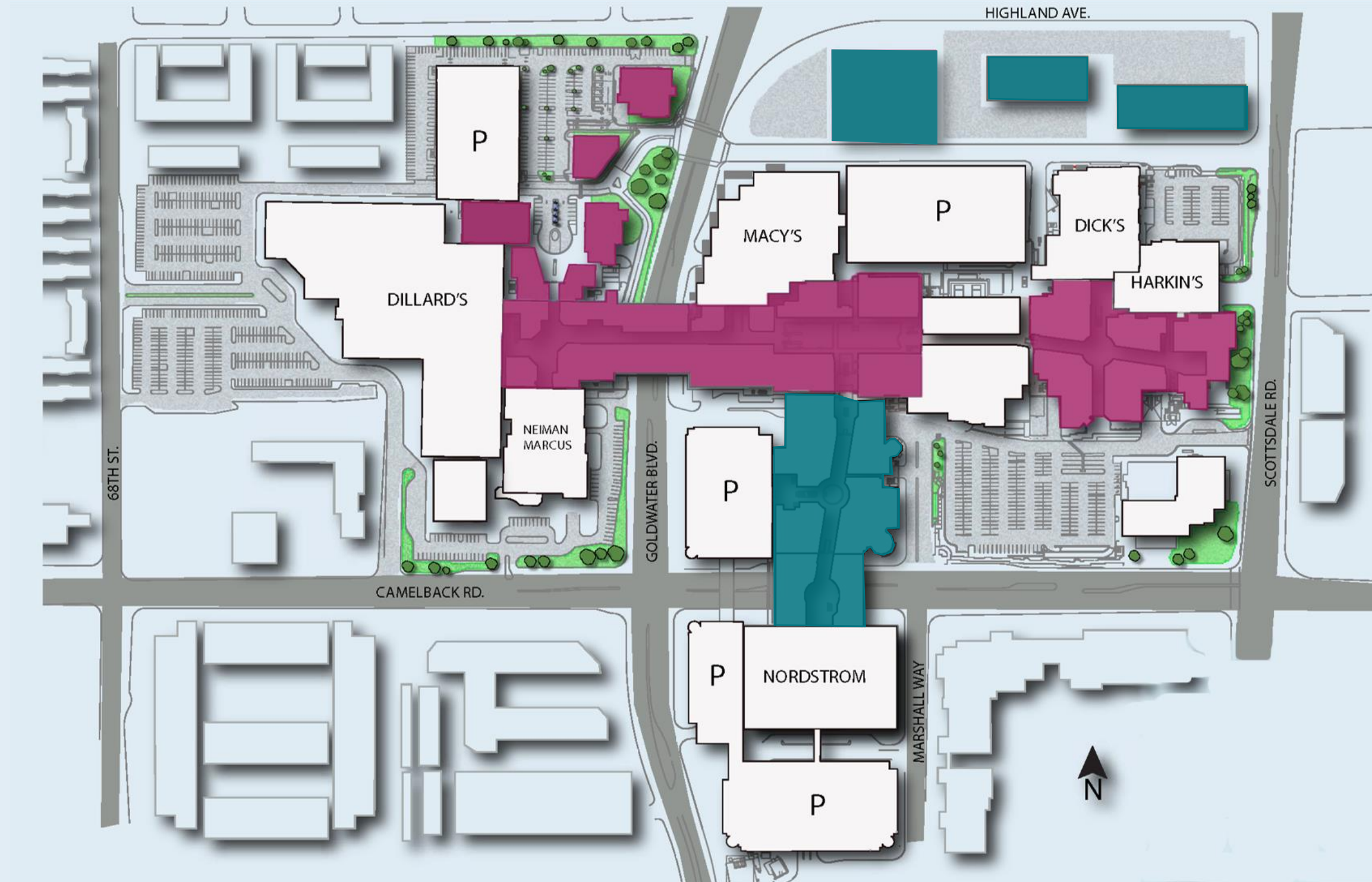
CAESARS
REPUBLIC
SCOTTSDALE

OPTIMA CAMELVIEW CONDOMINIUMS

FIVE OBJECTIVES

STRATEGIC GOALS:

1. Redeploy the vacant Barney's New York box creating a new anchor positioning.
COMPLETE
2. Create a true sense of arrival to the northern entrance, anchored by premium F&B.
COMPLETE
3. Elevate the interior aesthetics of the Neiman Wing.
COMPLETE
4. Execute luxury expansion through Nordstrom Wing
STARTING: JAN 2023
5. Density the North Parcel with synergistic uses.
FUTURE



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER



SCOTTSDALE FASHION SQUARE
BEFORE | AFTER





REDEFINING LUXURY IN SCOTTSDALE





LUXURY EPICENTER



HERMÈS
PARIS
COMING SOON

LOUIS VUITTON
MENS

Dior

DOLCE & GABBANA



Christian Louboutin

GUCCI
RELOCATED







BRUNELLO CUCINELLI



BALENCIAGA



ROLEX



PRADA

RELOCATED



VERSACE

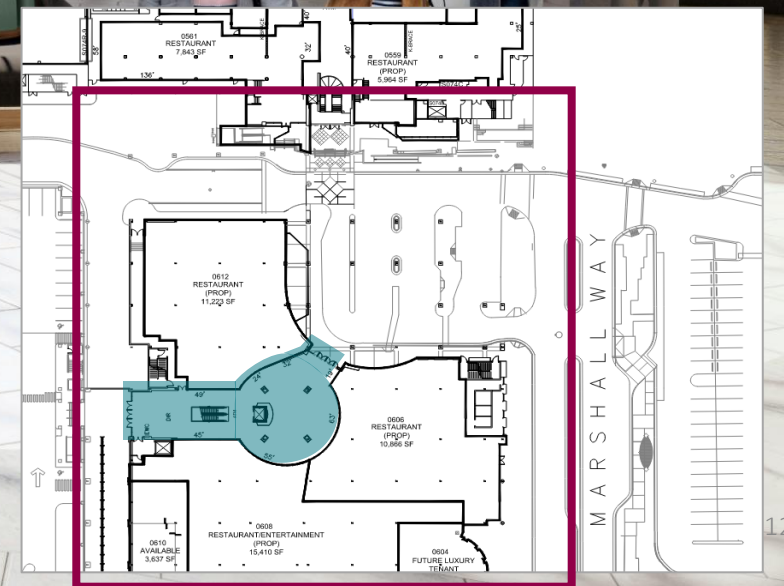
NORDSTROM WING (2023 – '24) RENOVATION



NEW GRAND ARRIVAL & VALET PORTE COCHÈRE



PORTE COCHÈRE INTERIOR





FINANCIAL:

- Total Project Cost: \$40-\$45M @ Macerich share
- Project Return: Between 13-15%

NORTH PARCEL SCOTTSDALE FASHION SQUARE





CAESARS REPUBLIC SCOTTSDALE

- Under construction. First overnight reservation expected in March 2024
- 11-story luxury hotel with 265 rooms including 5 penthouse suites
- Amenities include:
 - Rooftop pool deck, restaurant, bar & terrace
 - Luna by Giada – fine dining Italian restaurant by Giada De Laurentis
 - Pronto by Giada – casual all-day café
 - State-of-the-art conference center and meeting spaces with event lawn



