Taubman (NYSE: TCO) has been in the business of creating extraordinary shopping environments in the United States for more than 6 decades. Since our founding, the name Taubman has become synonymous with retail productivity and planning excellence.

Every decision we make in the development and operation of our properties is guided by our commitment to break down a force we call ‘threshold resistance’ – the instinctive and physical barriers that keep a customer from entering a store and a retailer making a sale. We approach our business with the mindset and passion of a retailer.

Operating in this manner, we’ve developed exceptional relationships with the world’s great retailers. Such world-class merchants as Dolce & Gabbana, Diesel, Forever 21, J. Lindeberg, MAX & Co., Ben Sherman and MAC have built their first mall stores with us, or debuted new concepts in our space. In addition, leading international retailers – including Louis Vuitton, Burberry, Chanel, Gucci, Armani, and Cartier – are exceptionally well represented in Taubman properties.

But what distinguishes us most are our people. We’re a fully integrated organization of talented development, leasing, marketing, operation, and finance professionals – representing the core competencies necessary to create, manage and enhance outstanding retail properties.

We love what we do and our results show it. On a sales-per-square-foot basis – the most important measure of retail success – ours has been the most productive public portfolio of retail properties in the United States for decades.

But as proud as we are of past accomplishments, we’re even more excited about the global opportunities ahead. Since we established Taubman Asia, we’ve been building strong new relationships in China, Macau and South Korea. As a region, Asia is experiencing tremendous economic growth and rapidly evolving consumerism. It is a place where we are more confident than ever that our proven expertise will produce exceptional rewards for consumers, retailers, communities and investors.

We hope we will be a part of your future.

Robert S. Taubman
Chairman of the Board
President and Chief Executive Officer
Taubman Centers, Inc.
Taubman Asia

From the U.S. to Asia

Guided by our 66 years of experience, Taubman creates extraordinary retail environments for shoppers, retailers, communities and investors. Our portfolio of United States regional and super-regional malls, located in major markets from coast to coast, is the most productive in the nation.

Taubman Asia is the platform for Taubman Centers’ expansion into China, Macau and South Korea. We focus on owning, acquiring, developing, managing and/or leasing high-quality, sustainable retail real estate projects in Asia that leverage Taubman’s strong retail planning design and operation capabilities and leverage our terrific retailer relationships.

We have found that the fundamentals of great retail real estate development are transferable across continents and cultures. Taubman Asia has assembled a talented team of leasing, development, management and financial professionals to leverage the historic strengths of the Taubman organization here.

Asia is an important place to grow for Taubman. Our expert team has built an outstanding platform from which to grow throughout the region and we are bringing world-class projects to the market and establishing partnerships with best-in-class companies. The success of our malls, combined with our continually evolving experience and use of the latest technology will ensure we are the customer’s first choice to shop! It is an exciting time to be part of Taubman, and the retail real estate development industry, as we drive operational excellence, traffic and sales for our retailers and service providers.

Peter Sharp
President, Taubman Asia

Taubman Asia has assembled a talented team of leasing, marketing, operations and finance professionals to leverage the historic strengths of the Taubman organization here in Asia.
What Sets Taubman Apart

We have significant resources.

We merchandise our properties to reflect the demographics of the market and characteristics of the project.

We produce consistently higher retail sales productivity and operational efficiencies due to our superior planning and programming.

We pioneer innovations in shopping center planning that become standard in shopping centers around the world.

We manage our centers with passion.

We have exceptional relationships with the world’s great retailers.
China is experiencing unprecedented market growth. Along with the continuing urbanization of the population there has been a huge increase in consumption, backed by government initiatives to serve the nation’s long-term goal of achieving an economy geared more toward consumption than saving. These decisions have had profound effects on the local commercial real estate market, allowing for the development of new retail opportunities across the country.

As part of its strategic entry into China, Taubman Asia has focused its attention on opportunities in leading cities with established retail markets, where it can deliver unique, high quality and dominant assets appropriate to the market and its growth strategy.