KIERLAND COMMONS

KIERLAND AERIAL



MIXED-USE DENSIFICATION

ADDITION OF RESIDENTIAL

Residential Joint Venture

- Monetizing previously approved entitlements
- Surface parking lot; no displacement of existing NOI
- 5-star residential tower with 110 for-rent units with luxury hotel amenities
- Differentiating: Avg unit size over 2K SF, significant market rent premium on larger units

CONCEPT



MIXED-USE DENSIFICATION

ADDITION OF OFFICE

Class-A Office Tower Opportunity

- No new product built in trade area
- Recent Class-A product in best Phoenix sub-markets exceeding \$50/SF rents with significant pre-lease activity
- Shared parking allows for parking deck to be utilized nights/weekends for retail customers

Site-wide Rezoning Effort

- Pursuit of PUD Amendment to provide maximum future development flexibility





BILTMORE FASHION PARK



OPTIMA BILTMORE RESIDENTIAL TOWER

OFFICE

ESPLANADE PLACE

OFFICE

BILTMORE CENTER

BILTMORE FINANCIAL CENTER

THE CAMBY HOTEL

ESPLANDE OFFICE AND RETAIL

24TH STREET

CAMELBACK ROAD

★ macy's

Saks Fifth Avenue

ORANGE DRIVE

OFFICE TOWER

RESIDENTIAL TOWER

LIFETIME

26TH STREET

THE CLOISTERS GATED COMMUNITY

EMBASSY SUITES - BILTMORE





FLATIRON CROSSING



TRANSFORMATIONAL PARTNERSHIP

- Super-Regional Mall → Mixed-Use Town Center
 - *Densification & Diversification*
- Long History of Partnership – Broomfield & FlatIron Crossing
- Entitlements / Rezoning (PUD)
- Public Private Partnership (P3)
 - *Significant Infrastructure Investment*



FLATIRON AERIAL



VILLAGE REDEVELOPMENT



VILLAGE REDEVELOPMENT

PHASE 1

- Horizontal infrastructure, plaza, placemaking
- 300 residential units
- 35-45K SF of retail/F&B plus modifications to existing 2nd & Charles/Gordon Biersch
- 150-220K SF of Class-A office

PHASE 2

- 300 residential units
- 100-150K SF of Class-A office
- 150-key hotel
- Parking deck



REPURPOSING ANCHORS



Pursuing conversion of the former Nordstrom box to Class-A office to take advantage of the significant demand along the US 36 corridor between Denver and Boulder.



ENTITLEMENTS IN PLACE

- All desired uses entitled
- Residential – 1,625 units
- Commercial – 3.9M SF (1.8M SF existing)
- Height – 150'

Scottsdale Fashion Square – Scottsdale, AZ



Biltmore Fashion Park – Phoenix, AZ

- All desired uses entitled
- Residential – 2,645 units
- Commercial – 1.4M SF (550K SF existing)
- Height – 165'

- All desired uses entitled
- Residential – 2,000 units
- Commercial – 2.2M SF
- Height – 200'

Washington Square – Portland, OR



ENTITLEMENTS IN PURSUIT

- Mixed-use ordinance to allow Multi-Family units on the campus - ideally accommodating 800 - 1,000 units, 20% of which are considered affordable
- Right-size the retail
- Add Entertainment, F&B, and Green space

Lakewood Center – Lakewood, CA



Tysons Corner Center – Tysons Corner, VA

- Shifting portions of the approved square footage to concentrate additional density close to the Tysons Metro Station and permit redevelopment of the Lord & Taylor site
- Seeking approval of two scenarios for the Lord & Taylor site: Office (540K SF) or mixed-use office/residential stack tower (300K SF office/290 units)
- Both options include approximately 30K SF of retail that will help connect the Lord & Taylor site with the neighboring Phase 1 plaza

- Comprehensive re-zoning of Sears parcel to accommodate new uses including 700 to 1,000 M/F units and one to two hotel(s)
- Add up to 70,000 SF of experiential F&B, entertainment, and retail to replace 277K SF Sears box
- Two Phases: Up to 400 M/F units, retail plaza, hotel(s) in phase one and up to 600 M/F units, phase two

Los Cerritos Center – Cerritos, CA





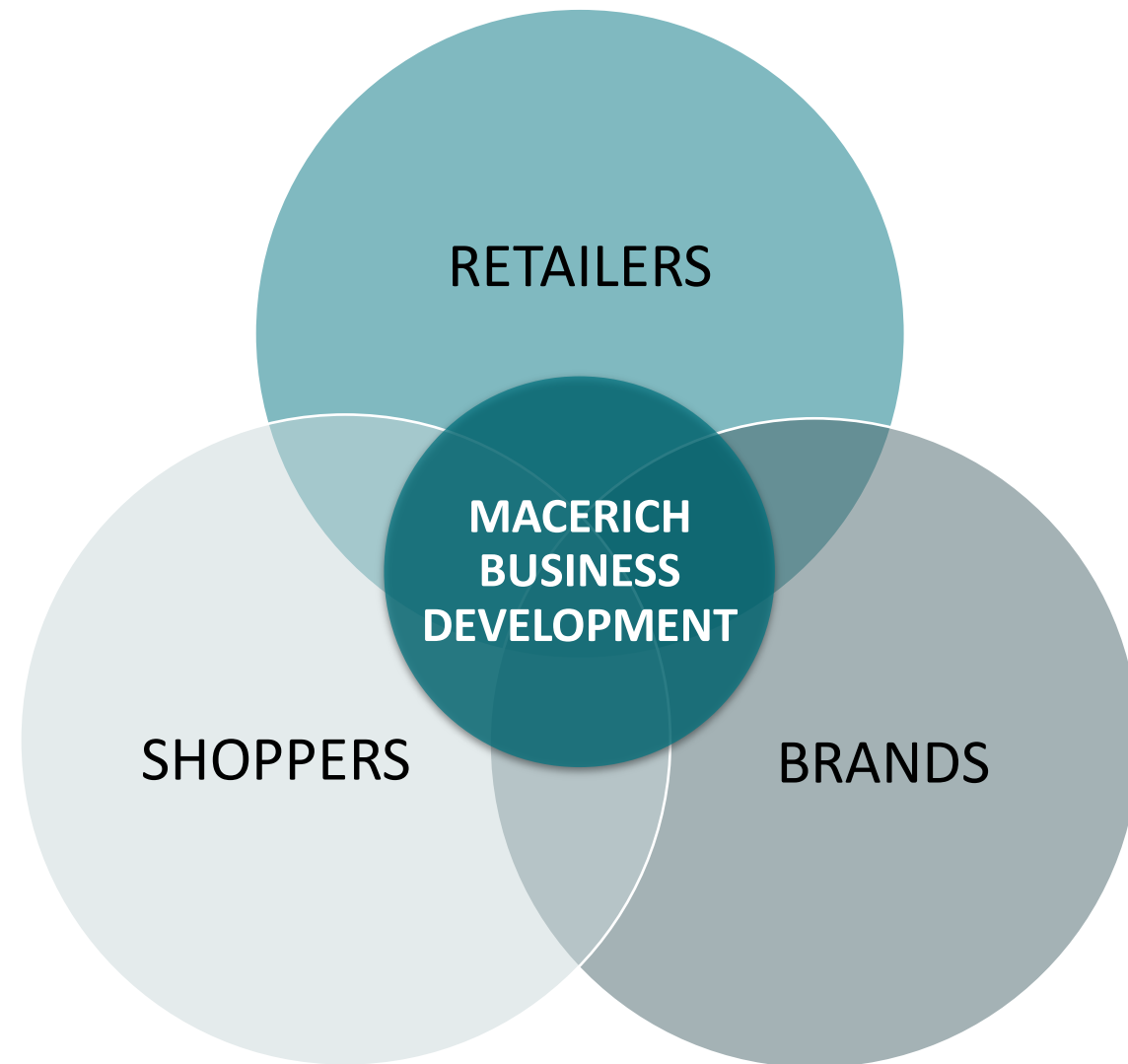
INVESTOR DAY

BUSINESS DEVELOPMENT

KEN VOLK

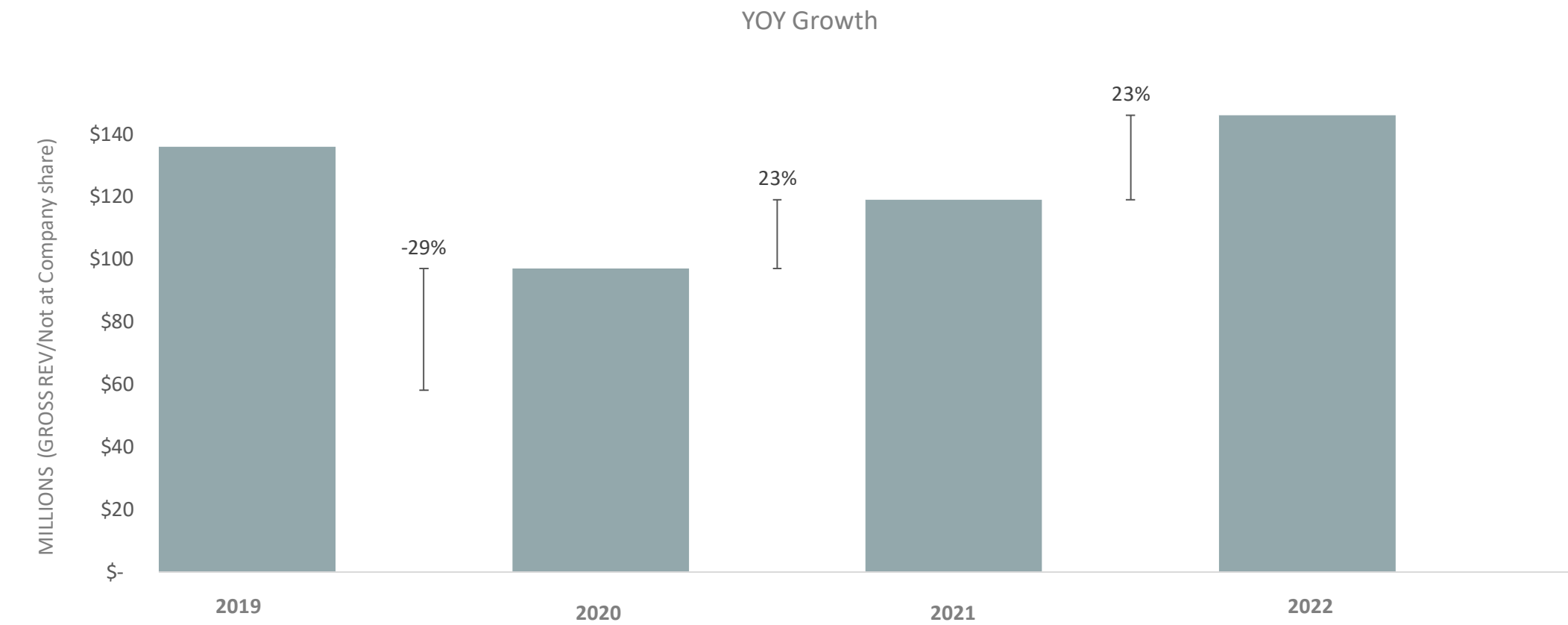
DISCUSSION TOPICS

Committed to leveraging & optimizing our real estate to connect retailers, brands and consumers.