China Projects

1 CityOn Xi’an
2 CityOn Zhengzhou
3 Studio City, Macau
Strategically located alongside 9,200 corporations, CityOn boasts an impressive instant shopping catchment.

The first of Taubman Asia’s projects in Mainland China is the result of a joint venture partnership with one of China’s largest chains department store groups – Wangfujing Group Co. Ltd (SSE: 6600859).

Wangfujing Group is the largest domestic retailing group focused on retail development. The group’s current sales network spans seven major economic zones in China, operating 46 large-scale retail stores in 28 cities, covering various retail formats including department stores, shopping malls and outlet business formats. The group offers an operating area of approximately 2 million square meters.

The partnership with Wangfujing provides Taubman Asia with access to intimate market and consumer knowledge and allows the company to leverage its proven track record and expertise in retailing across China.

Opened in April 2016, the seven level, 90,000 square meter (approx. 1 million square feet) shopping center, anchored by Wangfujing Department Store, is located in the heart of Xi’an’s new central business district and administrative center. CityOn. Xi’an features a unique mix of domestic and international designer and lifestyle brands from fast fashion to accessible luxury, creating a shopping center experience sure to satisfy the diverse tastes of people across the region. CityOn.Xi’an will also delight food lovers by offering a wide selection of local, regional and international cuisine, across all price-points and in both seated and quick service formats. CityOn.Xi’an offers families a number of kid-friendly experiential, educational and entertainment offerings.

Development Name
CityOn.Xi’an

Location
No.170 Weiyang Road, Weiyang District, Xi’an

Major Tenants
Wangfujing Department Store,
a broad spectrum of over 200 international and domestic brands featuring a mix of fast fashion, F&B, entertainment & lifestyle and family offerings

Gross Leasable Area
Approx. 975,000 sqf / 91,000 sqm

Number of Levels
6+1

Parking
Approx. 2,200 spaces

Retail Partners
Taubman Asia
Wangfujing Group Co., Ltd
A one million square foot shopping mall in the heart of the new economic and cultural center

Zhengzhou

A one million square foot shopping mall, anchored by Wangfujing Department Store, is in the heart of the new economic and cultural center of the city – Zhengdong New District – and is designed to meet the discerning tastes of the exclusive residential communities nearby.

With the recent opening of the largest railway station in Asia, at the crossroads of China’s high-speed rail network, and the ongoing development of the Zhengzhou Experimental Airport Zone, the city has cemented its position as a key rail and transport hub.

Acclaimed as the economic powerhouse of the region, it is evolving into one of Central China’s next high-growth areas and most important economies. It has a population of 9 million people and with retail sales growing at around 16% annually since 2006, is one of the fastest growing and exciting retail markets in China.

Development Name
CityOn.Zhengzhou

Location
No.15 Nongye East Road, Zhengdong New District, Zhengzhou

Major Tenants
Wangfujing Department Store,
a broad spectrum of over 180 international and domestic brands featuring a mix of fast fashion, F&B, entertainment & lifestyle, and kids & family offerings

Gross Leasable Area
Approx. 1,010,000 sqft / 94,000 sqm

Number of Levels
5+1

Parking
Approx. 1,725 spaces

Retail Partners
Taubman Asia
Wangfujing Group Co., Ltd
Located in the heart of the booming Pearl River Delta on the southern coast of China, Macau has fast become Asia’s premier gaming, leisure, retail and integrated resort destination. One of the most progressive global tourism economies in recent years, Macau recorded more than 30.7 million visitor arrivals in 2015, and now boasts gaming revenues more than seven times that of the Las Vegas Strip.

Macau is strategically situated with more than 60 million people living within a three hour land or ferry trip and over 3 billion people within a five hour flight.

The most exciting transformation in Macau has taken place on Cotai, a piece of reclaimed land between the islands of Taipa and Coloane where billions of U.S. dollars has been, and continues to be, invested in world-class resorts and supporting infrastructure.

Melco Crown Entertainment, a leading developer, owner and operator of integrated resorts in Asia added to this exciting offer when they opened Asia’s new entertainment capital: Studio City Macau - a cinematically-themed gaming, entertainment, leisure and retail destination.