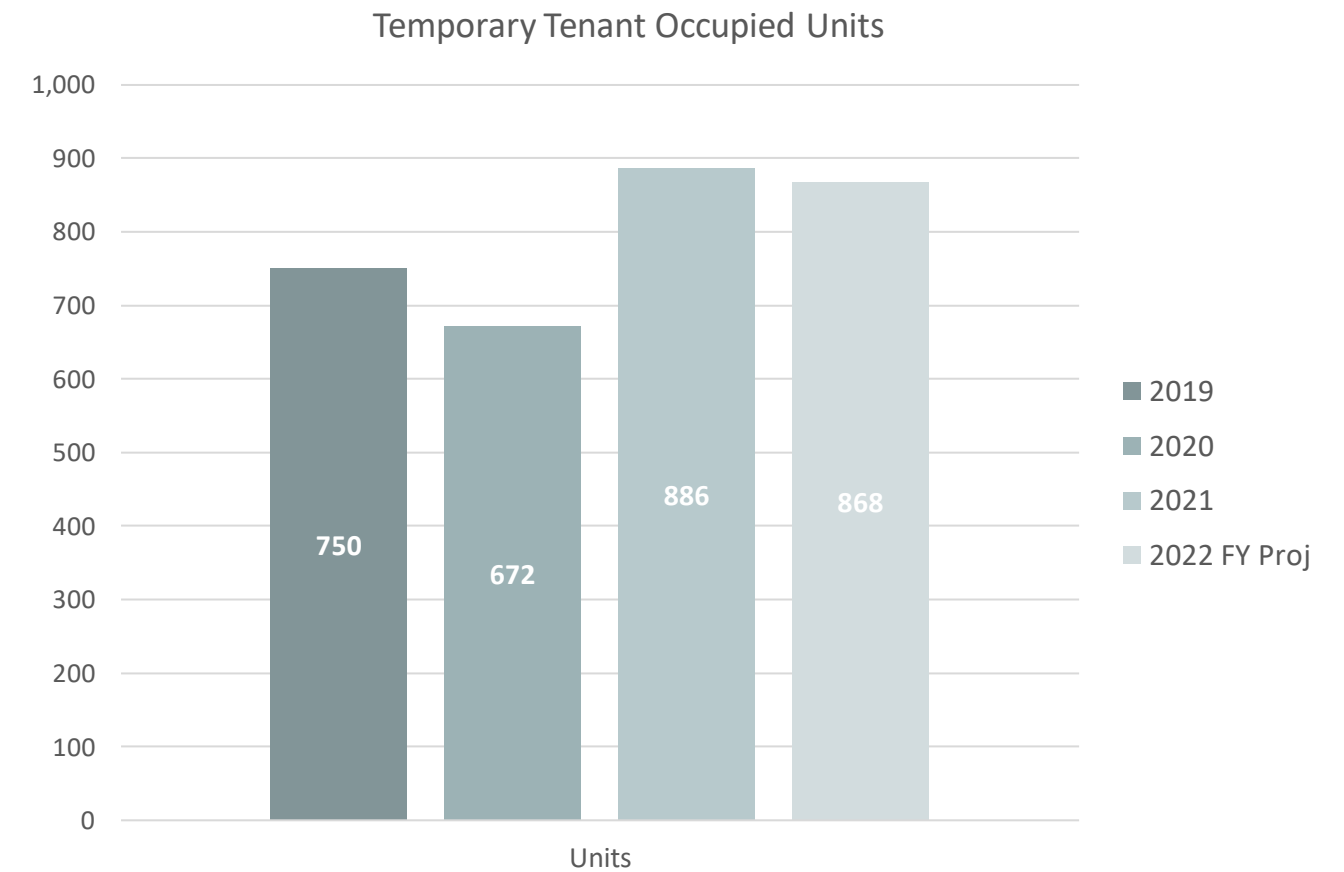
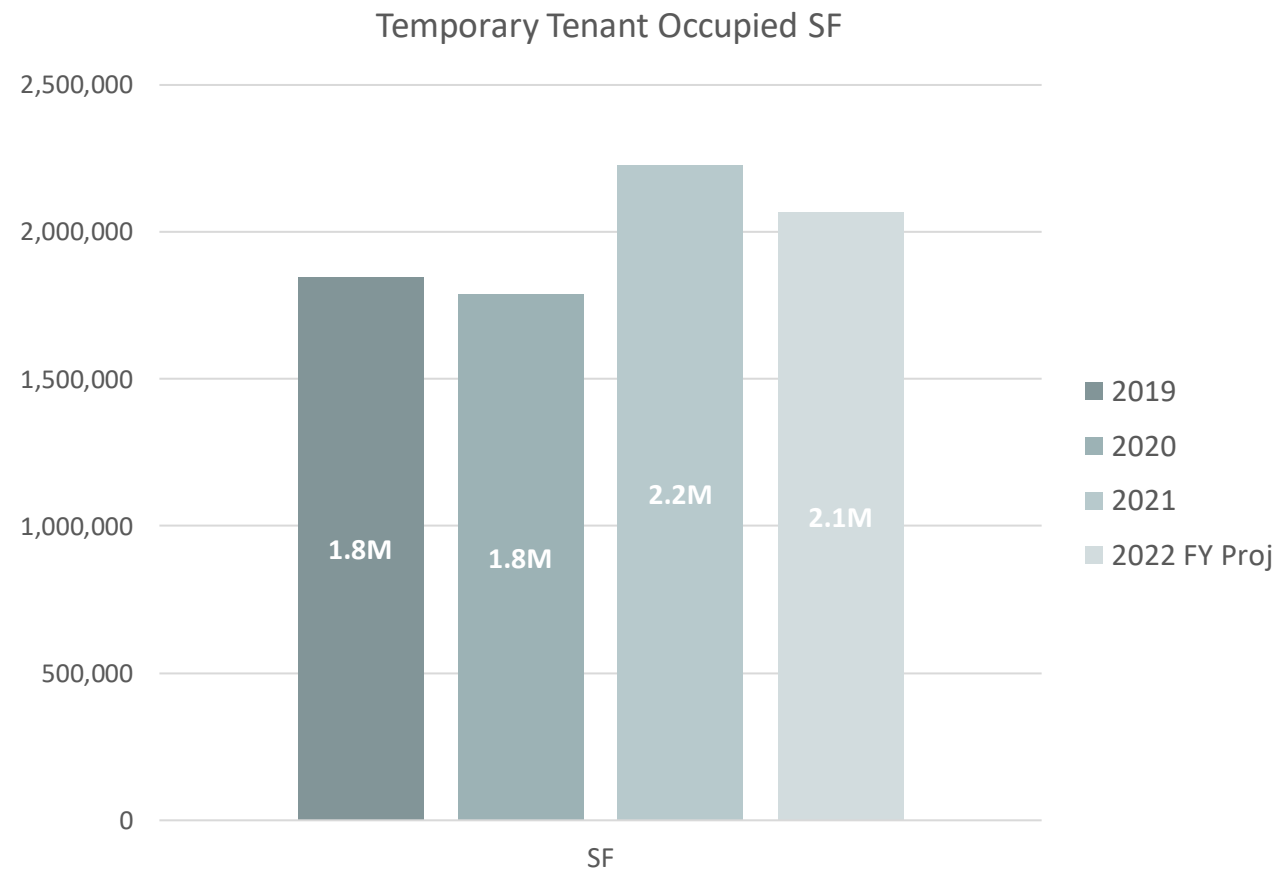
- ✓ Introduction/Pandemic Recovery
- ✓ Short Term Leasing
- ✓ Media & Brand Experience Network
- ✓ Digitalizing Leasing (QuikSpace)

COMMON AREA AND TEMP INLINE INCOME PANDEMIC RECOVERY RATES OVER 5,000 ANNUAL TRANSACTIONS



	2019	2020	2021	2022
% Change from 2019	-	-29%	-12%	8%

TEMPORARY INLINE OCCUPANCY TRENDS



We anticipate a decline in temp inline occupancy as new permanent tenants are secured

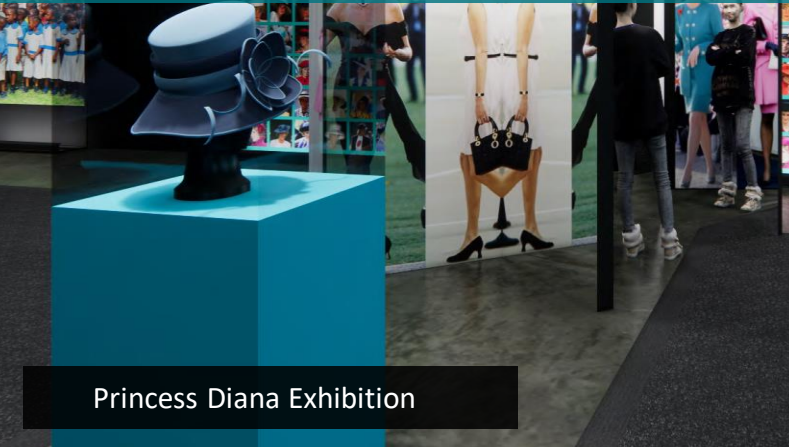




OPPORTUNISTIC
CONCEPTS/USES



GATED ATTRACTIONS



Princess Diana Exhibition



Aladdin – Genie's Bazaar



Heinz Halloween Store



The Office Experience



Netflix – Army of the Dead Experience



Candytopia

POP-UP INLINE SHOWROOMS



Lexus Showroom



Porsche Tracks Showroom



Mercedes EQ Showroom



Outdoor Auto Show



IWC



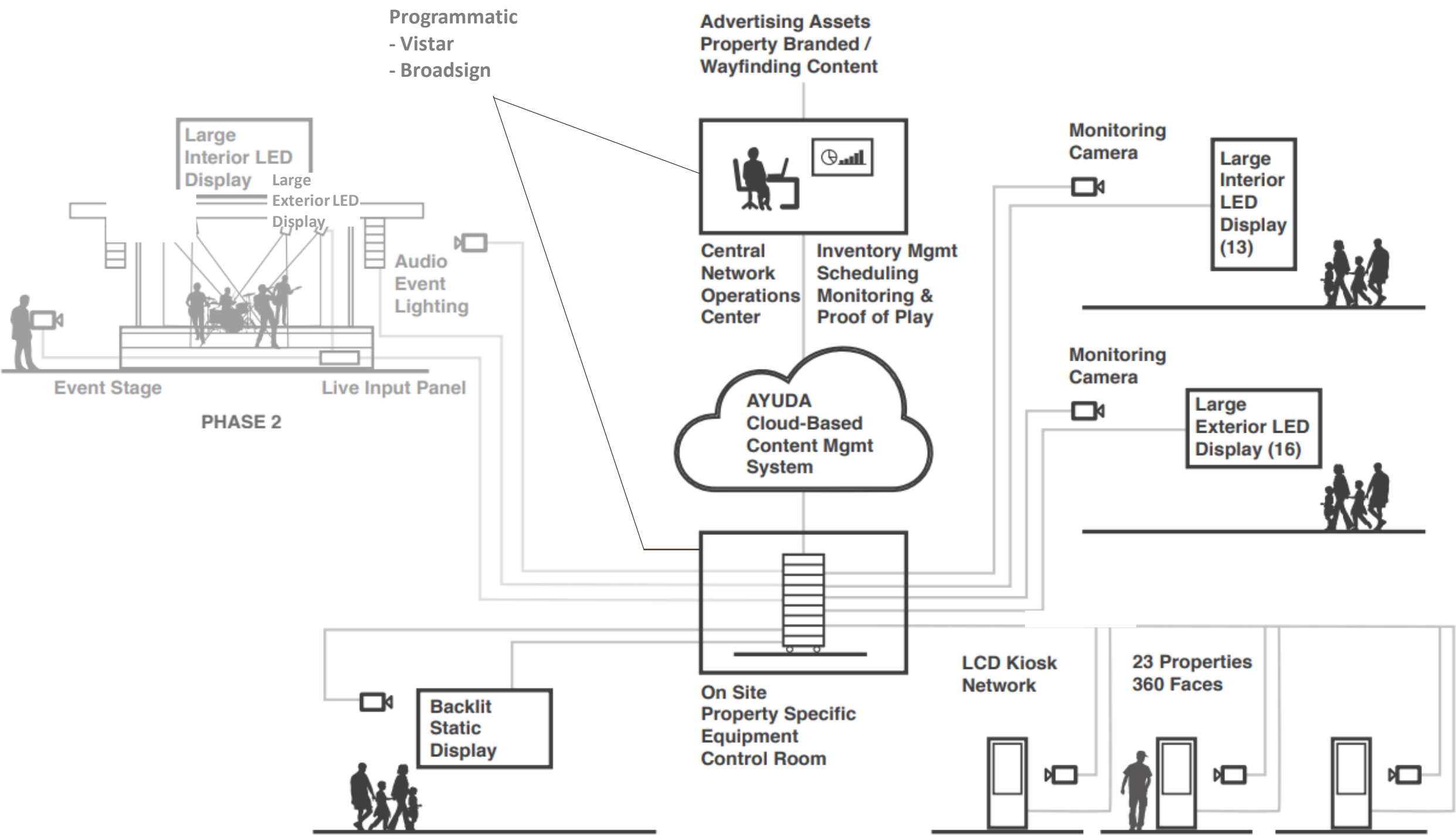
Jurassic Adventures



MACERICH MEDIA BRAND EXPERIENCE NETWORK

Macerich's proprietary consumer-facing media and brand experience network is sold, managed, and programmed in-house delivers live content and advertising while immersing consumers in a rewarding and memorable experiences.

CENTRALIZED NETWORK OPERATING CENTER



INTERIOR DISPLAYS
LONG TERM PARTNERSHIPS



American Tower



Klarna



Rivian (20 Property Rollout)



Coca-Cola

SMALL FORMAT DIGITAL NETWORKS





Fashion Outlets of Chicago

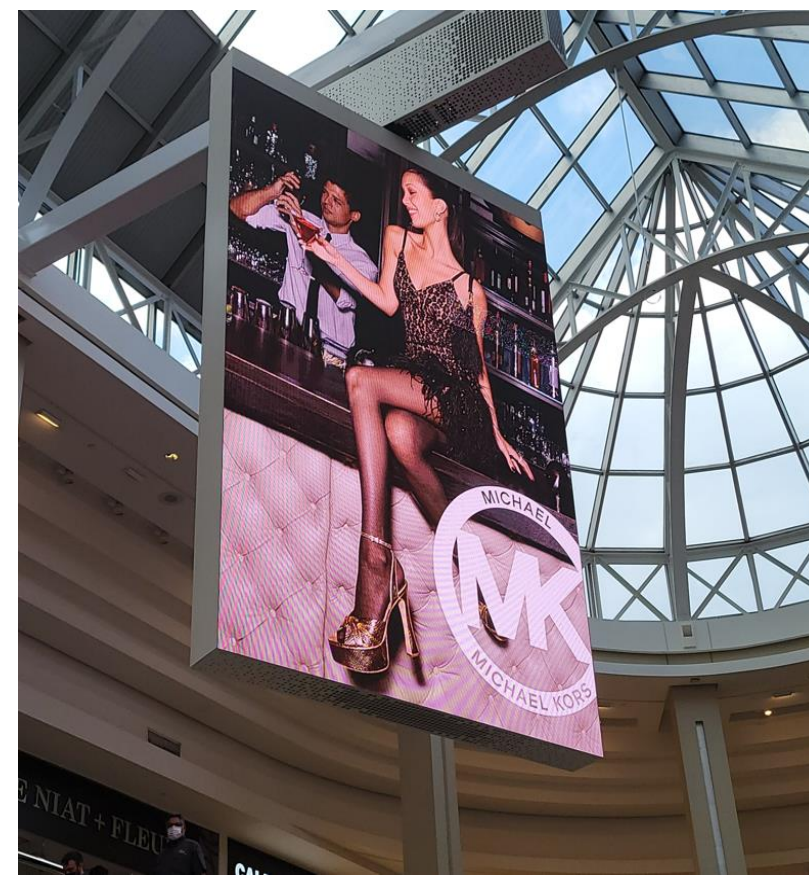


Santa Monica Place



Fashion District Philadelphia

EXTERIOR MEDIA & ADVERTISING



RETAILER
ADVERTISING



UNEXPECTED BRANDS

ADVERTISING



BEST-IN-CLASS BRAND PARTNERS



QUIKSPACE

M A C E R I C H

*Digitizing Short-term Leasing to
Drive Occupancy | Increase Revenue |
Improve Account Management |
Introduce Tenant Portal to Retailers*

LEASE short-term space at the click of a button.

- ✓ Browse available inventory and take virtual tours of the property and interested space
- ✓ Explore property sizzle videos
- ✓ Use visual merchandising tools

The TENANT PORTAL provides secure, easy access for tenants to manage their accounts.

- ✓ Submit sales and documentation
- ✓ Manage payments
- ✓ Communicate with us
- ✓ Receive announcements