Merchandised and managed by Taubman Asia, the retail component of Studio City is set against an elegant backdrop of Art Deco-inspired architecture and features a sophisticated and glamorous mix of the hottest labels in the world, handpicked for the most discerning and fashion-conscious shoppers.

**Development Name**
Studio City Macau

**Location**
Estrada do Istmo, Cotai, Macau

**Anchors**
Featuring the flagships of a mix of luxury fashion, jewelry and lifestyle brands such as Balmain, Tom Ford, Belstaff, Tiffany & Co., and Vacheron Constantin, alongside world-class restaurants, themed experiences and entertainment attractions.

**Gross Floor Area**
Approx. 300,000 sqf / 28,000 sqm

**Developer**
Melco Crown Entertainment Limited

**Retail Partner**
Taubman Asia

Studio City Macau will emerge as Asia’s premier entertainment capital.
The South Korean economy continues to go from strength to strength, to its now enviable position as the 15th largest economy in the world. Its population of nearly 50 million people - nearly half of those in Greater Seoul alone - has an almost unsurpassed degree of sophistication and appreciation for quality and brands that make the country an ideal destination for Taubman’s world-class retail offerings.
Starfield

Starfield Hanam

Proving Taubman Asia is committed to being a key player in the Korean retail industry, and that it firmly believes in the country’s growth potential, the company has partnered with the renowned Shinsegae Department Store to create a world-class retail destination in this dynamic epicenter of style.

This super regional mall is among the largest in the country, anchored by the popular Shinsegae Department Store. Its kind is first-to-market in Korea, with a design, service, and attention to detail offering second to none.

With cultural, leisure and entertainment facilities, the mall delights shoppers from different age groups, with distinct areas for families, teenagers, and Korea’s most discerning shoppers.

Set in an idyllic location, beside an expansive lake, with a sweeping mountainous backdrop, Starfield Hanam is directly connected to Seoul’s major freeway system, and the country’s nearby tourist hot-spots, guaranteeing an impressive influx of visitors.

Development Name
Starfield Hanam

Location
228 Sinjang-dong, Hanam-e, Gyeonggi-do, South Korea

Major Tenants
Shinsegae Department Store
A broad spectrum of up to 300 international and local brands.
A hypermarket, restaurants, a cinema, spas and entertainment facilities

Gross Leasable Area
Approx. 1,783,000 sqft / 152,000 sqm

Number of Levels
3+3

Parking
Approx. 6,000 spaces

Retail Partners
Taubman Asia
Shinsegae Co., Ltd.
For over 65 years Taubman has been creating compelling retail destinations where customers choose to shop, dine and be entertained, and where retailers can thrive.

This showcase represents a cross-section of Taubman’s most popular malls in the Mixed-Use, City Center Luxury, Suburban Regional Mall and Open-Air categories across the United States.

Taubman Showcase

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Mixed-Use Projects

City Creek Center
Salt Lake City, Utah
Featuring Nordstrom, Macy’s, Apple and Michael Kors

Open-air Centers

Waterside Shops at Pelican Bay
Naples, Florida
Featuring Saks Fifth Avenue, Nordstrom, MAC, Banana Republic, Burberry, Gap, Gucci, Kate Spade New York and Ralph Lauren
City Center Luxury Malls

Beverly Center
Los Angeles, California
Featuring Bloomingdale’s, Macy’s, Salvatore Ferragamo, Gucci, Fendi, and Burberry

Suburban Regional Malls

The Mall at Millenia
Orlando, Florida
Featuring Neiman Marcus, Bloomingdale’s, Macy’s, Prada, Dsquared, Emporio Armani and Sephora

The Mall at Short Hills
Short Hills, New Jersey
Featuring Neiman Marcus, Nordstrom, Saks Fifth Avenue, Bloomingdale’s, Macy’s, Max Mara, Saint Laurent, Giorgio Armani, Hermès and Cartier
Taubman Asia creates extraordinary retail environments for shoppers, retailers and communities