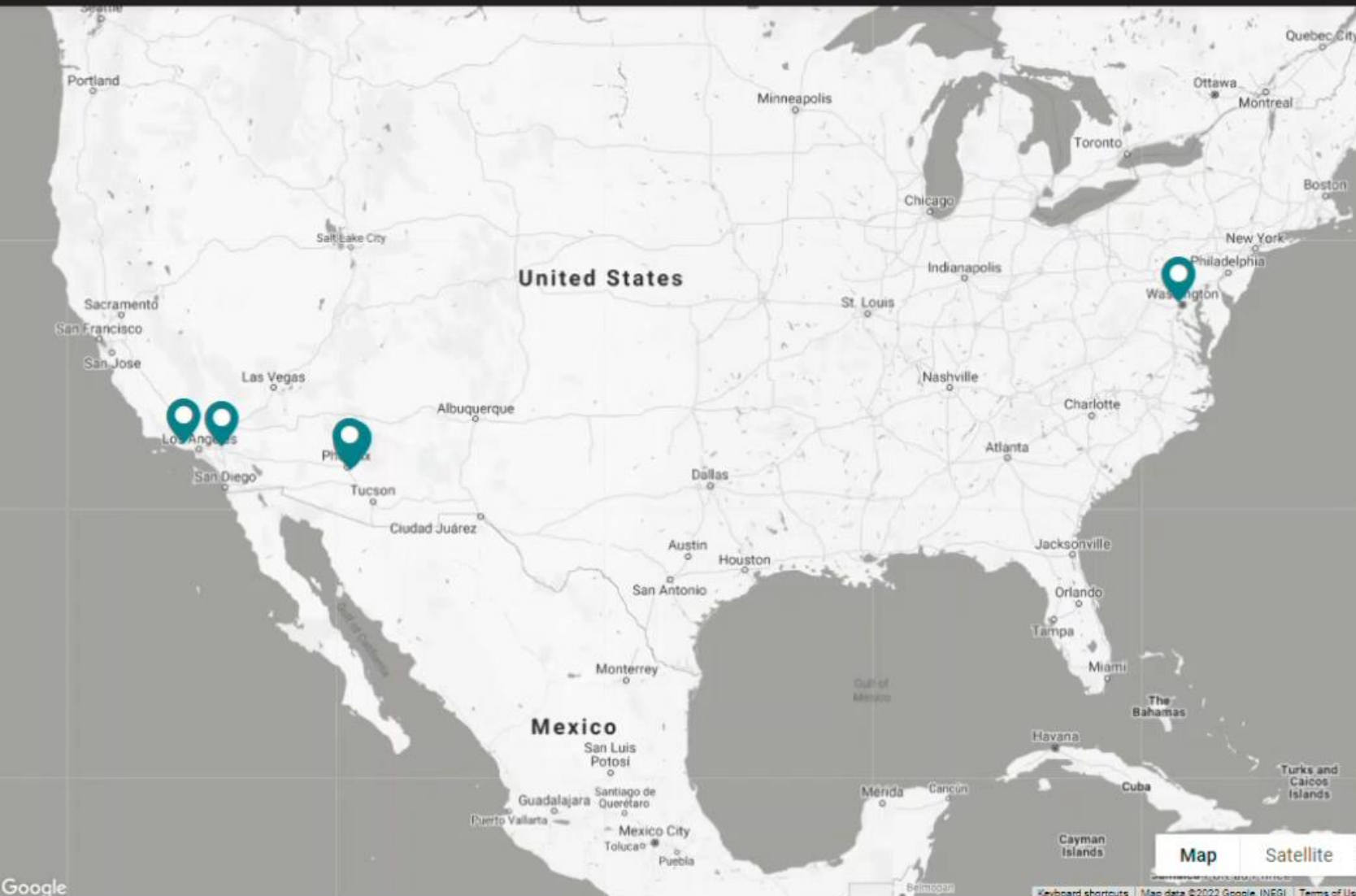
[ABOUT](#) [INVESTORS](#) [LEASING](#) [BRAND OPPORTUNITIES](#) [DEVELOPMENTS](#) [LEASE A QUIKSPACE](#)

QUIKSPACE
MACERICH

MORE FILTERS ▾

Q SEARCH

CLEAR



PROPERTY

Retail | 1,320,016 Sqft

PRICING

Contact for pricing

AVAILABILITY

14 Spaces | 1,264 Sqft

Contact for Availability



Tysons Corner Center

1961 Chain Bridge Road, Mclean, VA

PROPERTY

Retail | 1,927,597 Sqft

PRICING

Contact for pricing

AVAILABILITY

11 Spaces | 60 - 5,367 Sqft

Contact for Availability



Scottsdale Fashion Square

7014-2132 East Camelback Road, Scottsdale, AZ

PROPERTY

Retail | 1,904,808 Sqft

PRICING

Contact for pricing

AVAILABILITY

7 Spaces | 60 - 1,508 Sqft

Contact for Availability



The Oaks

The Oaks, Thousand Oaks, CA

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ESG

PROPERTIES & PEOPLE WITH PURPOSE

OLIVIA LEIGH





PROPERTIES & PEOPLE WITH PURPOSE

One area investors and other key stakeholders evaluate is a companies' Environmental, Social and Governance (ESG)-related goals and performance – and make choices to conduct business with companies that share their values.

OBJECTIVES

1

Achieve ***Carbon
Neutrality*** by 2030

2

Maintain focus on
Double Materiality

3

Be the ***Social Heart***
of the community

4

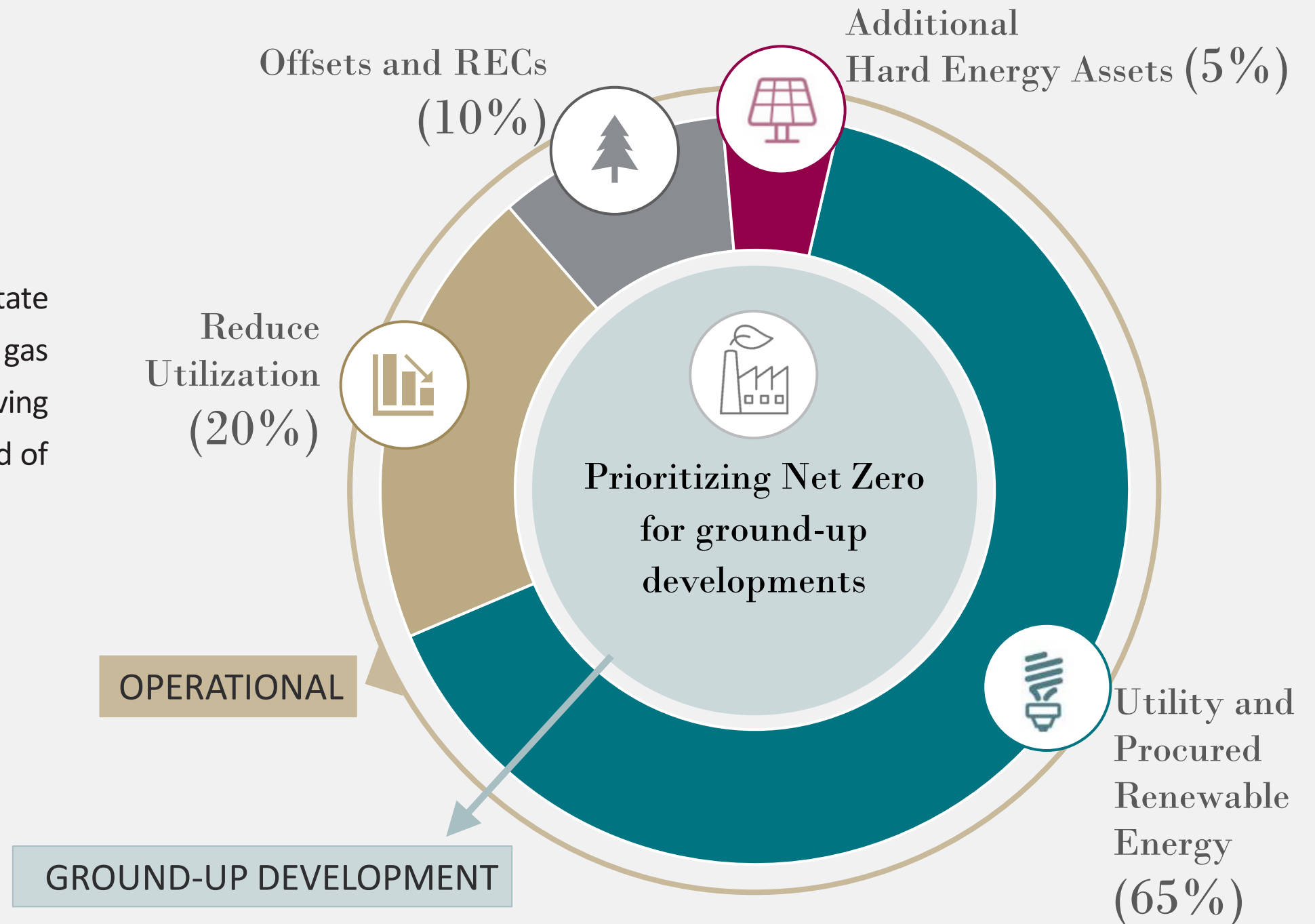
Leading a culture
of ***Accountability
and Integrity***

1

Sustainability

CARBON NEUTRALITY

In an effort to reduce the real estate industry's 40% share in all greenhouse gas emissions, Macerich is focused on achieving carbon neutrality by 2030, 20 years ahead of the Paris Climate Agreement.



1

Sustainability

HIGHLIGHTS

Macerich is committed to the long-term value creation of our properties. Every positive action – from each LED light bulb to every welcoming community event – brings us closer to meaningful environmental and social change.

1



9%

REDUCTION IN LOCATION-BASED EMISSIONS
(SINCE 2019)

2



35%

SOLID WASTE REDUCTION
(SINCE 2015)

3



20%

WATER CONSUMPTION REDUCTION
(SINCE 2015)

4



1,800+

TOTAL COMMUNITY EVENTS HOSTED ANNUALLY

1

Sustainability

AN INDUSTRY LEADER IN SUSTAINABILITY



#20 in On-site Generation, EPA Green Power Partnership



GRESB #1 Ranking in North American Retail Sector 5-Star Rating



ISS Quality Score (As of Nov. 15, 2022)

Environmental: 1

Social: 1

Governance: 1

Scale: 1 is the lowest investment risk and highest possible score



LEED 4 Properties



BREEAM 11 properties



2 Double Materiality SOLAR PERFORMANCE



\$14.4M

in savings through solar
performance (2016-2021)

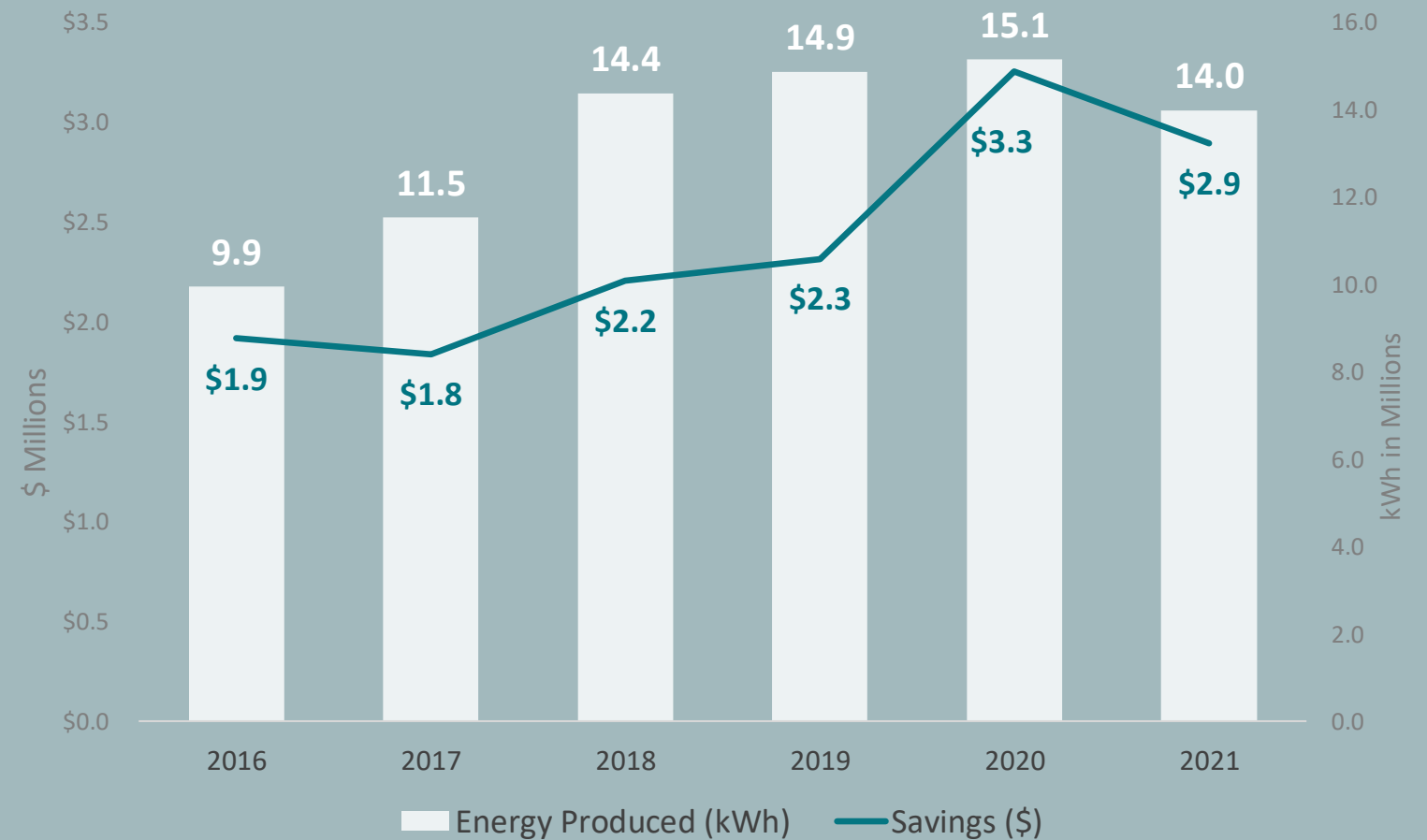


79.8M kWh

of energy produced



Energy generated to power
4,989 HOMES
annually as a direct result
of solar production



2

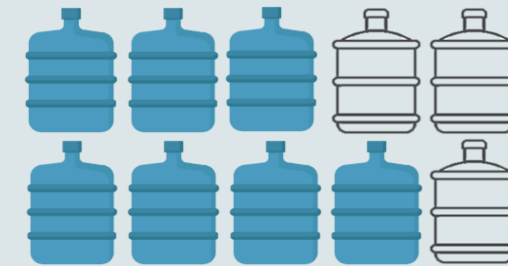
Double Materiality

UTILITY
PERFORMANCE

WATER

272M Gallons

Total Water Reduction (2015-2021)
Equivalent to 412 Olympic-sized swimming pools



28% Water Reduction

2015 vs 2021

ELECTRICITY



27%

Electricity Reduction

(2015 vs 2021)

136M kWh

Total Electricity
Reduction

(2015-2021)

Equivalent emissions of
3,400+ vehicles each year

\$13.6M

16% Total Electricity
Cost Savings

(2016-2022)

2

Double Materiality

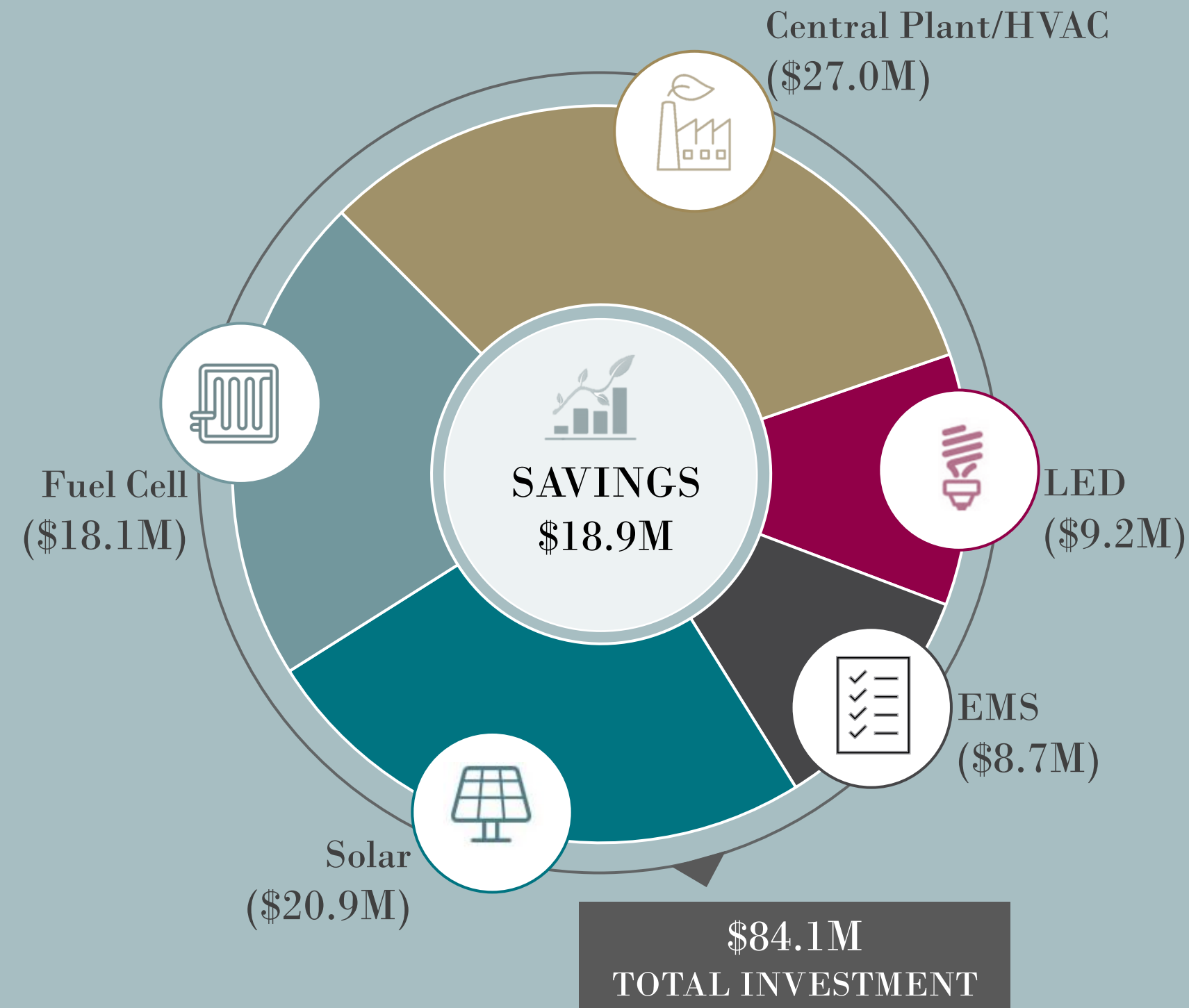
INVESTING IN OUR FUTURE

Our pathway to carbon neutrality in 2030 is supported by our capital investments in energy-efficiency projects, including building controls, HVAC, lighting and one large central plant modernization.

CAPITAL INVESTMENT STRATEGY

(including but not limited to)

1. Gross Utility Expense of the Asset
2. Utility Rate (Cost/kWh/Gallon/Therm)
3. Operational Condition/Age of the Asset Equipment
(e.g., age and efficiency of the HVAC)
4. Utility/Municipal Incentives
5. Technology Advancement



3 PUTTING PEOPLE FIRST

Social

We operate with the awareness that our actions have a profound effect on the world around us — and that we can genuinely make a positive impact by responding to the social needs of people and the communities we serve.

137

MOVIES &
CONCERTS

55

BACK TO SCHOOL
EVENTS

140

FARMERS
MARKETS

405

KIDS CLUB
EVENTS

19

FOOD DRIVES

285

BLOOD DRIVES

27

JOB FAIRS

330

HOLIDAY EVENTS



41

ENVIRONMENTAL/
RECYCLING EVENTS



1,800+

TOTAL COMMUNITY
EVENTS



22

CULTURAL EVENTS

3 Social CASE STUDIES

NYC Centers' Turkey Drive

Atlas Park Blood Drive

Soldier's Best Friend

SouthPark's Mr. Thanksgiving



3 *Social* STRENGTHENING OUR CULTURE

We are committed to promoting a culture of diversity, equity and inclusion, and a sense of belonging — one that is supportive and inviting to people of all backgrounds. Our workforce comprises diverse and talented people who are the backbone of our Company.



ICSC Launch Academy and Internship Program

Introducing undergraduates to our
real estate industry from under-
represented backgrounds



DREAM (Diversity, Recognition, Enrichment and Awareness at Macerich)



Celebrating the success of ICSC Launch Academy
Internship program



Social

GOVERNANCE

Our approach to governance reflects our sincere focus on furthering a Company-wide culture of integrity and accountability.

INDEPENDENCE

Appointed an Independent Board Chairman to increase transparency and accountability, along with 9 of 11 independent directors.

BOARD REFRESHMENT / DIVERSITY

73% of our current directors have been elected to our Board since mid-2015.

Board is very diverse from experience/ethnicity/gender perspectives.

EXECUTIVE COMPENSATION TIED TO ESG GOALS

A component of our executive leadership team compensation now includes ESG-focused metrics.

These metrics will change annually to reflect the most urgent priorities to further our sustainability, social and governance goals.

OPTED OUT OF MUTA

Macerich opted out of the provision of the Maryland Unsolicited Takeover Act (MUTA) that permitted the Board to stagger its members without shareholder approval.

BOARD OVERSIGHT OF ESG

Provides strategic oversight concerning social responsibility, environmental and sustainability.

Legal Disclaimer:

This document contains statements that constitute forward-looking statements which can be identified by the use of words, such as “will,” “expects,” “anticipates,” “assumes,” “believes,” “estimated,” “guidance,” “projects,” “scheduled” and similar expressions that do not relate to historical matters, and includes expectations regarding the Company’s future operational results as well as development, redevelopment and expansion activities. Stockholders are cautioned that any such forward-looking statements are not guarantees of future performance and involve risks, uncertainties and other factors that may cause actual results, performance or achievements of the Company to vary materially from those anticipated, expected or projected. Such factors include, among others, general industry, as well as global, national, regional and local economic and business conditions, including the impact of rising interest rates and inflation, 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 cost of operating and capital 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 (including rising inflation, supply chain disruptions and construction delays), 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. 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, 2021 for a discussion of such risks and uncertainties, which discussion is 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.



MACERICH (NYSE: MAC)

ONE OF THE NATION’S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING
CALIFORNIA, THE PACIFIC NORTHWEST, ARIZONA, AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR